

# ***Planning Commission***

## ***Agenda***

**January 14, 2016**  
**City Hall, Council Chambers**  
**749 Main Street**  
**6:30 PM**

For agenda item detail see the Staff Report and other supporting documents included in the complete meeting packet.

**Public Comment will be limited to three (3) minutes per speaker.**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of Minutes
  - December 10, 2015
- V. Public Comment on Items Not on the Agenda
- VI. Regular Business – Public Hearing Items
  - **824 South Street Final PUD: Resolution of Denial**
    - Applicant/Owner: Ronda Grossi
    - Representative: Erik Hartronft, Architect
    - Staff member: Scott Robinson, Planner II
  - **1104 Garfield Minor Subdivision:** a request of a replat to subdivide a single 20,569 SF lot into two separate lots in the Residential Low (RL) zone district, located at 1104 Garfield Avenue, Lot 102, Parkwood Minor Subdivision. Case #15-036- FS
    - Applicant/Owner: Cyla Simon Realty LLC
    - Representative: Joni Fournier
    - Staff member: Sean McCartney, Principal Planner
  - **Centennial Peaks PUD Amendment:** A request for an amendment to the Louisville Psychiatric Hospital PUD to allow for a 12,560 SF addition to the existing hospital and parking expansion. Case #15-038-FP
    - Applicant: Boulder Associates, Inc.
    - Owner: Avista Adventist Hospital
    - Representative: Universal Health Services, Inc.
    - Staff member: Lauren Trice, Planner I

- **Land Use Modification:** A request recommending City Council adopt an ordinance Amending title 17 of the Louisville Municipal Code (LMC) to add health or athletic clubs, spas, dance studios and fitness studios as a listed use group and specifying in which zone districts these uses may be developed. Case #15-045-LMC

- Staff member: Troy Russ, Director of Planning and Building Safety

**VII. Planning Commission Comments**

**VIII. Staff Comments**

- Open Government & Ethics Pamphlet – 2016 Edition
- Public notice update
  - City Hall, 749 Main Street
  - Library, 951 Spruce Street
  - Recreation/Senior Center, 900 Via Appia
  - Police Department/Municipal Court, 992 Via Appia
  - City Web Site: [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)
- 2016 Meeting dates
- Elect Chair and Vice Chair

**IX. Items Tentatively Scheduled for the regular meeting February 11, 2016:**

- **North End Market PUD/GDP Amendment:** A request for a final Planned Unit Development (PUD) and General Development Plan (GDP) amendment to allow 40,000 SF of commercial and 65 dwelling units.

Case #15-037-FP/ZN

- Applicant/Owner/Representative: Markel Homes
- Staff member: Scott Robinson, Planner II

- **South Boulder Road Small Area Plan:** A request to review a draft copy of the South Boulder Road Small Area Plan.

- Staff member: Scott Robinson, Planner II

**X. Adjourn**

# ***Planning Commission***

## ***Meeting Minutes***

**December 10, 2015**  
**City Hall, Council Chambers**  
**749 Main Street**  
**6:30 PM**

**Call to Order:** Chairman Tengler called the meeting to order at 6:30 P.M.

**Roll Call** was taken and the following members were present:

Commission Members Present: Cary Tengler, Vice Chairman  
Ann O'Connell, Secretary  
Steve Brauneis  
Jeff Moline  
Tom Rice  
Scott Russell

Commission Members Absent: Chris Pritchard, Chairman

Staff Members Present: Troy Russ, Interim Planning Director  
Sean McCartney, Principal Planner  
Lauren Trice, Planner I

### **Approval of Agenda:**

Brauneis made motion and Russell seconded to approve the December 10, 2015 agenda. Motion passed by voice vote.

### **Approval of Minutes:**

Russell made motion and Brauneis seconded to approve November 12, 2015 minutes. Motion passed by voice vote.

### **Public Comments:** Items not on the Agenda

**John Leary**, 1116 Lafarge Avenue, Louisville, CO 80027

I would like to make comments on 824 South Street, Louisville, CO. I think the Planning Commission (PC) made the correct decision on 824 South Street for a lot of the right reasons but not all of the right reasons. Some of the things not considered, and some of the things I think should have been considered, could set a precedent that would not be in the interest of the City. One of the main discussion items that several people commented on was that the guidelines in the Design Handbook for Downtown were voluntary issues and voluntary recommendations, that they are not mandatory. That is not true. This issue was really discussed back in 2009 and the City Attorney issued an official opinion that said that some provisions of the Design Handbook for Downtown are mandatory and some are voluntary. He also made the point that some of them are pretty general and if you ever went to court, you wouldn't necessarily rely on them. He was very clear that there are mandatory provisions in the Design Handbook for Downtown.

**Tengler** asks which were mandatory and which were to be specifically followed?

**Leary** says if you look at the introduction to the Design Handbook for Downtown, there is a description of what the words mean. It starts out with the imperative. When the imperative “should” is used, those are mandatory. If it is a suggestion or the word “shall” is used, that would not be considered imperative. A second thing that I think is important is that there is a Downtown Framework Plan. There is a PUD requirement that any PUD has to be consistent with the Comprehensive Plan. The Downtown Framework Plan is incorporated into the Comp Plan and in the Resolution, there is no mention of that. These things come together in another provision in the statute that says you will use the strictest requirements. When you get into the Design Handbook for Downtown, very likely some of those “shoulds” are going to be much stricter than something else. Regarding the Downtown Framework Plan, there was one comment saying “I’m not too concerned about the height”. It is not a matter of whether you are concerned about the heights because the Comp Plan says in the transition zone, it will be two stories. Whether that will be waived or not, and I don’t know if it can, it would be by City Council. My only comment is to thank you, and mainly Mr. Russell, when you very firmly rejected the concept of doing quasi-judicial things, that there be any crony-ism. It was an important thing to say. I have two copies of the letter.

**Tengler** says that since that hearing on 824 South Street is closed, we probably can’t accept anything on the record relative to that hearing.

**Russ** says I am not sure about collecting. The City Attorney today made it very clear that the item is closed and it is the Planning Commission’s discretion.

**Tengler** says John Leary has made very good points and since we closed the hearing on the item last month, we probably will not enter it into the record as an after-the-fact submission.

**Leary** says my concern is that this applicant or other applicants coming in with the belief that the Design Handbook for Downtown is totally voluntary is an important issue. I don’t know if the PC can set precedent that the City Council (CC) would have to follow. My other comment is that I haven’t paid a lot of attention to Resolutions of Denial, but there seems to be a little bit of different style in this one. There is a list of the violations rather than a definition or explanation.

**Brauneis** asks if the PC can have Staff follow up on the clarification from the City Attorney back in 2009?

**Russ** says Staff supports what Mr. Leary said about the Design Handbook for Downtown. Staff will track down the letter for the PC records.

#### Regular Business – Public Hearing Items

- **A Resolution of Denial for 824 South Street Final PUD:** A resolution denying a Planned Unit Development (PUD) and Special Review Use (SRU) for the construction of a new mixed-use building with 6,800 sf of commercial space and one residential unit, the remodel of the existing house, and outdoor sales at 824 South Street.
  - Staff member: Scott Robinson, Planner II

**Russ** clarifies that the applicant has requested a continuance. Staff supports it. The hearing is closed. If the PC wishes to proceed with the Resolution of Denial, Staff has talked to the City Attorney and you have a right to proceed. PC can also choose not to proceed.

**Rice** asks about the purpose of the continuance. If the hearing is complete and the record is closed, why continue it?

**Russ** says the applicant wishes to be present. I want to point out, and the City Attorney asked that I make sure I point out to you, that the hearing is closed.

**Rice** asks about the ramifications, if any, of continuing it. We are being asked to take the action item and move out one month. Is the applicant doing to City Council?

**Russ** says yes, the applicant is asking for that. The applicant has not stated if they are going to City Council. If they choose to, it will delay it one month.

**Tengler** says he requests that the PC honor the applicant's request for continuation. Motion made by Brauneis for denial continuance, seconded by Moline. Roll call vote.

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

Motion passes 6-0.

- **633 CTC Blvd Final PUD: Resolution 37, Series 2015.** A resolution recommending approval of a final Planned Unit Development (PUD) to construct a 153,018 sf single story industrial/flex building with associated site improvements on Lots 3, 4, 5, and 6, CTC Filing 2 subdivision.
- Applicant/Owner/Representative: Etkin Johnson
  - Staff Member: Sean McCartney, Principal Planner

Conflict of Interest and Disclosure:  
None.

Public Notice Certification:  
Published in the Boulder Daily Camera on November 22, 2015. Posted in City Hall, Public Library, Recreation Center, the Courts and Police Building, and mailed to surrounding property owners on November 20, 2015.

Material board submittal: Motion made by Russell to enter material board into record, seconded by Rice. Motion passed by voice vote.

Staff Report of Facts and Issues:

**McCartney** presented from Power Point:

- Project located on southwest corner of Boxelder and CTC Blvd. To the west is the property discussed last month for the Louisville Corporate Campus. During the development of this property, there was an access constructed from Louisville Corporate Campus to CTC Blvd. The access is in this development.
- The property is zoned Industrial (I). It is required to follow the IDDSG.
- The building is a 153,018 sf building general flex space.
- IDDSG requires maximum coverage of 75% hardscape and 25% soft scape. This proposal is 74% hardscape and 26% soft scape which exceeds IDDSG requirement.
- There are five access points: two on CTC Blvd, two on Boxelder, one access from eastern project.
- **PARKING:**
  - The “warehouse with loading” requires 2 spaces per 1,000 sf (307 spaces) and “office without loading” requires 4 spaces per 1,000 sf (612 spaces). The applicant is proposing 2.73 spaces per 1,000 sf (421 spaces) and 3.7 spaces per 1,000 sf (558 spaces).
  - The “office without loading” amount of 3.7 spaces per 1,000 square feet requires a waiver from the IDDSG. Staff believes the waiver request is acceptable and recommends approval.
- **SIGNS:**
  - Monument Signs:

- IDDSG allows one freestanding sign for each access.
- Applicant has five accesses but is requesting 4 monument signs.
- Wall Signs - waiver:
  - IDDSG allows 15 sf wall signs, not to total more than 80 sf.
  - Applicant is proposing 40 sf signs not to total more than 120 sf.

Staff Recommendations:

Staff recommends approval of 633 CTC Blvd Final PUD: Resolution 37, Series 2015. A resolution recommending approval of a final Planned Unit Development (PUD) to construct a 153,018 sf single story industrial/flex building with associated site improvements on Lots 3, 4, 5, and 6, CTC Filing 2 subdivision, with the following condition:

1. The applicant must comply with the October 22, 2015 Public Works memo prior to recordation.

Commission Questions of Staff:

**Brauneis** asks about the parking spaces. Are we over on one and under on another?

**McCartney** says to get the overage, you look at the rear of the property. When you take out the loading area, the overage of the parking occurs.

**Rice** says when he read the discussion about parking spaces, there is an indication for allowance for another 134 spots. Is that what you just described? If they do not use the loading area, does this take them over?

**McCartney** says yes. It does not take them over it as it is still just under at 3.7. Four spaces would be needed for all office and they would be at 3.7 spaces/1000 sf. They have 558 spaces total without the loading area. Staff feels this is adequate.

**Brauneis** says there have been a number of buildings coming before PC. Some signage proposals have been accepted and some were not. In your view, is this sign waiver request okay because it is not hugely different?

**McCartney** says the 15 sf is a small sign in regard to a building measuring 153,000 sf in size. Almost every project in the CTC has requested a sign modification. They are not asking for a change of the type. They are allowed 2' signs which are standard. They want more sign area to cover more of the building.

Applicant Presentation:

**Jim Vasbinder**, Etkin Johnson Group, 1512 Larimer Street, Suite 325, Denver, CO 80202 Etkin Johnson Group now owns this property. We sold this property back in 2006 and just recently repurchased it last month. Regarding parking, we more than adequately satisfy the IDDSG which is 2 spaces/1000 sf. We always want to have the flexibility regarding parking since this is a spec building and we do not have a tenant presently. We want to provide some flexibility on additional parking if we do get office. We have slightly over 1,000,000 sf in the CTC and do not have any buildings that are 100% office. We have buildings with a substantial amount of R&D space or laboratory space, and very little warehouse. We do not use the doors and in most cases, we take the doors out and put windows in. We have not experienced any issues with the flexibility that the City has granted us to date.

Commission Questions of Applicant:

**Tengler** asks relative to the docks, my assumption is that if the space is that flexible so you can install windows or doors, I assume they are not loading bays with a ramp?

**Vasbinder** says there is a combination. There are locations with ramps but the balance of the building between the ramps is traditional loading docks. We have installed glass, store front entrances, stairs, and mechanical equipment chases. We have a lot of flexibility. There is also a service area which will be walled enclosures. If a tenant had specialized equipment like cooling towers, this would provide a secure area as well as a visibility break for screening.

Public Comment:

None.

Summary and request by Staff and Applicant:

Staff recommends Planning Commission move to approve 633 CTC Blvd Final PUD: Resolution 37, Series 2015. A resolution recommending approval of a final Planned Unit Development (PUD) to construct a 153,018 sf single story industrial/flex building with associated site improvements on Lots 3, 4, 5, and 6, CTC Filing 2 subdivision, with the following condition:

1. The applicant must comply with the October 22, 2015 Public Works memo prior to recordation.

Closed Public Hearing and discussion by Commission:

**Rice** says that the PC has seen a brisk pace of development in the CTC with lots of commercial space being developed. I think it is great and I am pleased to see it.

**Tengler** is in support. I suggest that Staff put the signage issue on the agenda for a first quarter meeting of 2016 since it comes up frequently.

**McCartney** says that the February agenda looks light so it may be presented then.

Motion made by O'Connell to approve **633 CTC Blvd Final PUD: Resolution 37, Series 2015**. A resolution recommending approval of a final Planned Unit Development (PUD) to construct a 153,018 sf single story industrial/flex building with associated site improvements on Lots 3, 4, 5, and 6, CTC Filing 2 subdivision, with the following condition:

1. The applicant must comply with the October 22, 2015 Public Works memo prior to recordation.

Seconded by Brauneis. Roll call vote.

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

Motion passes 6-0.

- **The Foundry Final Plat/PUD: Resolution 39, Series 2015.** A resolution recommending approval of a rezoning, final plat and final Planned Unit Development (PUD) to construct a multi-use development consisting of 24 age-restricted condominiums, and 38,000 sf commercial/office.

- Applicant /Representative: RMCS LLC
- Owner: Takoda Properties/Summit View Properties LLC
- Staff member: Sean McCartney, Principal Planner

Conflict of Interest and Disclosure:

None.

Public Notice Certification:

Published in the Boulder Daily Camera on November 22, 2015. Posted in City Hall, Public Library, Recreation Center, the Courts and Police Building, and mailed to surrounding property owners on November 20, 2015.

Emails entered into record: Motion made by Moline, seconded by Brauneis, passed by voice vote. Fiscal model memo also entered into record. Motion made by Moline, seconded by Brauneis, passed by voice vote.

Staff Report of Facts and Issues:

**McCartney** presented from Power Point:

- Previously, this property came before PC in 2013 and was known as Steel Ranch Marketplace. It was a 12,000 to 14,000 sf theater for the Art Underground. It was a single, stand-alone building and had the option for additional commercial. The user pulled and the building was never constructed; it made it through a PUD which expired.
- Located on southwest corner of Paschal and Highway 42 in north Louisville.
- Zoned PCZD-C. Requesting rezoning to PCZD-C/R.
- 5.82 acres and requesting Mixed-Use.
- South of Indian Peaks, Filing 17.

**REZONING:** The 2013 Comp Plan identifies this area as an “Urban Corridor” with focus on:

- commercial
- office
- neighborhood retail
- residential density allowance up to 25 units per acre

Principal NH-5

- Mix of housing types
- Multi-generational needs
- Empty nesters
  - Proposing 24 age-restricted units for ages 55+ empty nesters

Surrounded by PZCD-C/R and PZCD-R

- Complies with surrounding zoning

**FISCAL IMPACT:**

**Russ** presents. The City has updated its fiscal model. The City did that through the Finance Committee as part of City Council (CC) in reviewing a city-wide marginal cost model. Upon approval of CC on the city-wide marginal cost model, our consultant took a hybrid for a development specific review model. We have two models: city-wide marginal cost model and hybrid average cost model. Many of our developments are small and the marginal cost model doesn't work well for smaller developments. The actual impact on the City through the hybrid average cost is more reflective. The fiscal model is based on our budget. It is based on the point forward. Looking at development based on our annual approved budget, it looks at development and its impact over 20 years point forward. It does not look at the residential mix of the city. It assumes a balance because our budget has been approved. Looking at the numbers before you, it is a 20 year forecast of how this project affects the City going forward.

It is a sophisticated model that can play a number of scenarios. It looks at the number of units, where those units are located in the City, at the value of the home, and the income of the owner. If a residential development were to be proposed on the Phillips 66 property, everyone would acknowledge that the Broomfield retail is more convenient to those residents, so the City of Louisville would have a lower capture of those disposal dollars. It is geographically significant of where development goes, and on what percent of disposal income comes into the City. We ask every applicant to provide some base information so we can calibrate the model specific to the development request, such as construction costs and proposed values of homes. We equate that and evaluate that against what our base model assumptions are.

In the memo in front of you, we have two scenarios. The item on the left is showing the applicant's numbers. It is the same for construction costs, incomes, and cross points. They have differences in traffic trip generation rates. The City's development and review model takes national averages for mixed use trip assignments. We are following a national trend within the

model. The applicant provides a more specific Louisville characteristic that is supported by a traffic engineer, so they are proposing a different persons/household than what our model assumes for that type of housing structure which is based on a national ITE. They are showing it is 1.8 persons/household where the adopted model is 1.4 persons/household. They have more residents within a unit than ours. With those base assumptions, we do a 20 year forecast based on the different funds within the budget.

	Adopted Model Numbers	Developer Numbers
<b>RESIDENTIAL</b>		
Persons per household	1.4	1.8
Vehicle Trips	Lower Generation	Higher Generation
MU Trip Adjustment	50% (ITE)	25%
<b>COMMERCIAL</b>		
MU Trip Adj. (retail)	28% (ITE)	25%
MU Trip Adj. (office)	50% (ITE)	25%

Fiscal Impact Model

Revenue by Fund	SCENARIO					
	Developer Numbers	%	Model Numbers	%	Original Gdp	%
General Fund	\$2,891	62%	\$2,256	58%	\$2,660	64%
Urban Revitalization District Fund	\$0	0%	\$0	0%	\$0	0%
Open Spaces & Parks Fund	\$373	8%	\$353	9%	\$368	9%
Lottery Fund	\$0	0%	\$0	0%	\$0	0%
Historic Preservation Fund	\$132	3%	\$122	3%	\$130	3%
Capital Projects Fund	\$1,256	27%	\$1,183	30%	\$1,030	25%
<b>TOTAL REVENUE</b>	<b>\$4,653</b>	<b>100%</b>	<b>\$3,914</b>	<b>100%</b>	<b>\$4,188</b>	<b>100%</b>
<b>Expenditures by Fund</b>						
General Fund	\$1,519	39%	\$672	42%	\$691	46%
Urban Revitalization District Fund	\$0	0%	\$0	0%	\$0	0%
Open Spaces & Parks Fund	\$409	10%	\$129	8%	\$86	6%
Lottery Fund	\$0	0%	\$0	0%	\$0	0%
Historic Preservation Fund	\$132	3%	\$122	8%	\$130	9%
Capital Projects Fund	\$1,852	47%	\$664	42%	\$611	40%
<b>TOTAL EXPENDITURES</b>	<b>\$3,913</b>	<b>100%</b>	<b>\$1,588</b>	<b>100%</b>	<b>\$1,518</b>	<b>100%</b>
<b>NET FISCAL RESULT BY FUND</b>						
General Fund	\$1,372		\$1,584		\$1,969	
Urban Revitalization District Fund	\$0		\$0		\$0	
Open Spaces & Parks Fund	(\$37)		\$224		\$281	
Lottery Fund	\$0		\$0		\$0	
Historic Preservation Fund	\$0		\$0		\$0	
Capital Projects Fund	(\$596)		\$519		\$419	
<b>NET FISCAL IMPACT</b>	<b>\$739</b>		<b>\$2,327</b>		<b>\$2,670</b>	

For comparison purposes, staff also provided a fiscal analysis using the City's established vehicle trip generation rates and adjustment factors as documented by the Institute of Transportation Engineers (ITS). This scenario yields a net positive fiscal impact of **+\$2,327,000** over the same 20-year period, or **+\$116,350** per year. The following table summarizes the model's output for all both scenarios and the approved GDP.

According to the new model, the previously approved GDP would yield a net positive fiscal impact of **+\$2,670,000** over a 20-year period, or **+\$138,000** per year. The proposed rezoning, using the applicant's numbers, would yield a net positive fiscal impact of **+\$739,000** on the City over the same 20-year period, or a positive **+\$36,900** per year.

It is important to note that we do not have a single criterion in the Comp Plan or in the LMC that says there is fiscal performance as the sole determinate of anything. It is information. The

Comp Plan does identify this as an urban corridor. The Comp Plan says any development should produce a positive fiscal return to the City. That is as descriptive as it gets. When you look at the Comp Plan, we look at character, housing, parks and recreation, and transportation. We look at the Comp Plan in its totality. This is just one element of the Comp Plan. All rezoning needs to be consistent. Staff believes, based on this fiscal model, that it is consistent with the Comp Plan.

We can also determine when retail is occupied or leased in this model. The numbers before you show that retail would be leased the first year in all three scenarios, the GDP, Model Number, and the Developer's Number. If the market for some reason can't produce that retail square footage until year 10, you do see a negative fiscal return from the Developer's Number and very minor positive returns from the other two.

Questions from Planning Commission regarding Fiscal Model:

**Russell** asks about "leased in the first year" means Day 365, and if the commercial is leased in the first year or by the end of the first year.

**Russ** says we assume it is occupied and sales tax is being produced by the end of the first year.

**Russell** points out Scenario 1, Developer Number, the input for market units says 18 persons/unit. I am looking at the hard copy. Is that a typo in the report? If that is inaccurate data, it is translating into the numbers.

**Russ** clarifies it is the Back-Up Tables. It is an Excel spreadsheet and it hasn't been edited. I will put in 1.8 instead of 18 persons.

**Moline** asks about the Net Fiscal Result. Why are there such big differences between the developer numbers, the model numbers, and the original GDP?

**Russ** says in the City Budget, there are different funds within the budget. They each have revenues and expenditures. The development influences all of those. We have sales tax revenues that fund a number of these and the persons/household have disposable income. That disposable income influences sales tax which goes into the different funds. This reflects the adopted budget. Revenues such as property tax, sales tax, and other forms the city gains equate to the revenue. The expenditures within those funds are what the level of service is, for example, a trail. We have a certain linear feet of trail that is a minimum expectation based on population. Based on this population growth, we need so many linear feet of trail. Those come back to the expenditures such as police service, library service, City Manager service, and planning department service. We have it broken out by each department type within each of these funds. The combination of the two under the Net Fiscal Result is the revenues and expenditures and the difference based on the adopted budget. That is why it is a point forward. Regarding the big differences between the developer numbers, the model numbers, and the original GDP is Commissioner Russell's catch, the difference between 1.8 and 18. The 18 is going to generate a higher expenditure on the City, but it will increase the revenues as well. It is based on households so it may not be as dramatic on the revenue side whereas it will be dramatic on the expenditure side.

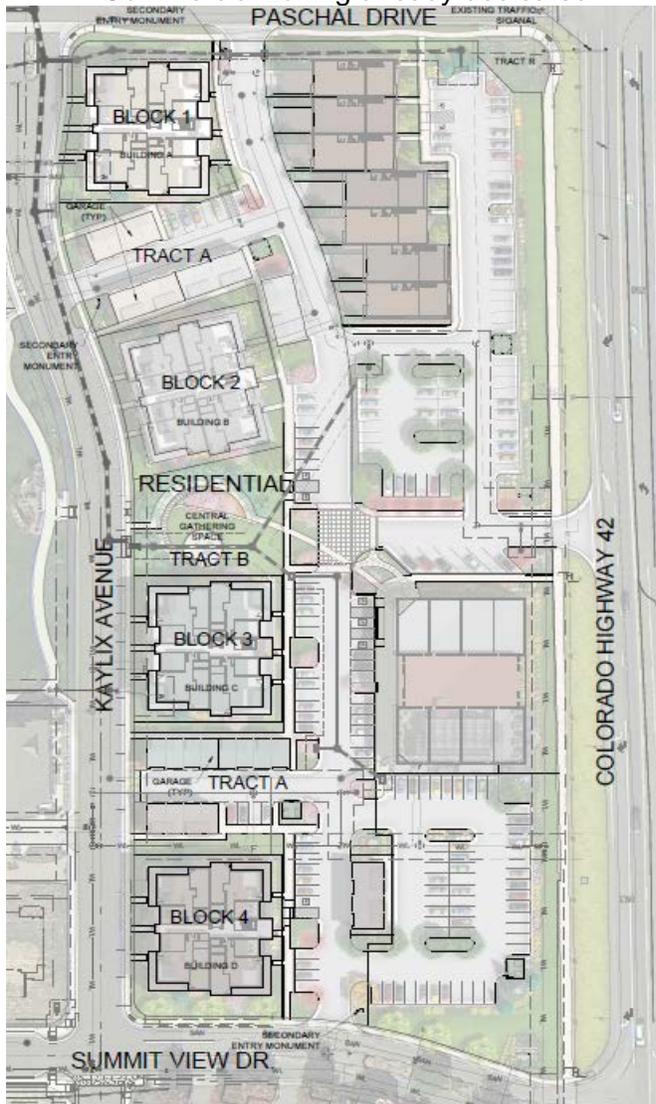
**McCartney** continues presentation. This application is for a replat to an existing plat but we are combining two plats. We are combining the Takoda subdivision as well as the Summit View subdivision. It is broken up into Tracts A, B, C, and D and Blocks 1, 2, 3, 4, 5, and 6.

	Area	Ownership	Use
<b>Tract A</b>	1.6 acres	Takoda Properties Inc.	Access/Access Drive/Parking
<b>Tract B</b>	.22 acres	Takoda Properties Inc.	Public plaza, parking
<b>Tract C</b>	1.03 acres	Takoda Properties Inc.	Parking/Highway 42 Access
<b>Tract D</b>	.67 acres	Takoda Properties Inc.	Parking

<b>Block 1</b>	.33 acres	Takoda Properties Inc.	Residential
<b>Block 2</b>	.32 acres	Takoda Properties Inc.	Residential
<b>Block 3</b>	.30 acres	Takoda Properties Inc.	Residential
<b>Block 4</b>	.32 acres	Takoda Properties Inc.	Residential
<b>Block 5</b>	.53 acres	Takoda Properties Inc.	Commercial (Lots 1-7)
<b>Block 6</b>	.5 acres	Takoda Properties Inc.	Commercial (Foundry)

**Public Land Dedication (PLD)**

- 3% additional PLD for residential portion of property
- Commercial zoning already dedicated



**ORIGINAL SITE PLAN**

- Three access points
- No access to Kaylix St.
- 48 residential units in four buildings
- 56,200 sf commercial
  - Two story in-line commercial
  - Two drive-thru's
  - Two inline commercial uses

- Received communication from residents requesting age-restricted housing, no drive-thru's, and consider access to Kaylix
- Applicant resubmitted

**RESUBMITTED SITE PLAN**

- Access – 4 primary points
  - Highway 42 – right-in/out
  - Paschal Dr. – right-in/out
  - Kaylix St. – full
  - Summit View – full
- 32 residential units
  - 24 age-restricted to 55 years
- 37,600 SF commercial
  - 2 story in-line 17,850 sf
  - Flex commercial 14,110 sf
- No drive-thru's
- 229 parking spaces

**BULK AND DIMENSION STANDARDS**

Different than any commercial development because a typical commercial development follows the CDDSG for height, bulk, and setback. This project follows the General Development Plan (GDP) such as Takoda. The height complies with CDDSG and setbacks comply with GDP. Two to three stories complies with Comprehensive Plan.

BULK AND DIMENSION STANDARDS		
	RESIDENTIAL	COMMERCIAL
MIN. LOT AREA	MF: NA	1,500 SF
MIN. LOT WIDTH	55'	30'
MAX. LOT COVERAGE	NA	NA
<b>BUILDING SETBACKS<sup>34</sup></b>		
MIN. FRONT YARD SETBACK (PRINCIPAL USES)	5' (ALL CONDITIONS)	0'
MIN. SIDE YARD SETBACK <sup>1</sup> (PRINCIPAL USES)	0' (IN BLDG) 5' (ALL OTHER CONDITIONS)	0'
MIN. SIDE YARD SETBACK <sup>2</sup> (ACCESSORY USES)	0'	0'
MIN. REAR YARD SETBACK (PRINCIPAL USES)	5'	5'
MIN. REAR YARD SETBACK (ACCESSORY USES)	0'	0'
SETBACK FROM HWY 42 ROW	NA	PARKING: 20' BUILDING: 10'
SETBACK FROM COLLECTOR STREET ROW	PARKING: 10' BUILDING: 10'	PARKING: 10' BUILDING: 10'
SETBACK FROM LOCAL STREET ROW	PARKING: 5' BUILDING: 10'	NA
SETBACK FROM GREEN WAYS AND OPEN SPACE	PARKING: 0' BUILDING: 0'	PARKING: 0' BUILDING: 0'
MIN. BUILDING SEPARATION	10'	10'
<b>MAX. BUILDING HEIGHT</b>		
PRINCIPAL USES	MF: 35'	35'
ACCESSORY USES <sup>2</sup>	20'	20'

**COMMERCIAL:**

Includes office, neighborhood retail, flex artisan space with is commercial, close proximity to the roadway, and complies with CDDSG and Comp Plan.

**ARCHITECTURE:**

Second submittal, commercial. Foundry building broken into three components (south, center, north) with rooftop patios and a center atrium. Design elements and use similar to The Source in downtown Denver. Has high center atrium with several units coming off. Applicant anticipates restaurants. It is 35 feet in height, 14,110 sf, and has flex artisan space. North and south components are 28.5 feet in height and two stories. Reduced overall glazing but included material to coexist with Foundry. There are corrugated steel, metal frame windows, and step backs and setbacks from entrance.

**RESIDENTIAL:**

Second submittal 32 total units.

- 24 age-restricted, 55 years and older.
- 8 non-restricted units.
- 35 feet maximum height.
- Good buffer between commercial and existing residential.
- BVSD says 8 unrestricted units will result in 1 student at Louisville Elementary School, 0 students at Louisville Middle School, and 1 student at Monarch High School.
- Residential broken into ground plane, middle plane, and top plane, each having a purpose.
  - Ground plane – more pedestrian-oriented, facing the roadways, active with sidewalks nearby.
  - Second plane – patio area for users.
  - Top plane – compatibility with use and architecture and stepped back. Architectural treatments provide shading and articulation and step back. Compatible with same Steel Ranch type of architecture in residential units and apartments.

**PARKING:**

Residential

- In LMC, 2 spaces required per unit.
- 32 units require 64 spaces.
- Enclosed garage spaces.

Commercial

- 165 spaces.
- CDDSG requires 4.5 spaces per 1,000 sf for retail commercial.
- 5.16 spaces per 1,000 sf if measured at 85% gross leasable area (GLA) of 31,960 sf.
- 4.4 spaces per 1,000 sf at 37,600 sf (6 spaces less than required).
- Waiver approved through LMC multi-tenant reduction, public easements in excess of public land dedication, and exceptional design.

**LANDSCAPING:**

- Waiver request to reduce amount of street trees.
- Requested because of existing easements and powerlines. Referral letter from Xcel requesting they approve landscaping before planted.
- Staff believes alternatives can be achieved in speaking with easement owners.
- Applicant shall continue to work with staff on final tree placement.

Staff Recommendations:

Staff recommends approval of Resolution No. 39, Series 2015, with following conditions:

1. The 24 deed-restricted condominiums shall be for ages 55 and older. The 55 years and older age restriction shall be placed on the deed of each age-restricted unit and shall also be included in the subdivision agreement.

2. Staff recommends the wall signs of the In-line building, shown as vertical address numbers, be removed from the PUD and all wall signs must comply with Chapter 7 of the CDDSG and Chapter 17.24 of the LMC.
3. The applicant shall remove the water tower element from the PUD package prior to recordation.
4. The applicant shall continue to work with the Parks Department on the type and location of additional trees along Highway 42, prior to recordation.
5. The applicant shall continue to work with the Public Works Department on the items listed in the September 25, 2015 memo. Each item shall be completed prior to recordation.
6. Residential and commercial development shall be constructed concurrently.

Commission Questions of Staff:

**Moline** asks Russ about “stuff” that was left off the PUD?

**Russ** says there were notes on the PUD stating that the commercial would be built concurrently with the residential. The applicant can verify this. They were removed during the referral process without clear understanding from the planning department based on the public works request. We understand their request and staff can live with this PUD without the terms on it by simply having this condition than we can perform in the development agreement to make sure we time the building permits and the CO's together.

**Moline** asks about the age restriction. What is the origin of this?

**McCartney** says when staff talked about age restriction, the applicant had wanted to include residential on this development. We know that additional residential has an impact on the schools. Staff asked if you can do age restriction which typically does not come with an impact on the schools, we would work it out. The first condition is we need to have it located somewhere, that these are going to be age-restricted units that we carry forward with this project.

**Rice** asks about the zoning issue. It becomes a bit of an alphabet soup when we start talking about designations. The way this property is currently zoned is for this to be developed commercially. What we are being asked is to change that designation and turn it into essentially half commercial and half residential. One of the concerns I have when I read this, and it is expressed in a number of the submissions received from the public, is that if we go backwards in time and when this overall development was first conceived, I'm sure there was discussion about a balance between commercial and residential. That balance was reached and the proposal was approved, and the residential got built, but none of the commercial got built. So the commercial lots remained empty. The Lanterns project which is currently being constructed was commercial property as well. We rezoned that into residential.

**Russ** says a nuance to that is they expanded the Takoda GDP to include the office Summit. The original discussion of the residential-commercial balance of the market place was at the time, the portion of the property that was related to the Lanterns was not a part of that conversation. They expanded it to include it.

**Rice** says that essentially what we see going on, and again this is expressed in a number of submissions from the public, is that we have these developments that will have a balance between commercial and residential, but what we end up with is more and more residential. That is a concern of mine and a concern of many people. The overall question is why should we do them?

**McCartney** says the applicant can request anything and it is staff's job to take the request and apply it to the documents that staff uses for review (primarily technical review). We went through the steps of how we look at it. We apply it to the Comp Plan and surrounding zoning. We now have the fiscal analysis to see if this change will impact the overall services and finances of the City.

**Rice** says this seems like a planning issue and trying to strike a balance between how much residential we build and how much commercial space we have in the City. Ultimately, that has a

lot of impact fiscally and economically. We have made a plan and then over time, we have slowly changed the plan to end up with a lot of residential.

**McCartney** says if you look back at the 1989 GDP which was the north Louisville plan, they actually do call for commercial mixed-use in this area. I remember nine years ago when we looked at one of the original amendments to create the Takoda area. We had a different lay-out for the commercial, extending further into this development, and then we turned it more linear. This is a request from the applicant to provide more residential. It does comply with the 2013 Comp Plan as far as overall uses and the request for different types of housing mix.

**Russ** says planning documents are not exact documents. This is an important note for the community to understand. The Comp Plan is deliberately vague and is supposed to convey a character and a core set of principles for the public to determine what that means. CC and PC determine what this conceptual document means. It is not a zoning document because the State doesn't allow it to be. It is meant to be a character and a "feel" and CC's and PC's ultimate comfort. It gives PC some room to determine that deliberately. Staff simply evaluates it based on the principals and framework. An applicant can submit a very exact PUD and Staff uses every tool at the time to say, is it consistent with the Comp Plan. This new request, when compared to the character vision document, it meets the principals of that document. PC has the discretion to determine if that is the case or not.

**Brauneis** asks about evaluating different sites throughout the City that have proposed to move out of commercial use. We have identified areas that appear to be suboptimal locations for retail. This location seems to be perhaps the only undeveloped spot left within Louisville that has retail potential. From a planning perspective, wouldn't it make sense to push it further towards commercial-retail than residential?

**Russ** says in looking at the uses and total square footage allowed, half of the allowed commercial square footage would be retail. We are not trading, in my opinion, retail for residential. You are trading office for residential because the second floor will never perform as retail. Looking at the total square footage that is allowed in the market place, we are getting retail on the ground floor. We are getting flex office space that is somewhat gray. We certainly don't have, or anyone has, the true market potential to determine if that retail will be leased. We know with this condition that a built building has a better chance of being leased than a vacant lot. I don't look at this as residential for retail; I look at it as residential for office. The retail component is essentially the same size as the retail component of what was originally approved.

**O'Connell** says, in looking at page 3 in the packet and how the Indian Peaks filing in Lafayette is directly to the north of this, there are two spaces that are labeled commercial in yellow in Indian Peaks. Along the lines of retail in general, is the City aware of any moves to put in commercial in those areas?

**McCartney** says Lafayette just recently received a pre-submittal from WW Reynolds for 11 acres commercial that had a 59,000 sf box, and some associated uses. There was a neighborhood meeting that was listed in the paper. No Staff attended the meeting. The reception to the plan, from my reading of the article, was not positive. What they referenced was that the City of Lafayette immediate residents would like what is being proposed on the Foundry, perhaps primarily for the architectural design. They were not specific but they said they would like to see more of what is proposed at the Foundry in the WW Reynolds submittal. Since then, the City of Lafayette has requested a copy of the Foundry submittal and so has WW Reynolds. They both have copies of this submittal.

**O'Connell** asks if this development will be further along on a time frame?

**Russell** asks how long has this property been zoned commercial and available for the market?

**McCartney** says at least nine years.

**Russell** asks how much commercial square footage is on that lot today?

**McCartney** says none.

**Russell** asks how much, if approved tonight, would there be?

**McCartney** says 38,000 sf.

Russell says we are not trading anything. You can't lose what you don't have. There is potential that has been there a very long time. Secondly, we are age-restricting this as a tool to manage demand in BVSD. We are now building age-restricted residential development in our city to manage the demand on BVSD.

**McCartney** says yes and partly a mix of housing types as requested by the Comp Plan. I think the underlying theme is to try and alleviate the impact on the school district.

**Russell** says what happens if you can't lease age-restricted units? Is it as simple as coming back to PC and asking for an amendment? Finally, what do you have against water towers?

**McCartney** says we called it architecturally confusing.

**Tengler** says the previous PUD had 48 residential units, is that correct?

**McCartney** says the original submittal of this Foundry had 48 residential units.

**Moline** asks if BVSD had a chance to comment on what would happen if this was not an age restricted project?

**McCartney** says BVSD might have. When we get the original submittal, we sent it to them. I can check to see if staff has those numbers. We did consult with BVSD during this process and we asked them how they look at 55 years and older as far having an impact. They use the numbers found in HUD for senior housing which states 55 years and older. It is their assumption is that 55 years and older would have zero impact on schools.

**Russ** adds from a senior prospective that the Comp Plan has broad reaching goals and the diversity of housing stock in serving our seniors is certainly very clearly stated in the Comp Plan. Yes, schools are a motivation but this residential development with required senior housing is more consistent with the Comp Plan than without.

**Brauneis** asks about traffic. How would this proposal compare to alternatives?

**Russ** says it would be less. Office and residential development are significantly higher trip generators than residential.

**Tengler** asks about net fiscal impacts. It looks like we are talking about an annual differential between developer numbers, the model numbers, and the original GDP of literally \$10,000 year and \$20,000 a year.

**Russ** says the numbers are very close. There are variables here. The original GDP produces about \$400,000 additional revenue over 20 years than what is being proposed.

**McCartney** says the BVSD numbers for the original submittal of 48 units were 3 for LES, 1 for LMS, and 5 for Monarch HS.

Applicant Presentation:

**Justin McClure**, RMCS LLC, 21 South Sunset Street, Longmont, CO 80501.

I would like to begin by answering some questions. Commissioner Rice, McCartney is accurate. In 2006 was when the original GDP was approved. I was 26 years old, about a decade ago. What was reality then and what is reality now is different and we try to be as accurate as we possibly can when we come forward with comprehensive land development. I am personally very passionate about it. We have tried so many different ways to activate commercial space on that parcel through cooperation with 501(c)3 for which received final PUD approval. We spent money on construction documents that were unutilized. We are talking of hundreds of thousands of dollars of investment to try to get it off the ground. If you read the market analysis included in your packets, this goes back to 2006, listing the property with Becky Gamble. We couldn't ever make anything happen of substance. What we didn't want to do in the middle of the meltdown was fire-sale the property. To the north of us in Indian Peaks South, nothing disparaging against McStain and Indian Peaks South, but that property was sold at \$1.11/sf for the 11 acres. I can assure this PC that it will be very difficult to get a high quality user at that purchase price on land. That is troublesome. For me personally as an investor and creator in Steel Ranch, I have a significant vested interest in making sure that that property develops as quality as it possibly can. I think it is indicative of the challenges that my company has faced with bringing an entirely commercial product to market. In the original GDP, we generated a 0.3 FAR, 72,000 sf, of commercial space. More realistically in complying with CDDSG, complying

with parking requirements, the maximum yield is 55,000 sf of space. Today, with the reduction of residential densities, elimination of drive-thru pads, we still are proposing 38,000 sf of office space which I find to be significant. We always said office in the past because it was so scary to bring retail to market in this environment. We don't want to represent retail and mismanage municipal expectations. The buildings we propose in this site plan are geared toward retail and have an emphasis on retail, and they are unique. They cater towards local entrepreneurs and local investors, not credit tenants. If we could have had a credit tenant on this parcel, it would have been done by now and we would be collecting rents. Instead, we have a nonperforming asset and we have an unfinished community. I drive by it every day and it is unfinished. We have a signal as Paschal. Steel Ranch is a wonderfully designed community and is a significant contribution to the quality of the city of Louisville, and in particular, northeast Louisville.

**Presentation:** There are significant adjustments to the original site plan. The planning department and the City of Louisville deserve substantial credit with pushing back in the front round of referral comments about overall quality and height impact to the community. We have proven to this PC and City Staff that we are really good listeners and if we have an opportunity to comply, we will do that. We reached out and had neighborhood meetings. It is not required by Code but I hope the residents of Steel Ranch and Indian Peaks South will communicate to this PC and CC that I have taken a tremendous amount of personal time to make sure I had time for each and every resident and all of their concerns. In addition to holding an incredible positive neighborhood meeting with the residents of Steel Ranch, I don't recall any individual being opposed to the application in front of you tonight. They were profuse in their praise and support. Some residents present tonight still have remaining concerns because nothing is ever going to be perfect. We are trying to address all concerns. We have eliminated drive-thrus and the staggering of units.

In getting into the history, we talked about the Lanterns. It was a split zoning in the original 1989 GDP. It is a pertinent distinction because it was PCZD-C/R. What we heard from the residents when we requested 24 ranch-style duplex units, that this would be a preferred use over large commercial buildings. Moving forward, the Lanterns are now under construction and I think it is a positive addition to the Steel Ranch community. They are empty nester friendly housing and while not age-restricted, they are zero step entries and Boulder Creek who is our building partner on that project, has done a fantastic job.

The Foundry will constitute the final piece that will complete Steel Ranch. From a plan view, we are providing a nice break from the transition on Kaylix Avenue and Steel Ranch Park, residential facing residential. We have multifamily product which is far more appropriate land transition when you talk about residential uses to a commercial concept than a single family detached patio home. I think the residents would support this concept and break and transition in land use.

The Foundry is my favorite part. I know Staff doesn't like the water tower, and I believe Director Russ called the water tower a cigarette butt. I want to give some background on it. There is a condition on the resolution of approval that says we will remove it. At the end of my presentation, I have a slide that shows it removed. We have been in the business of buying concrete batch plants for an extended period of time. DELO Phase I under construction now was an old concrete batch plant. We saved the silos and try to repurpose them in projects as we move forward. We also purchased over 20 acres in Longmont from Aggregate Industries, an old concrete batch plant. We have these big beautiful silos that we thought would be architecturally interesting and would be used for signage and continue to differentiate this product in Louisville. To go back to credit tenants and unique architecture and how do we make this special, we have to focus on entrepreneurs. We are trying to get a building and design. To Director Russ's comments, based on spec, this is a concept of the residential. The residential component allows

us to build a commercial building in spec. We originally had annotations and notes on every sheet of the original submittal that commercial and residential product, building permit, would be pulled simultaneously. That is a commitment on behalf of my company to make sure that we are not going to go out there and build 32 residential units and the commercial continues to stagnate. It is my firm commitment.

Entering from Highway 42, you can see the proposed age-restricted condominiums that sit in the background. You will notice that these buildings are 2.5 story buildings at 35'. All buildings have elevators so it is zero step access and zero step entries. There are senior friendly floorplans in terms of office and master bedrooms being located right next to each other. The junior master is actually a guest suite which sits on the top floor. If any of you have had an opportunity to go out to the site and look at existing grade, it had commanding views. Steel Ranch in general has a significant amount of open space and parks and trees, but it has a beautiful backdrop of Indian Peaks and the Flatirons. We want to be able to take advantage of that view for future residents. You will notice our commitment to open space as staff has directed. We feel this is a good public amenity. From a municipal perspective, it is enjoyed by the public but maintained privately. We have been through conversations with Parks and Rec Department and City Staff over long term maintenance obligations. We propose public spaces and things that will be a benefit to the entirety of Steel Ranch without asking for any municipal maintenance.

We have an additional one acre under contract from the Summit View Group for \$11.00/sf. That is not a realistic market price but I am interested in comprehensively developing all of Steel Ranch and finishing it out. If we don't control that last acre, I don't have the ability to do that. A one acre parcel without access to drainage or off-site improvements that Steel Ranch has brought to the market presents a problem to the city of Louisville. Versus \$1.11/sf in Lafayette from WW Reynolds versus \$11.00/sf that my company is willing to pay, I want this PC and the City of Louisville knows how committed we are to quality development for the sake of the community. We also get a better project out of it and hopefully, we create better profits as a result. In theory, it should be a win-win.

Looking at the adaptable space, there is the Foundry Building. It would be fantastic to have landscape improvements within the Highway 42 corridor. It has been problematic for an extended period of time for logistical reasons. There is an Xcel gas pipeline that they have done eminent domain over, so we will work with them to make sure we can landscape and park on it appropriately. It is indicative of one of the many challenges in developing a parcel like this. Irrespective of commercial and residential uses, this is an inherent complex process and there are impediments throughout the process. In the adaptable space, we have unique architecture. It could be a restaurant or yoga studio or architect space. I got the concept from PCS who does a lot of the work in our entitlement packages. They office out of a building like this in Denver with 1800 sf on the ground level and 1200 sf of loft or mezzanine space. It makes for very flexible space with large garage doors that roll up in the back. We are not going to get a credit tenant. It will be a local entrepreneur and how do we create space and a sense of uniqueness that attracts local Boulder County entrepreneurs.

In looking at the condominiums, you can see the interface between a large garage roll up doors and the parking areas in the back of the adaptable space, as well as the 2.5 story condominiums. We have significant setbacks on the lower units to provide amenity space through landscaping.

The location of the connectivity between Cowboy Park to Steel Ranch Park to the center amenity to the Foundry to the residential purposes out to Highway 42 and future trail

connectivity is positive. The location of it, the overall ability to finish it out and turn it into a public amenity with no maintenance expenses on behalf of the City of Louisville, is positive.

The Foundry building is shown with the water tower, and a second rendering shows the building without the water tower. We adjusted per Staff direction the symmetry of the building and adjusted the brick work. I would like to make it clear that it is an attempt on RMCS behalf to always be a good listener and cooperate to the best of our abilities.

Commission Questions of Applicant:

**Brauneis** asks, other than the water tower, how do you feel about the conditions?

**McClure** is fine with all conditions as stated by Staff. We have no problems with the conditions. The street tree locations will be a challenge. We have a fantastic design team. I am concerned about site lines. I want to make sure we have healthy visible CDDSG compliant landscaping adjacent to Highway 42.

**Moline** asks about the age restriction and any thoughts about it?

**McClure** says there are impacts on level of service. I try to ask anybody I interact with about how they feel about Steel Ranch. I can represent in a public forum that the vast majority of people I talk to will tell me they like what is going on in Louisville. I'd like the market to be as flexible as possible. If age restriction is what the City of Louisville feels is most appropriate for the Foundry, then I am happy to comply. It serves an important segment in the market place.

**Rice** says I do appreciate you speaking to my concerns and those that have been expressed by many others. It's all about balance. There are no absolutes in any of this and we all know that. I think your comments are well taken and you have attempted to address the balance.

**Russell** says regardless of age restriction, are you designing this for 55+? If we remove that, you would design it that way regardless?

**McClure** says it is designed for 55+. If it was removed, we would cater towards different demographic sets.

**Russell** asks if you feel people walked away from the neighborhood meeting with the belief that this was going to be a 55+ property.

**McClure** says yes, I represented it in the neighborhood meeting.

Public Comment:

**Gary Larson**, 2189 Park Lane, Louisville, CO 80027

Out of the 68 patio homes in Steel Ranch, there are two homes that have young children in elementary school and three homes with high school children. We know it because we keep a community map of who lives where and we all know each other. We have parties once a month in the summer. We have a community email list and have used it to get support for RMCS position on this proposal. Justin reached out to us at the first stage of the project. We got feedback to the community which was very positive and very certain that we didn't want drive thru, which have gone away. There is a lot of support for this project as there was for the Lanterns. Many of us spoke at PC as well as CC meetings. The demographic is there. We are older people living in the patio homes because it lends itself to that. I lived in Lafayette for nine years, I sold my 4,000 sf house on the fifth hole, and moved over the patio homes three years ago, and it has worked out great. We are very happy with the development there. Since I do get a lot of feedback from more than 20 houses in the patio homes, everybody is in favor of this project. I like the silo (water tower) and I don't see it as a cigarette butt. I highly encourage the PC to approve this project. We have gone through it with RMCS on two occasions. We used the same email list to get together for the WW Reynolds meeting regarding Indian Peaks South. There were over 150 people present, one-third was Steel Ranch residents. We are concerned about that because we see this project as very desirable, walking out to have dinner with great views. What is proposed just north in Lafayette is a big box store and two drive-thrus and a gas station. We are in the process of coalescing five different HOAs between Louisville and Lafayette and probably a sixth to get out the word to oppose the Lafayette development. At the

same time, you will find no negative comments from anybody who lives in Steel Ranch, maybe elsewhere in Louisville, but in Steel Ranch. We are in favor of the age restriction. If it weren't there, it would still be that way, just like the patio homes are. It is empty nesters and who know the demographic. The impact on the schools has already been mentioned, 2 children at elementary and 1 at high school. The cash flow is positive even though McCartney punted it off to Russ, we have all heard the cash flow is good. The Takoda Metro Tax District is the largest single item in our property tax bill in Steel Ranch. It won't cut it in half but is going to help mitigate the debt burden in Takoda Tax District. I have two things I'd like to ask the City to consider. We would like to see some entrance off of Paschal and a modification of the median strip so that traffic can come in and turn into the complex rather than coming down and pulling a U-turn. I understand the City has a concern about stacking traffic back up onto Highway 42. My drawing shows a do-not-block box at Pine and Highway 42 going into Mountain High Appliance strip mall. If that works there, it could work here the same way. Traffic doesn't clog up the access into the site so that traffic can get in off of Paschal and not back up onto Highway 42. The lighting along Kaylix calls for seven lights. We are fine with the three street lights there and we'd like to see less light pollution.

**Dave Ireland**, 2388 Park Lane, Louisville, CO 80027

I moved to Louisville in 1981 and I live in the first house on the north part of the horseshoe that forms the patio homes in Steel Ranch. I think this is a great plan. It is a wonderful transition between the single family homes and the retail and commercial. I think it provides a great entrance into the City of Louisville, something we can all be proud of. I think this enhances the community rather than detracts from it. I urge you to approve it.

**Rick Miller**, 2974 Shoshone Trail, Lafayette, CO 80206

I live in Indian Peaks on the west side. I have been there for 11 years and I moved there from the Highland neighborhood in Denver. I was in the Highlands neighborhood before it did what it did. There was retail everywhere and retail space that was boarded up. Since then, look what has happened to that neighborhood. It's not just the historic retail that exists in the neighborhood but all the enhancements with Elitch's and Central Avenue and Boulder Avenue. So 11 years in Indian Peaks, we have all been screaming for something just like this across the street from us. We have all rejected the idea of a big box retail store (I have no idea who they think they will get going in across the street from us) and it was pretty evident the other night, last week, at the Lafayette Commission meeting. I can tell you that the Indian Peaks residents absolutely support this. The retail is exactly what we need. We all want walk to and bike to retail. The design of it looks great. As far as the condo piece, if they build 48 condos, that would be about 25% of what was built in the entire metro area this year. I heard someone say that what if it doesn't lease to 55+. I don't know why, other than the schools, you want to age restrict it? I'm 53 years old and by the time my kids get out of the house, I'll be looking for something like this. We desperately need condos. I would support most condo projects out there. I encourage you to approve this project the way it is, except to lift the 55 age restriction.

**Sherry Sommer**, 910 S. Palisade Court, Louisville, CO 80027

I understand this is compliant with the Comp Plan, the surrounding zoning, and the Urban Corridor Directives. I haven't heard anything about the South Boulder Small Area Plan. As I understood, CC gave a directive that no more residential housing would be approved in the South Boulder Small Area Plan. Does this fall within that?

**Russ** says the study area does fall within that but that plan has not been adopted by CC.

**Sommer** says it hasn't been adopted but they very strongly gave a directive that we would wait. We already have much residential in this area that has not been developed. We should wait and see what the impact will be before we develop more. This was originally planned as a PCZD-C. Is that a whole plan for an area when that was adopted? When this plan was originally adopted, was that North Main and Steel Ranch? What was included in that?

**Russ** says in 1989, the North Louisville Small Area Plan was adopted by CC that included this area as well as North End. PCZD-C was the first official zoning from the small area plan that was done in 2006. That was a Takoda GDP and that incorporates largely what we know as Steel Ranch, not North End.

**Sommer** says not as North Main.

**Russ** says that came as an additional phase, South Steel Ranch came in as a GDP amendment at a later date.

**Sommer** asks how much bargaining power does a developer have when they propose commercial initially? Now we are asking for a change in zoning to residential which has less of a positive fiscal impact. I think there is a fiscal impact and I would like to see the numbers on the original plan because now we have the current fiscal impact which seems positive, but it is positive relative to what? City planners talk a lot of vibrancy or vitality and this mixed-use having the commercial. I think we are lacking something in that area and, as Commissioner Rice was saying, it is being eroded. When you look at North Main, it has nothing to do with a main street, it's just residential. I think that is a loss for our community, not just fiscally but as a community as a whole. There is no place that I would go there. I have a question about the age restriction. Does that mean no children can live there? Is there a rule about that? I am 52 and I have a middle schooler so there are many older parents in this community. Would there be a rule that says children cannot live in those apartments, or does it mean that the adults have to be 55 and older? I have a question about the artisan space. Is that residential space potentially or is it commercial space? What is that? This is a quasi-judicial board and I need clarification on what that means. I have heard a lot of people saying, "Well, I like this, this would be good, my opinion is that it would be good". Is that part of the quasi-judicial restrictions or are we looking at the zoning and history of this plot?

**Moline** asks Sommer, when you are referring to North Main, I am not sure I understand what you are referring to.

**Sommer** says the big apartment buildings on South Boulder Road that are by Christopher Village and before Alfalfa's between there. It's called North Main.

**Russ** says Steel Ranch South subdivision or the North Main.

**Sommer** says when I saw that, I was thinking, North Main. That must mean it's a main street where you can go and get a cup of coffee or have a cute little store or do something that is like a Main Street. But there is none of that. If that was the original plan, I like that plan better.

**Michael Menaker**, 1827 W Choke Cherry Drive, Louisville, CO 80027

I want to come back to Commissioner Rice's original question which is why would we do this change? The short answer is honestly, we're smarter now. At the time, this was driven by an assumption, an oversight, and some confusion. The assumption was that under the old fiscal model, that every resident costs the city money. Therefore, if you accept that premise, the idea was then that commercial, and ideally retail, would be required on the site to offset the perceived cost of that residential development. Our new fiscal models are better. There has been a lot of discussion lately that we've learned in the last nine years that infill is not the same thing as rebuilds, and that assumption was basically incorrect. But more importantly, we have also learned that if we only flew up a few feet above the surface, instead of looking at this in a silo, there were vast areas of commercial and retail space almost immediately adjacent to this and North End which will bring similar request to you soon. That is the shopping center where King Sooper's, ARC, the old Blockbuster video, and that big shopping center. There was commercial space and at one time retail space directly to the south where the old Trek Bicycle Store was and now is a Cross Fit Studio and a Yoga studio where retail actually went out. We didn't understand at the time that we have actually lost hundreds of thousands of square feet along the US 36 corridor of retail space, and we have hundreds of thousands of more square feet that are standing vacant today. The fallacy was that a bigger pie pan made bigger pies. If you simply increase the number of commercial and retail square feet, it will all get filled. What

we've learned is that it makes us thinner, runnier pies that satisfy no one. In fact, the standard of retail performance of dollars per square foot, not numbers of square feet. With a more sophisticated look at the models and a better understanding of the world in which we live, it's probably pretty appropriate to make this change. That is how we got here. That said, we also learned when we studied Alfalfa's, the question was often asked of the CEO of Alfalfa's, "Well, can't you just build the darn grocery store without those wrecked apartments?" The answer is absolutely not. At every public and private meeting, there were three here and two private meetings, in which they said over and over again, the store is not possible without the vitalization of the area from the adjacent apartments. You have a similar situation here. You can't give this land away over nine years at any price. There are a lot of guts in this project. To go ahead and commit to building the commercial concomitant with the residential is a real risk on their part but I think the bet is that the completion of the project area of Steel Ranch and vitalization and vibrancy that comes from the residential community will give them a fighting chance. Finally, I am really interested in your comments, Commissioner Russell. I too have nothing against water towers or silos and absolutely, there is no question that this restriction is a response to concerns over enrollment, especially at LES, whether that is justified or not.

**Lisa Zucker**, 798 Meadowlark Lane, Louisville, CO 80027

I speak for the one or two kids as I do have a second grader. I live in the patio homes. Just very quickly, I do want to give a plug for the 55+ component of this. I have heard opposition to the Foundry and the only opposition I have heard is from families at LES who are very concerned about enrollment. This is a legitimate concern. There is some buzz about how BVSD is coming up with their numbers that feed into the schools. There seems to be some concern that they are low-balling the numbers. That school is busting at the seams and even if you have a couple of children from each one of these little communities being built, it really does have an impact. I know that community is not really represented here. I do want to say that I do feel this is a legitimate concern. Everyone in Steel Ranch I know loves this plan. It is beautiful and it's exactly what I think many of the communities around want to see. Those opposed to the Foundry are appeased by the 55+ component of it.

Picture entered into record: Motion made by Brauneis, seconded by Russell. Passed by voice vote.

Questions to the Staff and Applicant:

**Russell** asks McClure about the lighting issue.

**McClure** says I have spoken with Mr. Larson about lighting. I followed up with my photometric consultants as well. The proposed lighting is based upon set criteria and set standards set by not only the City of Louisville but essentially national code standards. To be succinct, I chased everything down that I could.

**Brauneis** asks about the left turn in proposal and the legality of the U-turn.

**Russ** says regarding a left hand turn at Paschal, there are several concerns that we have from a best transportation planning principle and traffic engineering. There are two moves that we would be concerned with: One is the left turn in and what delays it may have stacking up onto Highway 42 as well as the left turn out of Paschal and the availability to find the gap, and secondly, the whole role and purpose of Kaylix. Kaylix is the parallel road. We appreciate the design of the residential fronting residential which is good urban design. From a traffic planning perspective, Kaylix has a bigger life and it has a role of supporting Highway 42. Planning Staff who looks at transportation looks at it 30%. Public Works takes it to 100% design and is not comfortable with proposing a median break in between. The applicant's original proposal had no connection to Kaylix. We don't think U-turns are an issue. This submittal does have connections to Kaylix. Some grade has prevented the second driveway to the south from connecting to Kaylix, but the first driveway to the north does indeed connect to Kaylix. From traffic planning, we acknowledge that Pine Street is "what it is". That was approved at a time when traffic

engineers didn't understand traffic dynamics. That was a stop gap. We recognize that it is a solution if that is the direction from CC. But Staff, both engineering and planning, do not accept that.

**Brauneis** also asks about how these deed restrictions work for age? Is it enforced by the HOA and is it restricted to ownership or occupancy?

**Russ** says we want it tied to the plat, the specifics of it are tied to the deed of the house itself. It is not an HOA issue, it's an ownership issue, with the ability to sell the house. The 55+ is the HUD standard. If we choose a definite date, the City is at risk of lawsuits of reasonable accommodation and discrimination. It exposes the City and the owners to a nonstandard which is why the age 55 was chosen.

**Brauneis** asks how that impacts the potential for children to live in the unit.

**Russ** says it doesn't, it is restricting the ownership. We are still a kid friendly town, and the intent of the age restriction is statistically there is less of a chance of having kids.

**Moline** asks about Paschal. Is there any reason to extend the median west? Could it prevent the U-turn?

**Russ** says there is left turn storage if you notice at Kaylix for the southbound left from Paschal. There is a left turn bay. There is opposite left turn bay to turn northbound off of Paschal to Highway 42. The left turn is accommodated and we would not extend it. That has been sized with the original commercial development program of this parcel. We need left hand turns to go to Kaylix. The only true enforcement with the geometrics is the truck may have done it but he may have done several turns, but a smaller vehicle could easily do it. We could put a No U-Turn Sign on there but from a geometric perspective, there is no real way to prohibit the U-turn from occurring other than enforcement.

**Brauneis** asks about confirmation regarding occupancy of the proposed flex art space. That is a commercial entity, correct?

**Russ** says yes, that is a commercial building. Residential would not be allowed.

Closed Public Hearing and discussion by Commission:

**Rice** says this issue about turning all commercial space into residential space is a legitimate concern. I asked the question tonight because I think it is something we have to constantly be thinking about. Of course, when I ask questions, I am usually looking for answers and I think Justin has provided a very good defense to the proposal being made. To me, it is all about balance and so, what happens is you look at space at the time it is being asked to be developed and you say, are we compromising the commercial aspect to such an extent that it makes it undesirable or are we balancing it. I am convinced that great care has gone into this in terms of trying to meet all of the competing demands. I am in support of the proposal. The other thing I will say is that this is another shining example and what we should be very proud of, is the interactive process that occurs between our planning department and applicants. The first proposal that we see, and we didn't discuss it in any detail, is I don't think we would have such great support for that one as we do for the second one before us. The reason it is before us is because Staff has done such a good job of looking out for the interests of the citizens of Louisville to make sure this is high quality, well balanced project.

**Moline** says I am in agreement with Tom and I think this is a good project. I agree that I am happy to see the applicant work with Staff. One of the features I like about this is the way they have it laid out. I agree with the buffering concept of having these larger buildings on Kaylix that block some of the traffic noise from Highway 42 as it would go further west into the residential parts of the development. I think it is a thoughtful design. I am impressed with the design of the buildings themselves. I am in support of it. I am not exactly thrilled about the age restriction. I think there has been enough discussion about it amongst the residents and Staff here, so I am not oppose that condition, but I don't know that is the way to solve the school crowding issue by restricting age on this. I think 55 year old people are going to buy this anyway. I don't know about the age limitation.

**Brauneis** says I also find myself at this point in favor of the project. So many questions have had quality answers in many ways. I am not opposed to the water tank and I would like to hear other Commissioners' thoughts on it. It is currently proposed as a requirement especially given the history of it. Life gives you lemons, put the water tank up there, it's kind of funky and I like it. **O'Connell** says I think I am in agreement with the comments of the other Commissioners about the balance being achieved between the commercial and the residential. I am more concerned about seeing more retail than I am more residential, especially considering that there are spots allotted to the north and Indian Peaks. It is a big question mark as to what is going in there. I hope, given the restriction and the demand from the citizens of Louisville, that there be more retail, and that you get this done quickly and get it in before Lafayette. Set the example and hopefully, there will be a push for a higher quality development to the north and not the big box that we hear about. If it were up to me, I would be in more favor of residential, but I get there is a demand and desire for the retail. I just hope it fills up. I am not a big fan of the age restriction on the units being built. I see it as being a little bit of a hindrance to the overall attractiveness of the condos. As someone who is farther away from that age restriction, I would actually be really interested in purchasing a condo like this. I think they are great ideas and I think even with a small child, it would be an attractive thing. I don't know if I want to push this hard. If we are going to reach an agreement, I am in favor of keeping the restriction. It sounds like the developer is making this work, but I want to throw out that it is not my choice to see that as a restriction. As for water tank is concerned, I can take it or leave it. I don't have enough information about what it looks like but I appreciate there is a nod to history and some effort to reuse things that have been removed from previous sites.

**Russell** says first of all, I am adamantly and strongly in favor of the water tower. I move that we remove that condition. I fully respect your perspective but I have been told frequently that we do not have design guidelines and design review in this community. I think that anybody who has been with me on this PC and I should note it in advance of my comments, that this is my last meeting, so I have to go out on a high note but with a little bit of a bang. I never let a good fight go unpicked. I do not take my direction from the CC outside of formally adopted policy that is regulatory. In fact, as a citizen, they take it from me just like we take it from you. I want to be absolutely clear, in my opinion, what distinguishes this PC is that this is a place where rational dialogue and rational planning carries the day usually, not always, but usually. It doesn't mean we always make the decision that everyone wants us to make, but it is not a place for politics and not a place for pandering. I will say for the record that CC punted on its opportunity to tell us what to do here when it cross-hatched the Comp Plan. They just said, we don't want to get into it. So here we are doing this and I think we are going to make a good decision. I want to make it very clear that I am a citizen of this community and they take direction from me and they take direction from all of you as well. We don't all agree but we should voice our opinions. With that out of my system, I will tell you that first of all, I love the retail approach here. I think you are doing something frankly that I don't think anybody has done up here, which is create this really flexible interesting scalable space. I am a huge fan of The Source. If you haven't been to The Source, you should go down there and check it out. It is interesting and vibrant and it is not big enough and there is not enough of it, but it is really, really interesting. I think if you can come even close to that, I think you are making a real contribution and you are actually creating retail space that will be used. Who cares if you create it if nobody ever uses it? I think this is a space that will be used. I don't want to tinker with the transportation. Designing transportation infrastructure on the fly in a PC is a terrible idea. I think inserting this access between Kaylix and Highway 42 has the making of a total disaster. I know it is not ideal for users, but from a transportation perspective, it would be a complete cluster. Finally, on the senior housing question, I think the developer has made a commitment to a key constituency, his community. These are people who will live with this. To remove that would drive fundamental redesign of the facility. I think it would probably change some of the demand that gets generated there. I will separate these issues. I think we need to stick with the 55+ housing. I am doing the arithmetic that about the time my youngest kid is out of the house, I will be eligible. I will not admit my age

but I'm getting close. I think as an issue specific to this project, I think can't mess with that. It is too fundamental and it is a major component of this project. I would be reluctant to unravel that. This is an issue my fellow Planning Commissioners will deal with in the future, 55+ housing is a terrible tool to manage public school demand. I think it is a terrible approach to it. It puts on us and developers this responsibility to fix a problem that we, as a community need to fix well beyond the realm of the built environment. I can think of some worse ways to manage school demand but it is a terrible way to approach it. I hope that we as a community can get around this issue and deal with it in the future. In summary, I like the project. It's a great one and I'm going to support it.

**Tengler** says I am also in support of this. I do appreciate Commissioner Rice's commentary about what is really a bit of a slippery slope. At what point does this conversion of commercial or retail into residential become very problematic? I fall back on the notion that businesses and communities vote with their dollars. There are too many instances of vacant retail space and vacant commercial space and undeveloped commercial space that I think we need to find a balance. We can't just be hidebound and suggest that after nine years, it should just be a flip of a switch where they can go out and find commercial renters or commercial purchasers. I think we need to be cognizant of the fact that again, the economic conditions in the immediate area tend to dictate what will work. We also had a project come up just before this where we are seeing 150,000 sf of commercial development out in the CTC and we have seen a number of those developments over the last couple of years. There is a demand for it but it is not necessarily in the North End or in Takoda or in Steel Ranch. We have got to be flexible as a PC and a community to say, "What is working and how do we make the best of this?" This is another example of where RCMS has worked brilliantly with Staff and come up a great project. I am very much in support. Before I ask for a motion, I would like to ask the PC if you are interested in removing Condition #3 on the water tower element?

Motion made by Russell to approve **The Foundry Final Plat/PUD: Resolution 39, Series 2015**. A resolution recommending approval of a rezoning, final plat and final Planned Unit Development (PUD) to construct a multi-use development consisting of 24 age restricted condominiums, and 38,000 sf commercial/office.

1. The 24 deed-restricted condominiums shall be for ages 55 and older. The 55 years and older age restriction shall be placed on the deed of each age restricted unit and shall also be included in the subdivision agreement.
2. Staff recommends the wall signs of the In-line building, shown as vertical address numbers, be removed from the PUD and all wall signs must comply with Chapter 7 of the CDDSG and Chapter 17.24 of the LMC.
3. The applicant shall remove the water tower element from the PUD package prior to recordation. (to be removed)
4. The applicant shall continue to work with the Parks Department on the type and location of additional trees along Highway 42, prior to recordation.
5. The applicant shall continue to work with the Public Works Department on the items listed in the September 25, 2015 memo. Each item shall be completed prior to recordation.
6. Residential and commercial development shall be constructed concurrently.
- 7.

Seconded by O'Connell. Roll call vote.

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

Motion passes 6-0.

- **1125 Pine Street Final Plat: Resolution 38, Series 2015.** A resolution recommending approval of a replat to combine three parcels and subdivide the property into two separate lots, rezoned Mixed Use Residential (MU-R) and Residential Medium Density (RM), located at 1125 Pine Street.
  - Applicant/Owner/Representative: Arn Rasker
  - Staff member: Lauren Trice, Planner I

Conflict of Interest and Disclosure:  
None.

Public Notice Certification:  
Published in the Boulder Daily Camera on November 22, 2015. Posted in City Hall, Public Library, Recreation Center, the Courts and Police Building and mailed to surrounding property owners and property posted on November 20, 2015.

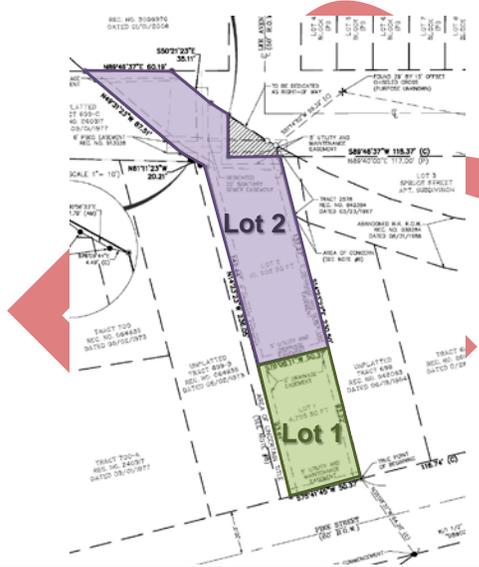
Staff Report of Facts and Issues:  
Trice presented from Power Point:

- North side of Pine Street between BNSF Railroad & Highway 42.
- Currently zoned Commercial Community Zone District (CC) & part of Highway 42 Revitalization area.
- 15,813 sf.
- One property with two legal descriptions, and three parcels.
- There is a 1060 sf home built in 1930, a tool shed, and a chicken coop.





- Proposal is to take the three parcels, combine them, and re-subdivide them into Lot 1 and Lot 2.
- Lot 1 will be 4,703 sf and Lot 2 will be 10,502 sf.
- Eligible for minor subdivision review.
- Complies with all design criteria except:
  - 16.16.050(C)
- Staff recommends the public land dedication of 15% come in the form of cash-in-lieu.

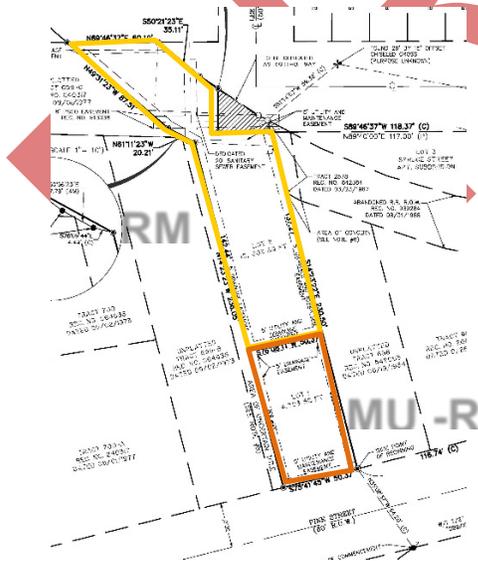
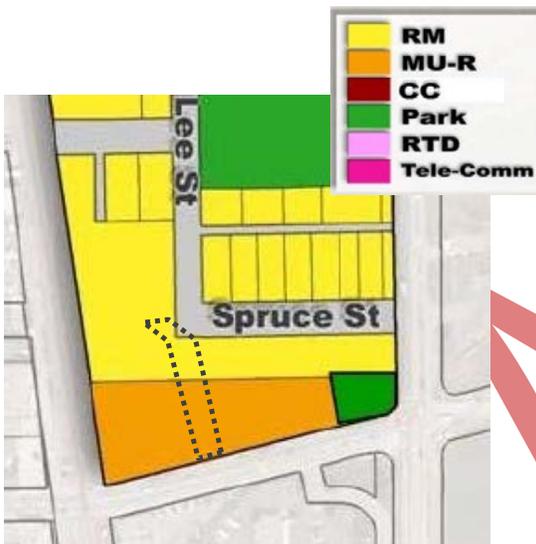


- 16.16.050 (C) deals with the dimensions of the lot so the proportion of depth to width. This subdivision does not comply with it. Lot 1 does but Lot 2 does not. Even if you look at the angle of Lot 2 but taking those as two separate lots with the street frontage on the corner, even the southern part of Lot 2 does not comply with the 2.5x width.
- Staff has looked at:

16.24.010

“The city council, upon advice of the planning commission, may **authorize modifications** from these regulations in cases where, due to exceptional topographical conditions or other conditions peculiar to the site, an **unnecessary hardship would be placed on the subdivider**. Such modifications shall not be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title. Any modification granted shall be in **keeping with the intent of the comprehensive development plan** of the city.”

- Staff believes the site is a “peculiar” shape due to the abandoned railroad right-of-way and existing depth of the lot. The subdivider would be unable to provide two lots which meet the depth to width ratio while providing the required lot frontage. Staff recommends Planning Commission authorize this modification.
- This subdivision is triggering the rezoning consistent with Highway 42 Plan.



Lot 2: Residential Medium Density

- 10,502 sf
- Up to three residential units

- Staff recommends proposed Lot 2 would be included within the Old Town Overlay Zoning District
- If approved, the Old Town Overlay will be amended to include the proposed Lot 2
- Does not require a PUD

Lot 1: Mixed Use – Residential

- 4,703 sf
- Development needs to comply with MUDDSG
- Requires a PUD
- Existing single-family dwelling would be considered a legal, non-conforming use

Staff Recommendations:

Staff recommends Planning Commission approve of Resolution No. 38, Series 2015, a resolution recommending approval of a replat to combine three parcels and subdivide the property into two separate lots, rezoned Mixed Use Residential and Residential Medium Density, located at 1125 Pine Street.

Commission Questions of Staff:

**Russell** asks what is the difference between a property and a lot?

**Trice** says this is all triggered on Boulder County as one property that comes up under one address at 1125 Pine Street. It has the two legal descriptions on Boulder County so it is recorded in two separate incidences but when it goes to the actual plat that the surveyor was working with, it comes up as three different parcels.

**Moline** asks what would the current residential zoning allow? Is it meaningless to ask how many residences could be developed on the property now?

**Trice** says any development would trigger the rezoning based on the Highway 42 plan.

**Russ** says there is a required rezoning.

**Brauneis** says you undoubtedly uncovered some curious stories adjacent to this. I trust that what you are proposing at this point would be fit with what might happen to other lots nearby going forward?

**Trice** says it is something that has been a concern of Staff as this area continues to redevelop and how it will all work. This application does fit.

**Rice** says this is all a quirk of history, the way this land is shaped and how it came together. Unless we get creative here, there is not much you can do with this property, is that a fair statement? So that's why staff is proposing we get creative in terms of interpretation of the rules?

**Trice** says yes. The railroad spur is the real problem. If you want someone to blame, it is them.

**Tengler** asks if Lot 2 in the reconfiguration would be eligible for three dwellings?

**Trice** says based on the minimum square footage per dwelling unit, which is 3,500 sf in residential medium zone district, you could have three units. The applicant has discussed it and it would be tricky to fit the three units with parking and access.

**Brauneis** asks about the public land dedication and cash-in-lieu. What is the formula for that?

**Russ** says that will come in the description for CC that comes at issuance of building permit. We would require an appraisal. There were a number of appraisals done for this particular property and the City would be satisfied. It would not be an additional burden on the applicant. Based on the appraisal, it is 15% of the value for the cash-in-lieu or total land area. In reviewing this with the Parks Department, they did not see it as an appropriate land dedication. This is the property the City attempted to acquire as part of the extension of Lee Street, which CC directed to remove from the Highway 42 plan. We believe there are current appraisals that we can work out with the applicant.

Applicant Presentation:

**Arn Rasker**, 4782 Valhalla Drive, Boulder, CO 80301

I represent the owner. This was triggered because the City came to the owner asking for an

easement in the little triangular area for an underground drainage addition which would take the drainage from the west side of the railroad track over into the Spruce Street area underground. In the process of applying the new zoning overlay to Lot 1, it actually adds the commercial component to that. Right now, it is a residence and it is grandfathered in as a residence. It cannot be used as a commercial property although it has been in the past. Any redevelopment on Lot 1 would imply a mandatory commercial component.

**Russ** says this is the rezoning. The applicant is correct. They would be required to have the ground floor of the building to be commercial.

Commission Questions of Applicant:

None.

Public Comment:

**Randy Caranci**, 441 Elk Trail, Lafayette, CO 80026

This is a tough property because I hate to see it go. Is it currently zoned CC? It is right on Pine Street and it is hard to access. I hate to see us continually give up more and more commercial. We need that tax base and we want that sales tax base. I am not opposed to this at all or anything like that. I think there is a little bit of creep. In the construction business, we call it scope creep. I hope we can be aware of that in moving forward with other projects. I agree with Troy regarding traffic and the stacking of Highway 42 because I drive it frequently. I want to make a point about the last one because of the U-turn situation. Up there at Steel Ranch going in off of South Boulder Road eastbound, I think we should put a No U-Turn sign up there. I get almost hit continually and it's a bad situation. The traffic and the stacking all pertains to what we do and how we do it.

Summary and request by Staff and Applicant:

Staff supports it.

Closed Public Hearing and discussion by Commission:

No PC comments.

Motion made by Russell to approve **1125 Pine Street Final Plat: Resolution 38, Series 2015**. A resolution recommending approval of a replat to combine three parcels and subdivide the property into two separate lots, rezoned Mixed Use Residential (MU-R) and Residential Medium Density (RM), located at 1125 Pine Street, seconded by Brauneis. Roll call vote.

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

Motion passes 6-0.

- **Comprehensive Plan Review Time–Code Amendment, Resolution 40, Series 2015:**  
 A resolution recommending approval of an ordinance amending Section 17.64.050 of the Louisville Municipal Code to modify the minimum review schedule for review and updating of the citywide Comprehensive Plan.
  - Staff member: Troy Russ, Interim Planning Director

Over the next four months, we are cleaning up the LMC while we have extra help in implementing our new building software. The current municipal code 17.64.050 requires that the Comp Plan be updated every four years. During the Comp Plan adoption of 2013, CC made it very clear that they wished it were longer from a requirement. This is an extension of the minimum review of the Comp Plan, extending it from four years to ten years. It does not preclude PC from recommending from recommending or CC from initiating an earlier review. If CC chooses to do an earlier review, this simply says that at a minimum, you are going to do it ten years from the adoption of the plan. The next one will be required to be 2023; they could certainly do it anytime earlier. That is responding to comments made during the Comp Plan and since, and trying to put breathing time as a minimum between it.

Motion made by O’Connell to approve **Comprehensive Plan Review Time–Code Amendment, Resolution 40, Series 2015**: A resolution recommending approval of an ordinance amending Section 17.64.050 of the Louisville Municipal Code to modify the minimum review schedule for review and updating of the citywide Comprehensive Plan. Seconded by Brauneis, roll call vote.

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

**Staff Comments:** None.

**Planning Commission Comments:**

Brauneis asks Russell how many years he served on the PC. All Commissioners thank Russell for his service. Russell thanks the PC for their continued service. Russ says that Staff thanks Russell who has brought a level of expertise to the Board that will be missed.

Items Tentatively Scheduled for the regular meeting January 14, 2016:

- **1104 Garfield Minor Subdivision:** a request for the development of a 5.82 acre land assemblage located in the Takoda Subdivision (aka Steel Ranch). The project will join two properties and consist of condominiums, retail and drive through land uses. Case #15-030- FS/FP/ZN
  - Applicant/Owner: Cyla Simon Realty LLC
  - Representative: Joni Fournier
  - Staff member: Sean McCartney, Principal Planner
- **Centennial Peaks PUD Amendment:** A request for a rezoning from Commercial Community (CC) to Mixed-Use Residential (MU-R), and minor subdivision for the creation of two lots. Case #15-029-FS
  - Applicant: Boulder Associates, Inc.
  - Owner: Avista Adventist Hospital Representative: Universal Health Services, Inc.
  - Staff member: Lauren Trice, Planner I
- **North End Market PUD/GDP Amendment:** A request for a final Planned Unit Development (PUD) to construct a 153,018 square feet single story industrial/flex building with associated site improvements. Case #15-035-FP
  - Applicant/Owner/Representative: Markel Homes
  - Staff member: Scott Robinson, Planner II

**Adjourn:** Brauneis made motion to adjourn, seconded by O’Connell. Tengler adjourned meeting at 9:12 pm.

## Memorandum

**Date:** January 14, 2016  
**To:** Planning Commission  
**From:** Planning Division  
**Subject:** Case No. 15-032-FP/UR 824 South St Resolution

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Attached is the draft resolution recommending denial of the 824 South St application as requested by Planning Commission during the November 12, 2015 meeting. This item was continued from the December 10, 2015 meeting at the applicant's request.

The resolution enumerates the reasons Planning Commission denied the application, as staff heard them at the meeting. Staff requests that Planning Commission make any necessary changes so the resolution accurately reflects the Commission's reasons for denial, and pass the resolution.

Attachment – Draft Resolution

**RESOLUTION NO. 35  
SERIES 2015**

**A RESOLUTION DENYING A PLANNED UNIT DEVELOPMENT (PUD) AND SPECIAL REVIEW USE (SRU) FOR THE CONSTRUCTION OF A NEW MIXED-USE BUILDING WITH 6,800 SF OF COMMERCIAL SPACE AND ONE RESIDENTIAL UNIT, THE REMODEL OF THE EXISTING HOUSE, AND OUTDOOR SALES AT 824 SOUTH STREET**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of a final planned unit development (PUD) and special review use (SRU) to allow for the construction of a new mixed-use building with 6,800 SF of commercial space and one residential unit, the remodel of the existing house, and outdoor sales at 824 South Street, Lot 1, Block 5, Louisville Old Town; and

**WHEREAS**, the subject property is zoned Commercial Community (CC); and

**WHEREAS**, the Planning Commission held a properly noticed public hearing on November 12, 2015, where evidence and testimony were entered into the record, including without limitation the application and supporting materials, the Louisville Planning Commission Staff Report dated November 12, 2015 and all attachments included with such staff report, the City Comprehensive Plan, the Downtown Framework Plan, the Downtown Design Handbook, the City zoning ordinance set forth in title 17 of the Louisville Municipal Code, and additional written statements and other documents, as well as testimony from the staff and applicant; and

**WHEREAS**, the Planning Commission by this Resolution desires to set forth its findings, conclusions and ruling with respect to the application.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The foregoing recitals are incorporated herein.

**Section 2.** Based on the testimony of the witnesses and the documents and other evidence made a part of the record of the hearing before the Planning Commission, the Planning Commission finds as follows:

a. The application is for a final planned unit development (PUD) and special review use (SRU) for the construction of a new mixed-use building with 6,800 SF of commercial space and one residential unit, the remodel of the existing house, and outdoor sales at 824 South Street. The property is owned by Ronda L Grassi and Nancy L Welch. The applicant is Hartronft Associates PC.

b. The property that is the subject of the application is zoned Commercial Community (CC) and is located in Downtown Louisville as defined in Section 17.08.113 of the Louisville Municipal Code (LMC).

c. The project proposed by the application shall comply with Section 17.12.040, Yard and Bulk requirements and the Design Handbook for Downtown Louisville per Section 17.16.280.

d. The project proposed by the application is requesting waivers from the bulk and dimension standards established in Section 17.12.040.

e. The decision criteria that apply to the applicant's proposed final planned unit development are set forth in Chapter 17.28 of the Louisville Municipal Code, and primarily in Section 17.28.120 of that Chapter.

f. Section 17.28.110. allows waiver or modifications of standards " if the spirit and intent of the development plan criteria contained in section 17.28.120 are met and the city council finds that the development plan contains areas allocated for usable open space in common park area in excess of public use dedication requirements or that the modification or waiver is warranted by the design and amenities incorporated in the development plan, and the needs of residents for usable or functional open space and buffer areas can be met."

**Section 3.** Based on the foregoing findings and the evidence and testimony presented at the hearing, the Planning Commission hereby concludes that the application should be denied for the following reasons:

a. The project proposed by the application does not meet criteria A.1, A.8, A.9, A.11, B.1, B.15, C.1, and C.2 of Section 17.28.120 of the LMC. In particular, the Planning Commission concludes that the proposed PUD is not compatible with surrounding designs and neighborhoods, and does not promote harmonious transitions and scale in character in areas of different planned uses.

**Section 4.** In accordance with the above findings and conclusions, and based upon the evidence and testimony presented at the hearing, the Planning Commission of the City of Louisville hereby denies the application for approval of a final planned unit development (PUD) and special review use (SRU) for the redevelopment of a 7,709 square foot property within Downtown Louisville. The redevelopment includes the addition of approximately 6,800 sq.ft. of commercial space and one residential unit, and based on the foregoing denial of the final PUD, the SRU is denied.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of January, 2016.

By: \_\_\_\_\_  
Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**ITEM:** Case #15-036-FS, 1104 Garfield.

**PLANNER:** Sean McCartney, Principal Planner

**APPLICANT:** Cyla Simon Realty, LLC.  
Contact: Eliot Marshall  
1019 Topaz Street  
Superior, CO 80027

**OWNER:** Same

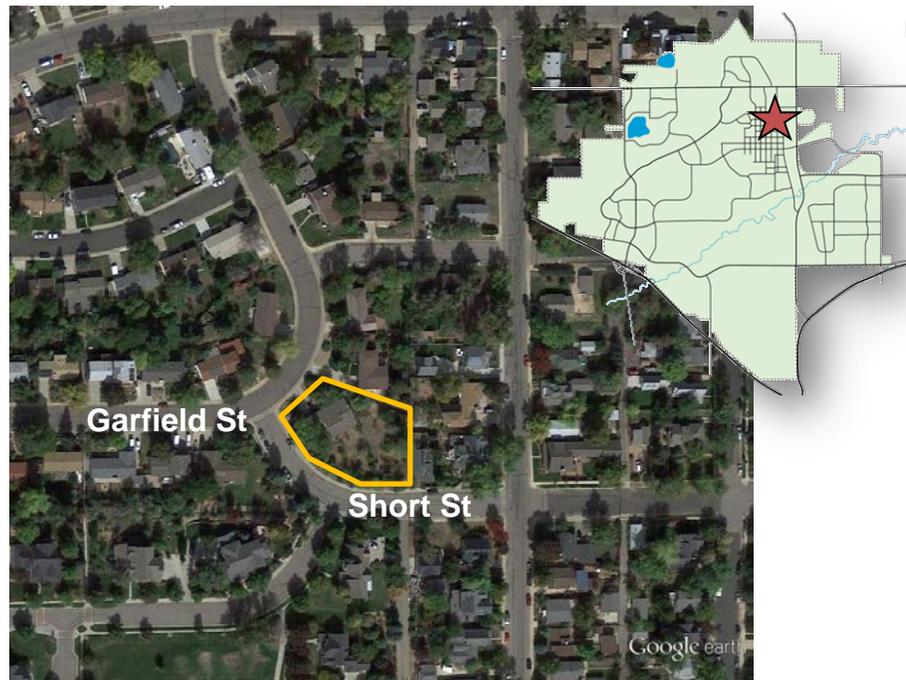
**EXISTING ZONING:** Residential Low (RL)

**LOCATION:** Northeast corner of Garfield Street and Short Street, Lot 102,  
Parkwood Minor Subdivision

**TOTAL SITE AREA:** 20,569 SF

**REQUEST:** Approval of Resolution No. 3, Series 2016, a resolution recommending approval of a replat to subdivide a single 20,569 SF lot into two separate lots in the Residential Low (RL) zone district, located at 1104 Garfield Avenue, Lot 102, Parkwood Minor Subdivision.

**VICINITY MAP:**



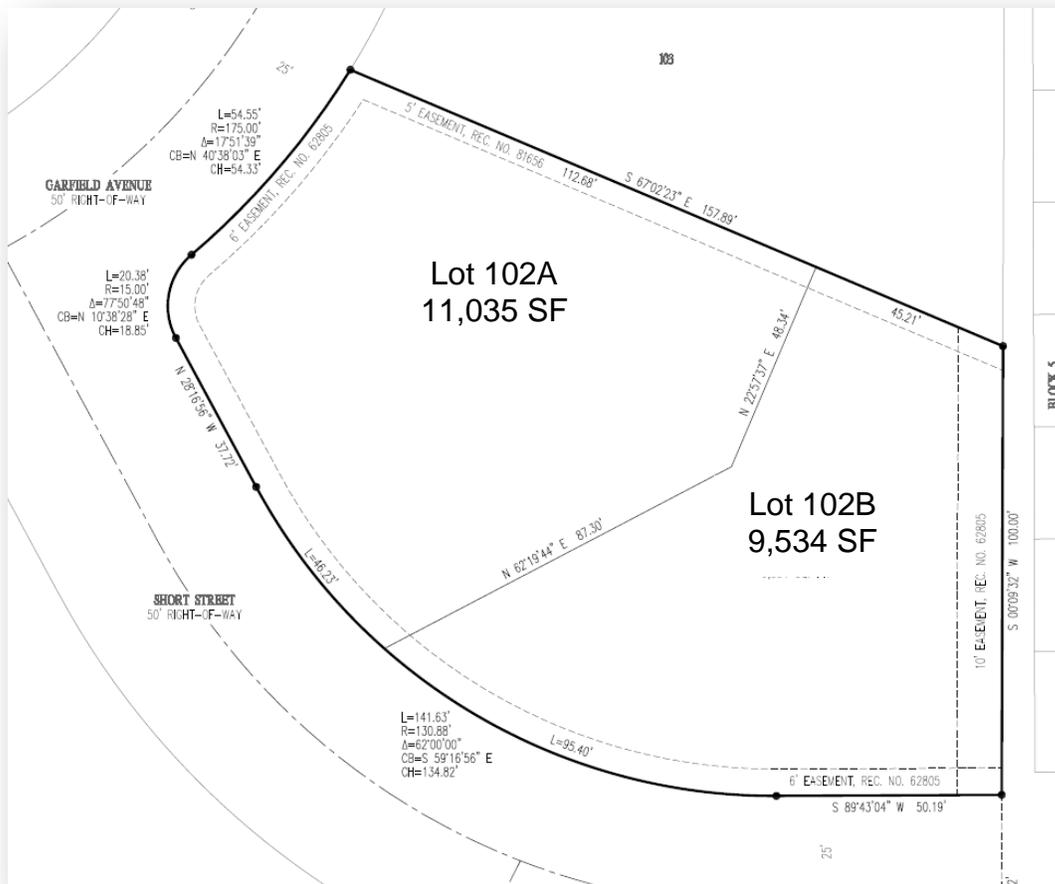
**BACKGROUND:**

The owner of 1104 Garfield Street, Cyla Simon Realty LLC, is requesting a minor subdivision plat to allow the subdivision of one 20,569 SF lot into two separate lots measuring 11,035 SF (Lot 102A) and 9,534 SF (Lot 102B). The property is located within the Residential Low (RL) district which requires a minimum of 7,000 SF per lot. The density permitted is one unit per 7,000 SF.

A 2,213 SF one-story single family home is currently located on the property. The subdivision request ensures the existing structure complies with the applicable setbacks if the request is approved.

**PROPOSAL:**

The minor subdivision request would divide a single 20,569 SF lot into two smaller lots. Lot 102A, if approved, would continue to be oriented toward Garfield Street, while Lot 102B would orient towards Short Street. The existing one-story single family home would be located on Lot 102A, and would comply with setbacks, while the proposed Lot 102B would be vacant.



The site is located on the northeast corner of Garfield Street and Short Street within the Parkwood Minor Subdivision. Lot 102 is the largest lot located within the eastern portion of the Parkwood Minor Subdivision. The average lot size for the immediate 25 lots in the Parkwood Minor Subdivision is 8,600 SF. It is the second largest property within the entire Parkwood Minor Subdivision:



The largest lot in the highlighted area above is 11,340 SF and the smallest lot is 7,033 SF. Below is an analysis of the adjacent properties. The average lot size of the adjacent lots is 11,850 SF.



Label #	Lot #	Subdivision	Address	Lot Area (SF)
1	<b>102</b>	<b>Parkwood Minor</b>	<b>1104 Garfield</b>	<b>20,569</b>
2	103	Parkwood Minor	1152 Garfield	10,542
3	104	Parkwood Minor	1196 Garfield	11,707
4	105	Parkwood Minor	1193 Garfield	9,753
5	106	Parkwood Minor	289 Short Pl.	10,885
6	101	Parkwood Minor	294 Short Pl.	12,830
7	12	McKinley Park	316 McKinley Park	17,617
8	1	McKinley Park	295 McKinley Park	18,606
9	1-3 Blk 5	Capitol Hill	1101 Lincoln Ave	10,477
10	4-6 Blk 5	Capitol Hill	1117 Lincoln Ave	10,096
11	7-8 Blk 5	Capitol Hill	1121 Lincoln Ave	6,686
12	9-12 Blk 5	Capitol Hill	1127 Lincoln Ave	13,321
13	10-12 Blk 4	Capitol Hill	1041 Lincoln Ave	9,687
<b>Average</b>				<b>11,850</b>

**Note: The subject property is bolded and not included in the average size calculation.**

Staff believes the proposed subdivision creates two lots which would comply more with the immediate neighborhoods of Parkwood and Capitol Hill than the current lot size.

## **MINOR SUBDIVISION PLAT**

### **SECTION 16.12.110 – Minor Subdivision Procedure**

Section 16.12.110, of the Louisville Municipal Code (LMC), establishes the review procedures for a Minor Subdivision. The section states, “a subdivision application meeting one or more of the following criteria shall be eligible for review as a minor subdivision:

1. *The subdivision contains solely residential use and results in not more than four dwelling units;*
2. *The subdivision is a replat of an approved final subdivision plat which does not increase the number of lots or increase density, and which does not result in a material change in the extent, location, or type of public improvements, easements, arrangement of streets open space or utilities;*
3. *The subdivision results in no more than two lots; each lot is adjacent and has access to an accepted and maintained public street; the improvements required by chapter 16.20 (streets and utilities) are already in existence and available to serve each lot; each lot will meet the requirements of the city’s zoning regulations without the necessity for a variance; no variance has been granted within the*

*three previous years to any lot; and, no part of the subdivision has been approved within three years prior to the date of the submission of the minor subdivision plat;*

4. *The subdivision is of a lot, previously created by an approved final subdivision plat, which is split or subdivided into not more than two lots and the lots created by the split comply with the applicable dimensional requirements of the city's zoning regulations."*

Staff believes this request complies with three of the four above criteria (compliant criteria shown in italics) and is therefore eligible for a minor subdivision review.

## **SUBDIVISION DESIGN STANDARDS**

The subdivision design standards of property in Louisville are regulated by Title 16 of the Louisville Municipal Code. Since this is a minor subdivision request with no public right-of-way or public easements, staff reviewed the application against the criteria established in Sections 16.16.010 (General design and construction standards) and 16.16.060 (Lots).

### **Section 16.16.010 – General design and construction standards**

This section of the code applies seven general design criteria regarding the compatibility and functionality of the site. Staff believes the first criterion "*Subdivision design must conform to the purposes of this title and be consistent with the city's comprehensive plan*", is the only applicable criterion to a minor subdivision where no public right-of-way or easements are involved.

The 2013 Comprehensive Plan identifies this area of town as "*Urban Neighborhood*" which is consistent with the City zoning code (Section 17.12.010) definition of the Residential Low (RL) Density – "*The residential low density R-L district is comprised of typical urban density single-family residential areas.*"

The Comprehensive Plan also identifies three applicable Core Values for Planning Commission's consideration:

***Our Livable Small Town Feel*** . . . where the **City's size, scale,** and land use mixture and government's high-quality customer service encourage personal and commercial interactions.

***A Sense of Community*** . . . where residents, property owners, business owners, and visitors feel a connection to Louisville and to each other, and **where the City's character, physical form** and accessible government contribute to a citizenry that is actively involved in the decision-making process to meet their individual and collective needs.

***Safe Neighborhoods*** . . . where the City ensures our policies and actions maintain safe, thriving and livable neighborhoods so residents of all ages experience a strong sense of community and personal security.

Staff believes the scale of development is a good indicator of compatibility with the above core values and this minor subdivision request is consistent with the spirit and intent of the Comprehensive Plan.

**Section 16.16.060 - Lots**

Lot requirements are as follows:

- A. Lots shall meet all applicable zoning requirements.
- B. Each lot shall have vehicular access to a public street.
- C. The maximum depth of all residential lots shall not exceed 2½ times the width thereof. For all other lots, the depth shall not exceed three times the width.
- D. The minimum lot frontage, as measured along the front lot lines shall be 50 feet, except for lots abutting a cul-de-sac, in which case such lot frontage may be reduced to 35 feet.
- E. Double-frontage, reverse-frontage, and reverse-corner lots shall be prohibited except where essential to provide separation from arterial streets or from incompatible land uses. A planting screen easement of at least ten feet in width, across which there shall be no vehicular right of access, may be required along the lot line of lots abutting such traffic artery or other incompatible use.
- F. Side lot lines shall be substantially at right angles or radial to street lines.
- G. The minimum average lot area for subdivisions of land within an SF-R zone district shall be 2½ acres; the minimum average lot size for subdivisions of land within an R-RR zone district shall be five acres.

The proposed minor subdivision complies with all of the above criteria.

**STAFF RECOMMENDATION:**

Staff recommends Planning Commission approve of Resolution No. 3, Series 2016, a resolution recommending approval of a replat to subdivide a single 20,569 SF lot into two separate lots in the Residential Low (RL) zone district, located at 1104 Garfield Avenue, Lot 102, Parkwood Minor Subdivision, with no conditions.

The Planning Commission may approve (with or without conditions), continue, or deny the applicant's request for minor subdivision approval.

**ATTACHMENT(S):**

- 1. Resolution No. 3, Series 2016
- 2. Application documents
- 3. Final Plat

**RESOLUTION NO. 3  
SERIES 2016**

**A RESOLUTION RECOMMENDING APPROVAL OF A REPLAT TO SUBDIVIDE A SINGLE 20,569 SF LOT INTO TWO SEPARATE LOTS IN THE RESIDENTIAL LOW (RL) ZONE DISTRICT, LOCATED AT 1104 GARFIELD AVENUE, LOT 102, PARKWOOD MINOR SUBDIVISION.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of a replat to subdivide a single 20,569 SF lot into two separate lots in the Residential Low (RL) zone district, located at 1104 Garfield Avenue, Lot 102, Parkwood Minor Subdivision; and

**WHEREAS**, the City Staff has reviewed the information submitted and found that, subject to conditions, the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the application on January 14, 2016 where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Reports dated January 14, 2016; and

**WHEREAS**, based on the evidence and testimony in the record, the Planning Commission finds that the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code and should be approved, without condition;

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of a replat to subdivide a single 20,569 SF lot into two separate lots in the Residential Low (RL) zone district, located at 1104 Garfield Avenue, Lot 102, Parkwood Minor Subdivision, without condition:

**PASSED AND ADOPTED** this \_\_\_\_ day of January, 2016.

By: \_\_\_\_\_  
Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: Cyla Simon Realty LLC  
 Contact: Eliot Marshall  
 Address: 1019 Topaz St  
Superior CO 80027  
 Mailing Address: 1019 Topaz St  
Superior CO 80027  
 Telephone: 303-709-4545  
 Fax: 303-938-0422  
 Email: oshea780@netscape.net

**OWNER INFORMATION**

Firm: Cyla Simon Realty LLC  
 Contact: Eliot Marshall  
 Address: 1019 Topaz St  
Superior CO 80027  
 Mailing Address: 1019 Topaz St  
Superior CO 80027  
 Telephone: 303-709-4545  
 Fax: 303-938-0422  
 Email: oshea780@netscape.net

**REPRESENTATIVE INFORMATION**

Firm: NV5  
 Contact: Joni Fournier  
 Address: 2650 18th St. Suite 202  
Denver, CO 80211  
 Mailing Address: 1427 Mapleton Ave Apt D  
Boulder, CO 80304  
 Telephone: 617-899-9422  
 Fax: \_\_\_\_\_  
 Email: joni.fournier@nv5.com

**PROPERTY INFORMATION**

Common Address: 1104 Garfield Ave  
 Legal Description: Lot 102 Parkwood Blk \_\_\_\_\_  
 Subdivision Parkwood  
 Area: 19,637 Sq. Ft.

**TYPE (S) OF APPLICATION**

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

**PROJECT INFORMATION**

Summary: Subdivision of  
lot 102 into two  
lots -

Current zoning: RL Proposed zoning: RL

**SIGNATURES & DATE**

Applicant: \_\_\_\_\_  
 Print: Eliot Marshall  
 Owner: \_\_\_\_\_  
 Print: Eliot Marshall  
 Representative: Joni E Fournier  
 Print: Joni Fournier

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

## CYLA SIMON REALTY, LLC

1019 TOPAZ ST. SUPERIOR, CO 80027

10/7/2015

c/o Eliot Marshall  
CYLA SIMON REALTY, LLC  
1019 Topaz St. Superior, CO 80027

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

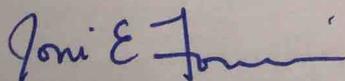
**Dear Mr. Robinson,**

We are applying for a minor subdivision plat of 1104 Garfield Ave. (lot 102). The existing property is approximately 20,569sf (0.47acres +/-). The proposed subdivision would divide the existing property into two properties as follows: property with existing dwelling to be roughly 11,035sf/0.25acres, and the new property would then be roughly 9,534sf/0.22acres. The new interior property line is set to follow the required 25ft rear setback from the North East corner of the existing dwelling. The existing house would then be located entirely on new north-west lot.

The above proposed property meets the current Municipal Code 16.12.110.C as it meets the following: the proposed subdivision contains solely residential use and is not more than four dwelling units, the subdivision will result in no more than two lots, with each lot being adjacent to and has access to accepted and maintained public streets, the subdivision is also part of a previously created final subdivision and will meet the city's current zoning regulations.

As per the City's current RL Zone District Section 17.12.040 of the LMC, the new minor subdivision will have a lot area greater than 7,000sf as well as meet the other dimensional requirements as set forth in Section 17.12.040.

Please accept this application for a minor subdivision plat of 1104 Garfield Ave. and do not hesitate to call myself or Eliot Marshall if you are to have any questions or concerns.



Joni E. Fournier, CCM

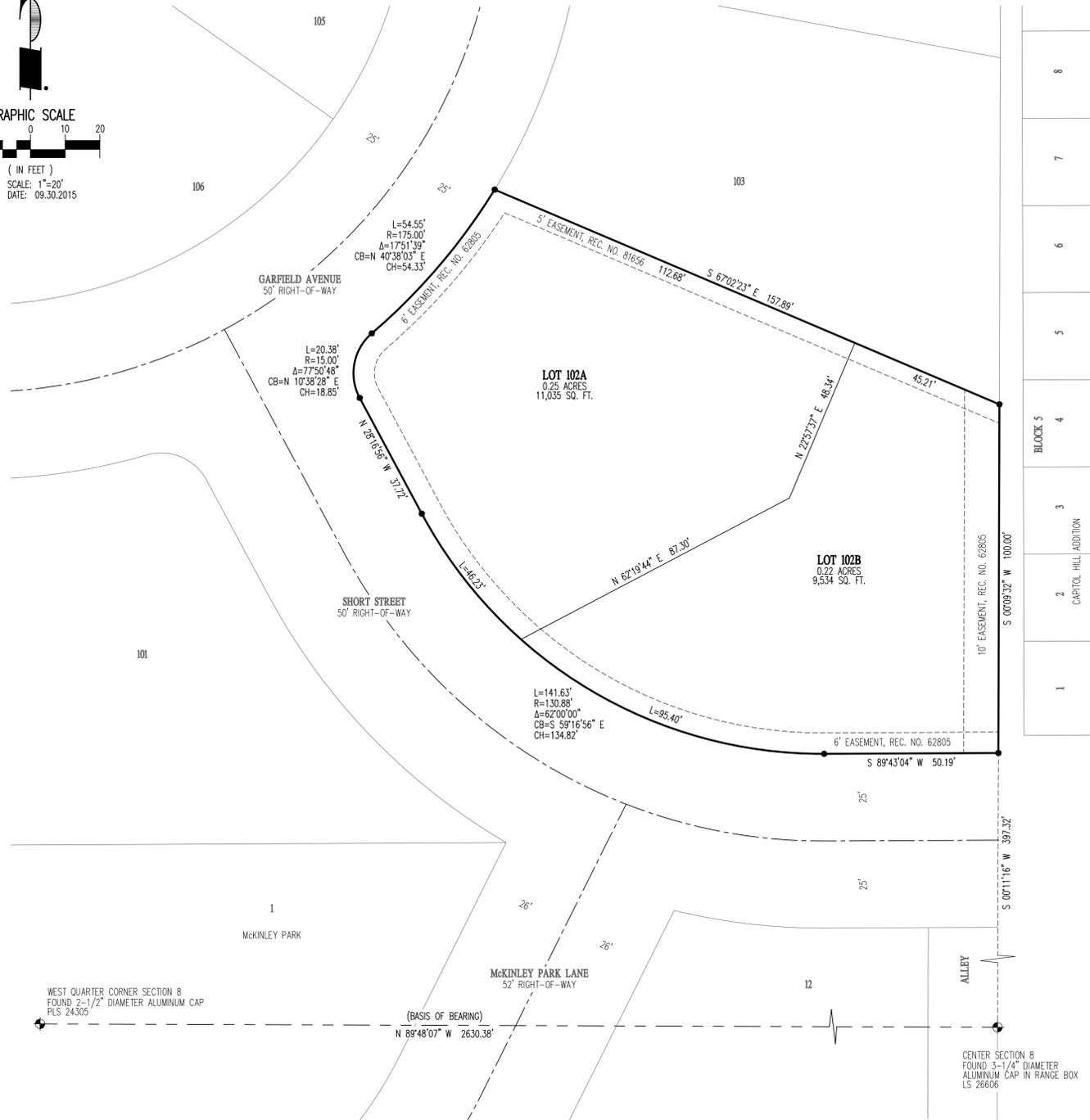
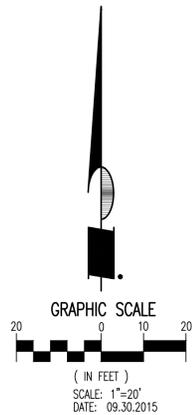
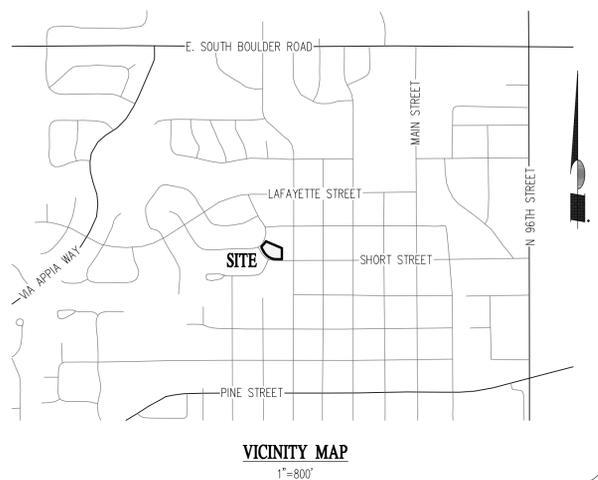
[Joni.fournier@nv5.com](mailto:Joni.fournier@nv5.com)

617-899-9422

c/o Eliot Marshall



**PARKWOOD MINOR SUBDIVISION**  
**A REPLAT OF LOT 102, PARKWOOD SUBDIVISION LOCATED IN THE NORTHWEST QUARTER**  
**OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN**  
**CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO**  
**SHEET 1 OF 1**



**NOTES:**

- BEARINGS ARE BASED UPON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, WITH THE CENTER OF SECTION BEING A FOUND IN PLACE 3-1/4" DIAMETER ALUMINUM CAP IN RANGE BOX, LS 26606 AND THE WEST QUARTER CORNER BEING A FOUND IN PLACE 2-1/2" DIAMETER ALUMINUM CAP, PLS 24305, ASSUMING TO BEAR N 89°48'07" W.
- ALL DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, ALL BEARINGS SHOWN HEREON ARE IN DEGREES-MINUTES-SECONDS.
- C.C.S. CONSULTANTS, INC. HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS RECORDED/UNRECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON 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 CERTIFICATION SHOWN HEREON.
- ACREAGE IS BASED UPON THE PERIMETER BOUNDARY DIMENSIONS AS SHOWN ON THIS SURVEY.
- PER MUNICIPAL CODE, EACH PREMISE REQUIRES SEPARATE WATER AND SANITARY SEWER SERVICE. UPON THE SALE OF EITHER LOT, THE MUNICIPAL WATER AND SANITARY SEWER SERVICE LINES SHALL BE MODIFIED TO MEET REGULATIONS.
- = SET NO. 4 REBAR, 18" LONG WITH 1" RED PLASTIC CAP, PLS 26296.
- THIS SITE IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FLOOD INSURANCE RATE MAP, BOULDER COUNTY, COLORADO, MAP NUMBER: 08013005821, MAP REVISED: DECEMBER 18, 2012.

**SURVEYOR'S CERTIFICATE:**

I, NOEL L. POTTER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY OF PARKWOOD MINOR SUBDIVISION WAS MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, WAS PREPARED UNDER MY RESPONSIBLE CHARGE BASED ON A FIELD SURVEY PERFORMED ON SEPTEMBER 10, 2015, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF IS AN ACCURATE REPRESENTATION OF THAT FIELD SURVEY. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SURVEY THEREOF.

**PROGRESS PRINT FOR REVIEW**

NOEL L. POTTER, PROFESSIONAL LAND SURVEYOR  
 COLORADO P.L.S. NO. 26296  
 FOR AND ON BEHALF OF C.C.S. CONSULTANTS, INC.

**DESCRIPTION:**

KNOWN ALL PERSONS BY THE PRESENTS, THAT CYLA SIMON REALTY, LLC, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY SITUATED IN BOULDER COUNTY, COLORADO, AND LYING WITHIN PARKWOOD, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 102, PARKWOOD

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

BY: \_\_\_\_\_  
 CYLA SIMON REALTY, LLC

**ACKNOWLEDGEMENT:**

COUNTY OF BOULDER )  
 ) SS  
 STATE OF COLORADO )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY \_\_\_\_\_ AS OWNER.

WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC

**PLANNING COMMISSION CERTIFICATE:**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

**CITY COUNCIL CERTIFICATE:**

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_ O'CLOCK \_\_\_\_ M., THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND IS RECORDED IN PLAN FILE \_\_\_\_.  
 FEE: \_\_\_\_\_ PAID.  
 \_\_\_\_\_ FILM NO.  
 \_\_\_\_\_ RECEPTION.

BY: \_\_\_\_\_  
 CLERK AND RECORDER  
 COUNTY OF BOULDER  
 STATE OF COLORADO

BY: \_\_\_\_\_  
 DEPUTY

**C.C.S. CONSULTANTS, INC.**

4860 Robb Street, Suite 206 2893 N. Monroe Avenue  
 Wheat Ridge, CO 80033 Loveland, CO 80538  
 Phone: 303.403.4706 Phone: 970.635.3031

**ITEM:** Case #15-038-FP, Centennial Peaks Hospital – PUD Amendment

**PLANNER:** Lauren Trice, Planner I

**OWNER:** Hal Hudson, Director of Facilities  
Avista Adventist Hospital  
100 Health Park Drive  
Louisville, CO 80027

**APPLICANT** Stacey Root, AIA  
Boulder Associates, Inc.  
1426 Pearl Street, #300  
Boulder, CO 80302

**ZONING:** Planned Community Zone District – Commercial (PCZD- C)

**LOCATION:** 100 Health Park Drive, Louisville, CO

**LEGAL DESCRIPTION:** LOT 1 HEALTH PARK SUBDIVISION NO 5

**TOTAL AREA:** 326,787 SF

**REQUEST:** Resolution 2, Series 2016, a resolution approving an amendment to the Louisville Psychiatric Hospital PUD to allow for a 12,560 SF addition to the existing hospital and parking expansion.



**BACKGROUND:**

The applicant, Boulder Associates, Inc., is requesting an amendment to an existing final planned unit development (PUD) to allow for a 12,560 SF addition and parking lot expansion to the existing Centennial Peaks Hospital, a 72-bed inpatient facility. The subject property is located on the northwest corner of South 88<sup>th</sup> Street and Health Park Drive and is immediately east of Avista Adventist Hospital. Across South 88<sup>th</sup> Street from the property is a senior living center, office complex and the Monarch Campus.

The property is zoned Planned Community Zone District–Commercial (PCZD-C) and is within the Avista Adventist General Development Plan, approved by City Council on August 18<sup>th</sup>, 1998 with Resolution No. 45, Series 1998. The Louisville Psychiatric Hospital (Health Park Filing 5, Lot 1) Planned Unit Development (PUD) was approved by City Council on September 8, 1987 with Resolution No. 27, Series 1987. The PUD was amended through an administrative process on January 10, 2012 to allow for the height of the rear fence to extend to 10 feet.

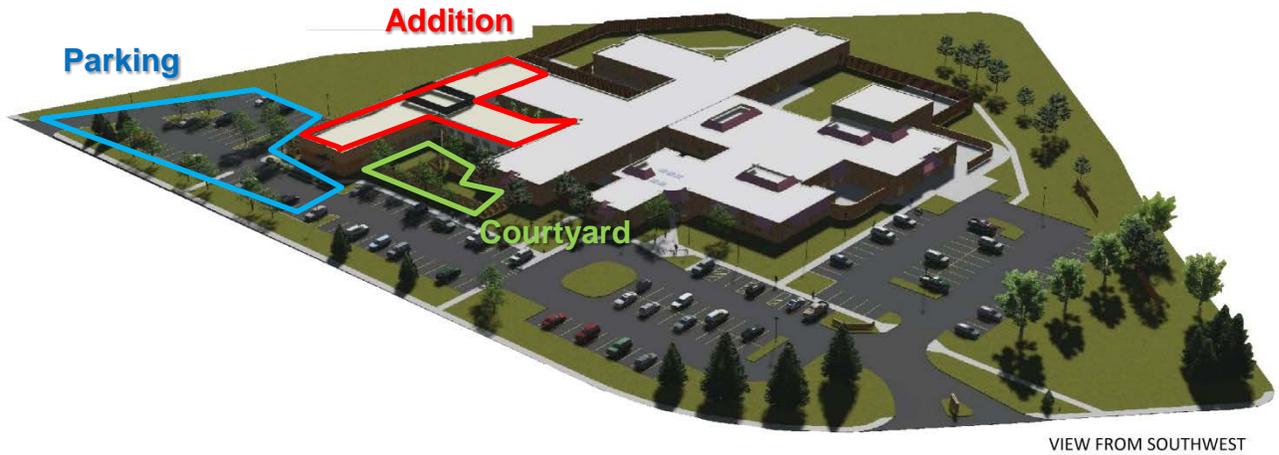
**REQUEST**

The applicant is requesting a PUD amendment to allow for:

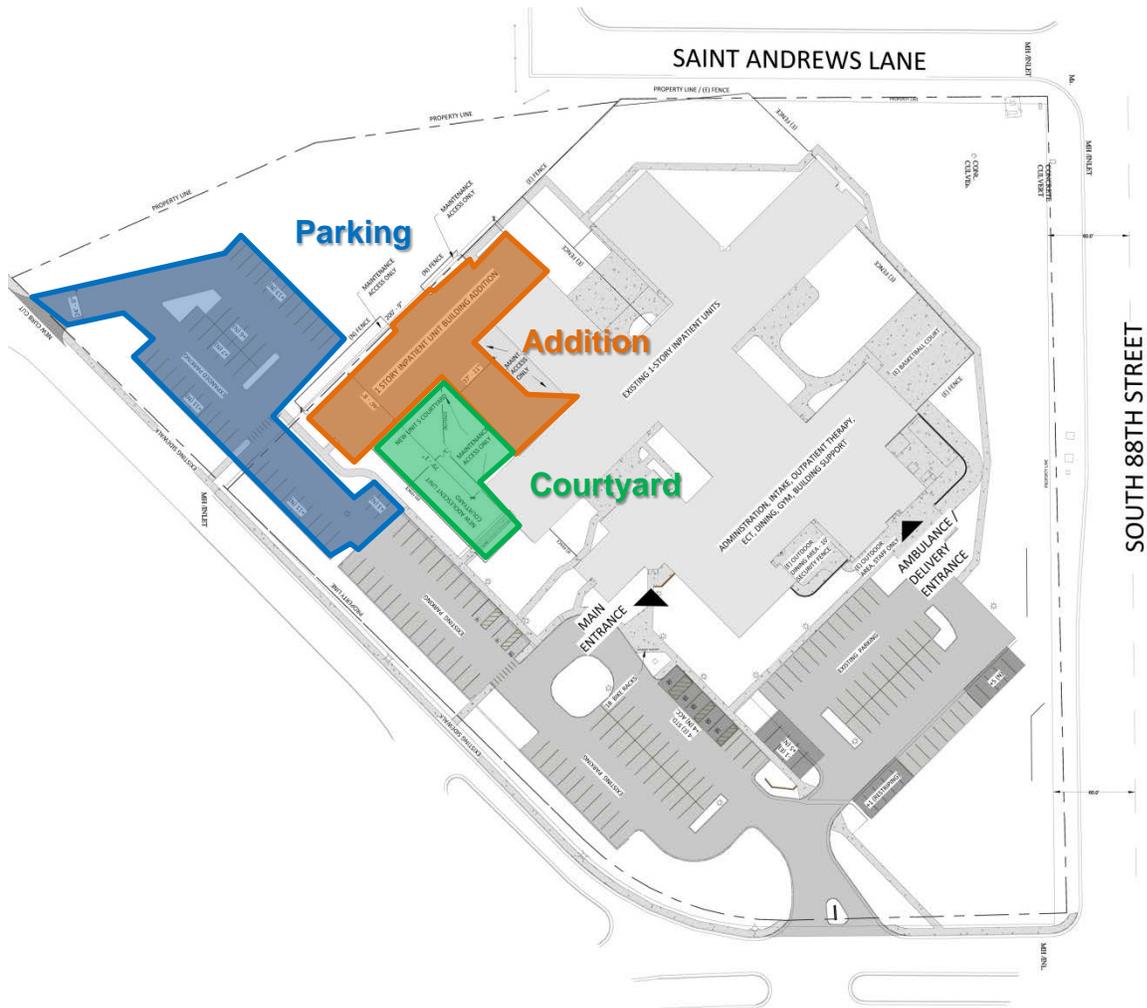
- Addition of 12,560 SF to the northeast corner of the existing structure
- Creation of a courtyard for patients
- Expansion of parking area to the north



*Centennial Peaks Hospital - Current*



*Centennial Peaks Hospital - Proposed*



*Centennial Peaks Hospital – Proposed Site Plan*

## **STAFF ANALYSIS**

### Site Plan

The major change to the existing site plan would be the requested 12,560 SF addition and expanded parking area. The change would not remove any of the existing structure and the majority of addition would fit within the existing fence line. The proposed site plan also includes a fenced patient courtyard.

The existing fence was extended to 10 feet in height in 2012 for security purposes. The proposed site plan, fence and security plan have been reviewed by the Police Department.

### Circulation and Parking

The site will continue to be accessed off of Health Park Drive with a proposed secondary entrance further north on Health Park Drive.

The property currently has 109 standard parking spaces, five accessible parking spaces, and three bike parking spaces. The proposal includes removing seven standard parking spaces, adding 62 standard parking spaces, and adding four accessible parking spaces.

The Louisville Municipal Code requires three parking spaces per two beds. The proposed building would have 104 beds and, therefore, require 156 parking spaces  $((104 \times 3) / 2)$ . The proposal exceeds the parking requirement by 24 spaces, providing a total of 180 parking spaces. The applicant has provided a parking analysis to justify the increase in parking spaces.

The Louisville Municipal Code requires one bike parking space for every 10 automobile parking spaces. The proposal includes the 18 bike parking spaces near the main entrance.



According to the CDDSG, the minimum amount of open space for ALL commercial developments is 30% of the site, or 65,357.4 SF (for this specific site). The applicant has proposed total site coverage of 186,884 SF or 57%. Even with the addition, the project far exceeds the minimum amount of landscaped area.

#### Building Architecture

The proposed 12,560 SF addition picks up on design elements of the existing structure while creating its own character. The proposed addition is made up of three bands of stucco and a brick knee wall. The materials blend with the overall design of the Avista campus. The proposed addition would be the same height as the existing structure but would have a 17' 7" tall parapet, which would be two feet higher than the existing structure. The mechanical screen is proposed to extend to 21' 3". The windows on the new patient rooms would be larger than the existing structure. The majority of the addition would be located behind a 10 foot tall privacy fence.

The applicant has met the architectural requirements of the CDDSG.

#### Signs

The proposal does not include any additional signs.

#### Neighborhood Impact

The proposed building addition and parking area have been designed to have a minimal impact on the surrounding properties. The majority of the proposed addition would be within the existing fence, therefore limiting the neighborhood impact. The applicant has conducted research and expanded the parking to further alleviate concerns from adjacent properties.

#### **PUBLIC COMMENT**

Staff posted the property and mailed a public notice all properties owners within 500-feet of 100 Health Park Drive. No comments have been received as of the publishing of this report.

The applicant is conducting a neighborhood meeting on January 6, 2016 and will be able to provide more information at the public hearing.

#### **STAFF RECOMMENDATION**

Staff recommends Planning Commission approve Resolution 2, Series 2016, a resolution approving an amendment to the Louisville Psychiatric Hospital PUD to allow for a 12,560 SF addition to the existing hospital and parking expansion with the following conditions:

1. The applicant must make the changes stated in the memo from Public Works, dated January 4, 2016, prior to Building Permit.

#### **ATTACHMENTS:**

1. Resolution No. 2, Series 2016
2. Application

3. Letter
4. PUD Amendment
5. Survey
6. Parking Analysis
7. Louisville Psychiatric Hospital PUD
8. Centennial Hospital GDP
9. Memo from Public Works Dated 1/4/2016

**RESOLUTION NO. 2  
SERIES 2016**

**A RESOLUTION APPROVING AN AMENDMENT TO THE LOUISVILLE  
PSYCHIATRIC HOSPITAL PUD TO ALLOW FOR A 12,560 SF ADDITION TO THE  
EXISTING HOSPITAL AND PARKING EXPANSION.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for approval of an amendment to an existing final planned unit development (PUD) plan to allow for a 12,560 SF addition to the existing hospital and parking expansion; and

**WHEREAS**, the City Staff has reviewed the information submitted and found that, subject to conditions, the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on the application on January 14, 2016 where evidence and testimony were entered into the record, including without limitation the findings in the Louisville Planning Commission Staff Reports dated January 14, 2016; and

**WHEREAS**, based on the evidence and testimony in the record, the Planning Commission finds that the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code and should be approved, with conditions;

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of an amendment to the Louisville Psychiatric Hospital PUD to allow for a 12,560 SF addition to the existing hospital and parking expansion, with the following condition:

1. The applicant must make the changes stated in the memo from Public Works, dated January 4, 2016, prior to publication of February 16, 2016 City Council packet.

**PASSED AND ADOPTED** this \_\_\_\_ day of January, 2016.

By: \_\_\_\_\_  
Chris Pritchard, Chairman  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: Boulder Associates, Inc.  
 Contact: Stacey Root, AIA  
 Address: 1426 Pearl St. #300  
Boulder, CO 80302  
 Mailing Address: Same  
 Telephone: 303.499.7795  
 Fax: 303.499.7767  
 Email: sroot@boulderassociates.com

**OWNER INFORMATION**

Firm: Avista Adventist Hospital  
 Contact: Hal Hudson, Director of Facilities  
 Address: 100 Health Park Drive  
Louisville, CO 80027  
 Mailing Address: Same  
 Telephone: 303.661.2492  
 Fax: 303.661.4300  
 Email: halhudson@centura.org

**REPRESENTATIVE INFORMATION**

Firm: Universal Health Services, Inc.  
 Contact: Kent Hedges, Regional Project Manager  
 Address: UHS - Corporate Office  
367 S. Gulph Road  
 Mailing Address: King of Prussia, PA 19406  
Same  
 Telephone: 512.971.6269  
 Fax: none  
 Email: Kent.Hedges@uhsinc.com

**PROPERTY INFORMATION**

Common Address: 2255 S. 88th St., Louisville 80027  
 Legal Description: Lot 1 Blk \_\_\_\_\_  
 Subdivision Health Park FLG 5 - LO  
 Area: 326,787 Sq. Ft.

**TYPE (S) OF APPLICATION**

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

**PROJECT INFORMATION**

Summary: Centennial Peaks Behavioral Health  
Hospital is responding to an increasing community  
need to provide additional inpatient support. The  
proposed project is to add 32 beds and support  
services totaling 12,488 sf to the existing facility,  
which is 72 beds and 52,347 sf. The proposed new  
building construction sits entirely within the existing  
fence line, and the parking area expands to the  
north, but still within the leased area of Lot 1.  
 Current zoning: P-C Proposed zoning: No change

**SIGNATURES & DATE**

Applicant: [Signature] 9-25-15  
 Print: STACEY ROOT, AIA  
 Owner: [Signature]  
 Print: Dennis Baults  
 Representative: [Signature]  
 Print: W. Kent Hedges 9/25/15

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

1 October 2015

Troy Russ  
Director of Planning and Building Safety  
City of Louisville Planning Department  
749 Main St.  
Louisville, CO 80027



RE: Centennial Peaks Hospital  
Amendment to Planned Unit Development (PUD)  
Letter of Request describing the proposed expansion

Dear Mr. Russ,

Boulder Associates Architects, representing Centennial Peaks Hospital, is submitting the attached documentation for an expansion to the existing hospital located at 2255 S. 88<sup>th</sup> St. requesting an amendment to the existing Planned Unit Development (PUD) included with this Letter of Request.

Centennial Peaks Hospital is a 72-bed inpatient behavioral health hospital located in Louisville, Colorado. The hospital specializes in the treatment of adolescents and adults struggling with a behavioral health illness. The hospital's focus is to provide the highest quality of evidence based care in the patient's community to ensure family involvement which positively impacts clinical outcomes. Centennial Peaks offers a confidential, caring environment that promotes crisis resolution, positive self-awareness and personal growth through an intensive therapeutic structure, psychiatric and crisis stabilization, customized treatment plans, 24-hour nursing care, discharge planning and much more. As a service to the community, Centennial Peaks also provides behavioral health assessments for Avista Adventist Hospital in Louisville. Centennial Peaks Hospital has proudly served the Colorado community for over 25 years.

With this PUD Amendment, Centennial Peaks Hospital is proposing an expansion of the Adolescent and Adult Inpatient Units for the purpose of responding to the community demand for behavioral health inpatient beds. This proposal requests an additional 32 beds, along with necessary patient and staff support services, to the current 72 bed facility.

Due to population growth and greater awareness, behavioral health needs continue to increase in the State of Colorado. Law enforcement and emergency departments report a significant increase in demand for behavioral health services. Avista, as well as other local emergency departments, reports holding patients in their emergency departments for extended time periods while awaiting inpatient behavioral health bed availability.

The current demand for inpatient beds is such that Centennial Peaks deflects approximately 200 patients per month from our community who are in need of immediate inpatient behavioral health care due to lack of bed availability; this is likely to increase in the coming years. Without additional bed capacity, these patients must travel throughout the state and beyond to receive services, which is a barrier to family involvement during treatment. Nationally, the State of Colorado has the fewest per capita acute behavioral health hospital beds, according to the Status of Mental Health Care in Colorado report. As the only free-standing behavioral health hospital in Boulder County, Centennial Peaks is positioned to provide necessary resources within our community to ensure that behavioral health needs are being met timely and locally whenever possible.

1. Proposed Use:
  - a. Institutional group I-2 occupancy, Type IIA construction.
  - b. Hours of operation:
    - i. The facility will be operational 24 hours a day 7 days a week.
  - c. Parking requirements –
    - i. Based on 17.20.010 (C2) of the Municipal Code, for hospitals, 3 spaces per 2 beds is required. Total Number of Parking Spaces Required: 156.
    - ii. For further justification of our proposed parking count, see also attachment to this letter: Comparative Parking Analysis at UHS Behavioral Health Facilities.
    - iii. CPH has negotiated for temporary construction parking at Avista Adventist Hospital.
  
2. Design Standards:
  - a. Security Fencing
    - i. Existing 10'-0" fencing will remain in place except at the addition. The design of all new fencing will complement the existing and must be approved by City of Louisville and Avista Adventist Hospital if different from existing.
  - b. Building Exterior Design: The proposed architectural design of the addition is consistent with the City of Louisville Commercial Development Design Standards and Guidelines (June 17, 1997). Primary materials include brick and stucco. Though most of the addition will be surrounded by fencing, it is important that it still relates to the existing hospital without copying more of the same (as requested by the Planning Department at our pre-application meeting). New patient room windows are larger than the existing ones, with an added level of detail. We propose a brick sill at both the connection and the new unit; the sill at the connection would be a blended pattern that recalls the existing, and the sill at the new unit would be a more uniform color matching one of the lighter colors in the blend. The three proposed preliminary stucco colors are intended to create a band of architectural interest while still blending with all of the buildings on the overall Avista campus.
  
3. Development Schedule:
  - a. The proposed timeline is as follows:
 

i. Submit application packet for PUD Amendment	October 1, 2015
ii. Planning Commission Public Hearing	January 7, 2016
iii. City Council Public Hearing	February 16, 2016
iv. Construction Mobilization	April, 2016
v. First Patient Day at New Addition	November, 2016
  
4. We have included or addressed herein the following documents for your review based on Amendment to PUD submittal requirements outlined in the City of Louisville Public Hearing Application Packet:
  - a. Land Use Application Form – *attached*.
  - b. Letter of Request Describing Proposed Use – *this letter*.
  - c. Proof of ownership Copy of Deed with Legal Description – *attached*.
  - d. Application Fee – *attached*.
  - e. List of property owners' addresses within a 500 foot radius of the project – *attached*.
  - f. Stamped and addressed Public Notice Envelopes (1 set) – *included*.
  - g. Current Title Insurance Commitment\* – *follow-up if required*.

- h. Mineral Interest Notification per CRS 24-65.5-103 Based on this ALTA survey dated June 24, 2009, there are no registered mineral interest surface rights for this piece of property. All previous mineral rights are released and quitclaim. Therefore mineral rights notification is not required. – *not required*.
- i. Plan Sheets (15 sets):
  - 1. Subdivision Plat – *attached, 2 applicable sheets*.
  - 2. Development Plat – *attached, 1 applicable sheets*.
  - 4. Land / Improvement Survey – *A1*.
  - 5. Utility Plan – *C-831*.
  - 6. Grading and Drainage Plan – *C-311 & C-631*.
  - 7. Landscape Plan / Parking Plan – *L-1.0*.
  - 8. Architectural Elevations – *A3*.
  - 9. Photometric Site Lighting Plan / Fixture Cut Sheet – *E1.0 & E1.1*.
  - 10. Security Plan & Floor Plan (for City of Louisville Police Department review) – *A4*.
- j. 3 copies of any required reports: Drainage Report Memo – *attached*.
- k. Certified real estate appraisal – *not required*.
- l. Sign criteria and details – *not required. No new signage is proposed in this submittal*.
- m. Materials and color sample board\*\* – *preliminary selections shown on sheet A3*.
- q. Other Documents (as determined necessary at the pre-application conference)
  - i. Number 10 above, Security Plan A4, – *submitted to City of Louisville Police Department*.
- r. CD of all documents that can be produced electronically in PDF format. – *included*.

\*within 6 months of submittal, if needed

\*\*Can be submitted at Planning Council meeting

Please let me know if any additional information is required or if you have any questions regarding our submittal for an Amendment to the PUD. Thank you for considering this application, and we look forward to working with the City of Louisville to develop this much-needed behavioral health hospital expansion for our community.

Sincerely,



Boulder Associates, Inc.

Stacey Root, AIA | Senior Associate

UNIVERSAL HEALTH SERVICES, INC.  
**CENTENNIAL PEAKS HOSPITAL EXPANSION**  
**AMENDMENT TO PUD SUBMITTAL**  
 OCTOBER 1, 2015

PROJECT NUMBER  
152620.00

DRAWN BY  
SR

DATE  
12/18/2015

REV	DESCRIPTION	DATE

**SIGNATURE BLOCKS**

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

**CITY COUNCIL CERTIFICATE**  
 Approved this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ by the City Council of the City of Louisville, Colorado. Resolution No. \_\_\_\_\_, Series \_\_\_\_\_

\_\_\_\_\_  
Mayor Signature

\_\_\_\_\_  
City Clerk Signature

**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) seal(s) this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ (Notary Seal)

\_\_\_\_\_  
Owner Name and Signature

\_\_\_\_\_  
Notary Name (print)

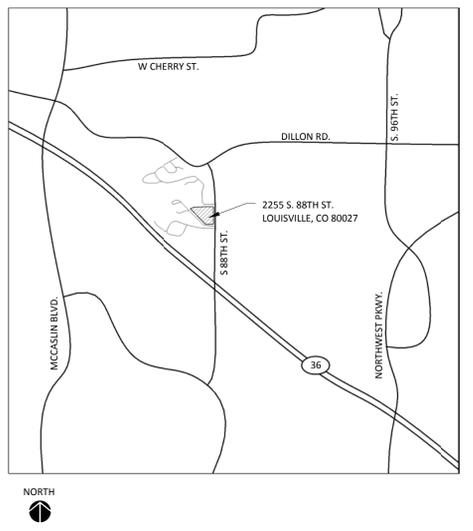
\_\_\_\_\_  
Notary Signature

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

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

\_\_\_\_\_  
Deputy

**VICINITY MAP**



**PUD AMENDMENT SHEET INDEX**

- 3 - ARCHITECTURAL
- A1 COVER SHEET
- A2 DEVELOPMENT PLAN
- A3 ARCHITECTURAL EXTERIORS
- C-311 GRADING PLAN
- C-511 OVERALL UTILITY PLAN
- DM-01 DRAINAGE MAP
- E1.0 PHOTOMETRIC SITE PLAN / LUMINAIRE SCHEDULE
- E1.1 LUMINAIRE CUT SHEETS
- L1.0 LANDSCAPE PLAN & DETAILS

**PROJECT DIRECTORY**

**OWNER**  
 AVISTA ADVENTIST HOSPITAL  
 100 HEALTH PARK DRIVE  
 LOUISVILLE, CO 80027  
 PHONE: 303.661.2492  
 HAL HUDSON, DIR. OF FACILITIES

**TENANT**  
 CENTENNIAL PEAKS HOSPITAL  
 2255 S 88TH ST.  
 LOUISVILLE, CO 80027  
 PHONE: 303.666.2079  
 JOHN GUENTHER, DIR. OF FACILITIES

**ARCHITECT**  
 BOULDER ASSOCIATES, INC.  
 1426 PEARL ST, STE 300  
 BOULDER, CO 80302  
 PHONE: 303.499.7795  
 STACEY ROOT, AIA

**CONTRACTOR**  
 GE JOHNSON  
 5613 DTC PKWY., SUITE 450  
 GREENWOOD VILLAGE, CO 80111  
 PHONE: 303.221.1249  
 SCOTT BONNER, PROJECT MANAGER

**CIVIL ENGINEER**  
 S.A. MIRO  
 4582 S. ULSTER ST. PKWY., SUITE 300  
 DENVER, CO 80237  
 PHONE: 303.741.3737  
 JASON CARR, PE

**STRUCTURAL ENGINEER**  
 S.A. MIRO  
 4582 S. ULSTER ST. PKWY., SUITE 300  
 DENVER, CO 80237  
 PHONE: 303.741.3737  
 DAVID MITCHELL, PE

**MEP ENGINEER**  
 CCRD PARTNERS  
 6400 S. FIDDLERS GREEN, SUITE 1150  
 GREENWOOD VILLAGE, CO 80111  
 PHONE: 303.694.4755  
 JON GRANT, PE, LC

**LANDSCAPE ARCHITECT**  
 DESIGN CONCEPTS  
 211 N. PUBLIC RD., SUITE 200  
 LAFAYETTE, CO 80026  
 PHONE: 303.664.5301  
 SHANEN WEBER, PLA, ASLA, REFP

**PROJECT ANALYSIS**

**PROJECT DESCRIPTION:**  
 THE ADDITION OF 32 INPATIENT BEDS AND SUPPORT SERVICES TOTALING 12,560 SF TO THE EXISTING FACILITY, WHICH IS 72 BEDS AND 52,347 SF. 1-STORY BEHAVIORAL HEALTH UNIT TO AN EXISTING 1-STORY BEHAVIORAL HEALTH UNIT. THE ADDITION IS NOT DESIGNED FOR SURGERY.

THE NEW BUILDING CONSTRUCTION SITS ENTIRELY WITHIN THE EXISTING FENCE LINE, WHILE ADDING FENCED COURTYARDS TO THE NORTH AND EXPANDING THE PARKING AREA TO THE NORTH, YET STILL WITHIN THE CURRENTLY LEASED AREA OF LOT 1.

**LEGAL DESCRIPTION:**  
 LOT 1, HEALTH PARK SUBDIVISION FILING NO. 5, LYING IN THE NE 1/4 OF SECTION 19, T1S, R69W OF THE 6TH PM, TOWN OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

**LOT SIZE:**  
 326,787 SF

**EXISTING ZONING:**  
 P-C (NO CHANGE)

**DESIGN STANDARDS AND GUIDELINES:**  
 2012 INTERNATIONAL BUILDING CODE AND RELATED CODES  
 2010 FGI GUIDELINES FOR DESIGN AND CONSTRUCTION OF HEALTH CARE FACILITIES

**OCCUPANCY TYPE & TYPE OF CONSTRUCTION:**  
 INSTITUTIONAL GROUP I-2  
 IIA

**FLOOR TO FLOOR HEIGHTS:**  
 TOP OF ROOF STRUCTURE EXISTING: 16'-10"  
 TOP OF ROOF STRUCTURE EXISTING @ GYM: 24'-0"  
 TOP OF ROOF STRUCTURE OF ADDITION: 17'-7" MAX.  
 FIRST FLOOR ELEVATION TO MATCH EXISTING

**SITE COVERAGE CALCULATIONS:**

EXISTING GROSS FLOOR AREA:	52,347 SF
AREA OF ADDITION:	12,560 SF
TOTAL AREA:	64,907 SF
EXISTING PARKING AREA:	50,009 SF
NEW PARKING AREA:	24,930 SF
TOTAL AREA:	74,939 SF
SITE AREA:	326,787 SF
BUILDING & PARKING AREA:	139,846 SF
BUILDING & PARKING AREA:	43 %
OPEN SPACE (INCL. SIDEWALKS)	57%

**CURRENT PARKING:**

(E) SPACES - STANDARD =	116
(E) SPACES - ACCESSIBLE =	5
TOTAL =	121

**PARKING EXPANSION:**

(E) SPACES - STANDARD =	109 (7 LOST)
(E) SPACES - ACCESSIBLE =	5
(N) SPACES - STANDARD =	62
(N) SPACES - ACCESSIBLE =	4
TOTAL =	180

**BICYCLE EXPANSION**

(E) SPACES =	3(LOST)
(N) sPACES =	18
TOTAL =	18

**PLANTING REQUIREMENTS:**  
 WE HAVE MET THE PARKING AND LANDSCAPE REQUIREMENTS BY PROVIDING 1 TREE EVERY 40 LINEAL FEET FOR PARKWAYS AND MEDIANS. WE HAVE ALSO KEPT TRUE TO THE ORIGINAL DESIGN INTENT AND PLANTINGS TO ENSURE ONE COHESIVE SITE. PARKING ISLANDS HAVE BEEN PLANTED WITH AT LEAST 1 TREE FOR EVERY 8 SPACES AND GROUND COVER IN THE FORM OF LOW GROW FRAGRANT SUMACS.



VIEW FROM SOUTHWEST



Boulder Associates, Inc.  
 Architecture + Interior Design  
 1426 Pearl Street, Suite 300  
 Boulder, Colorado 80302  
 303.499.7795 F 303.499.7767  
 www.boulderassociates.com

PROJECT  
**UHS CENTENNIAL PEAKS HOSPITAL EXPANSION**

2255 S. 88TH ST.  
 LOUISVILLE, CO 80027

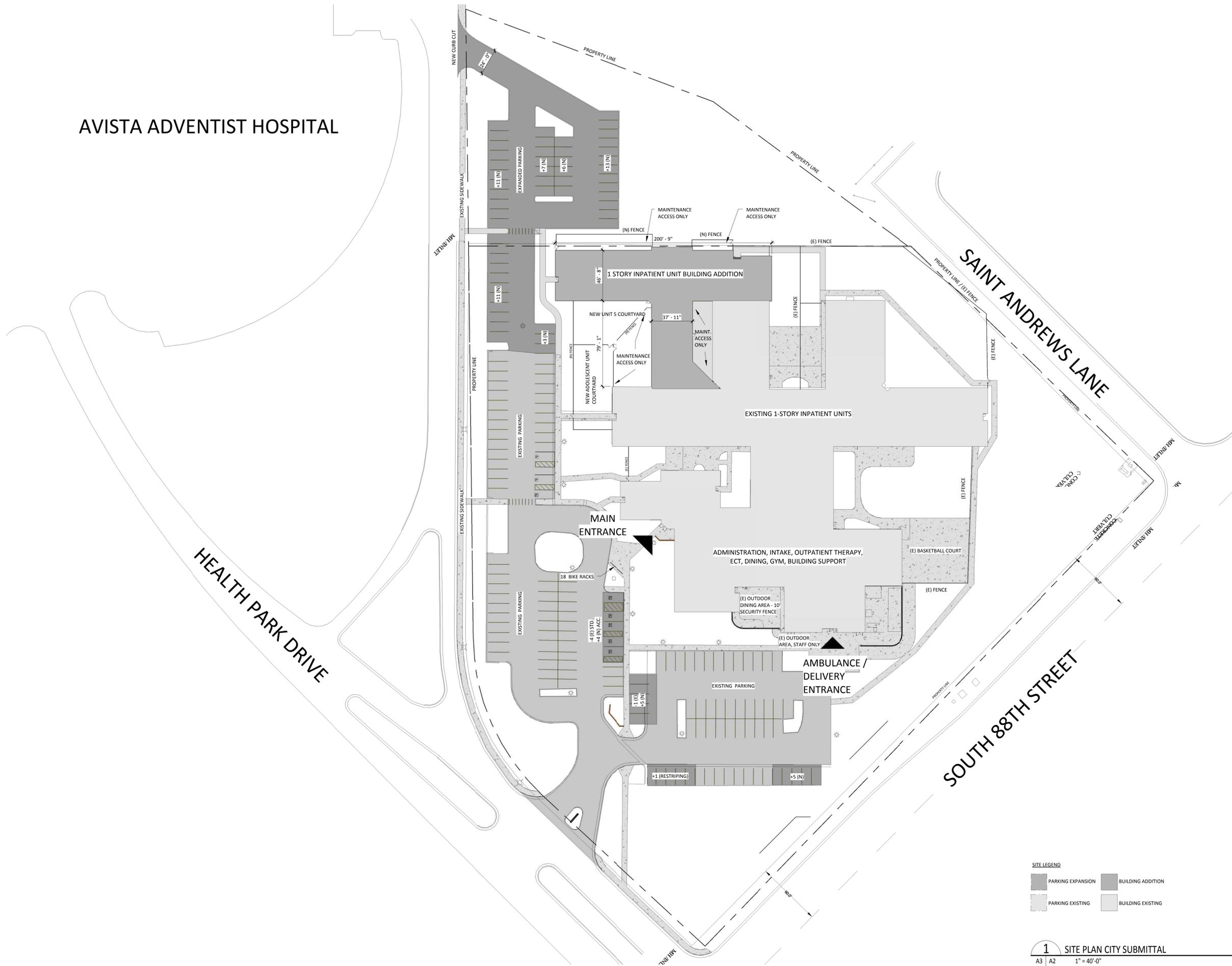
CITY OF LOUISVILLE  
 SUBMITTAL - PUD  
 AMENDMENT

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER

**A1**

# AVISTA ADVENTIST HOSPITAL



**SITE LEGEND**

<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> PARKING EXPANSION	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> BUILDING ADDITION
<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> PARKING EXISTING	<span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> BUILDING EXISTING

**1** SITE PLAN CITY SUBMITTAL  
 A3 | A2 1" = 40'-0" NORTH

PROJECT NUMBER  
152620.00

DRAWN BY  
SR

DATE  
12/16/2015

**REVISIONS**

REV	DESCRIPTION	DATE



Boulder Associates, Inc.  
 Architecture + Interior Design  
 1426 Pearl Street, Suite 300  
 Boulder, Colorado 80302  
 303.499.7795 F 303.499.7767  
 www.boulderassociates.com

PROJECT  
**UHS CENTENNIAL PEAKS HOSPITAL EXPANSION**

2255 S. 88TH ST.  
 LOUISVILLE, CO 80027

CITY OF LOUISVILLE  
 SUBMITTAL - PUD AMENDMENT

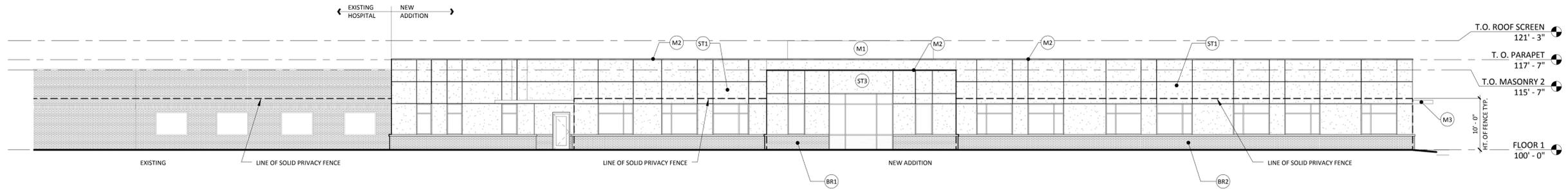
SHEET TITLE  
**DEVELOPMENT PLAN**

SHEET NUMBER

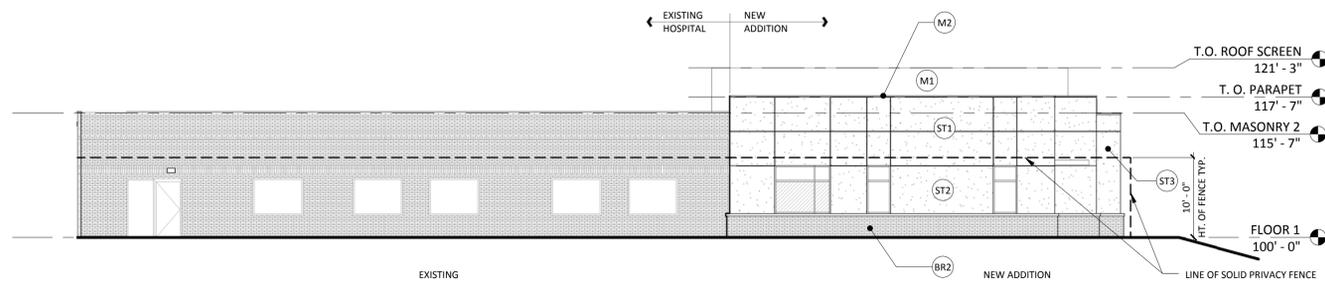
**A2**

C:\Revit Local Files\152620.00 - UHS Centennial Peaks Expansion - A15 Central - jgoes.rvt  
 12/17/2015 4:18:41 PM  
 TTLBv\_110221

REV	DESCRIPTION	DATE



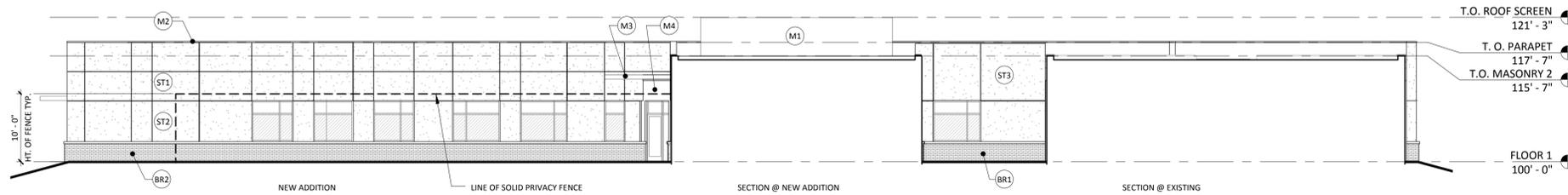
**NORTH ELEVATION**



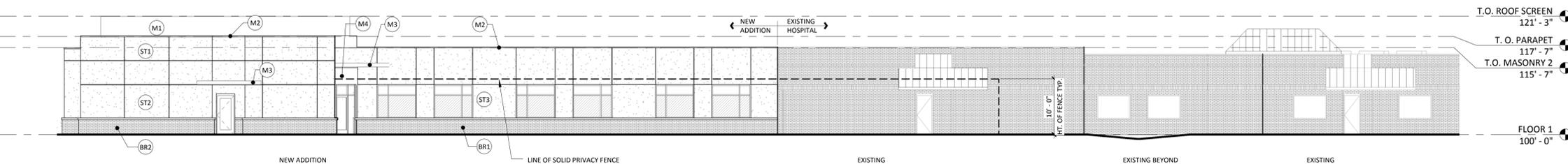
**EAST ELEVATION**

**PROPOSED EXTERIOR MATERIALS**

(BR1) BRICK - LIGHT		(BR2) BRICK - DARK	
(ST1) STUCCO - LIGHT ORANGE		(ST3) STUCCO - WHITE	
(ST2) STUCCO - ORANGE		(M1) METAL - ROOF SCREEN (DARK GRAY)	
		(M2) METAL - PARAPET CAP (DARK GRAY)	
		(M3) METAL CANOPY - (DARK GRAY)	
		(M4) METAL - METAL PANEL (LIGHT GRAY)	



**SOUTH ELEVATION**



**WEST ELEVATION**



Boulder Associates, Inc.  
Architecture + Interior Design  
1426 Pearl Street, Suite 300  
Boulder, Colorado 80302  
303.499.7795 F 303.499.7767  
www.boulderassociates.com

PROJECT  
**UHS CENTENNIAL PEAKS HOSPITAL EXPANSION**

2255 S. 88TH ST.  
LOUISVILLE, CO 80027

CITY OF LOUISVILLE  
SUBMITTAL - PUD AMENDMENT

SHEET TITLE  
**ARCHITECTURAL EXTERIORS**

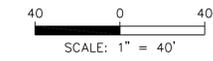
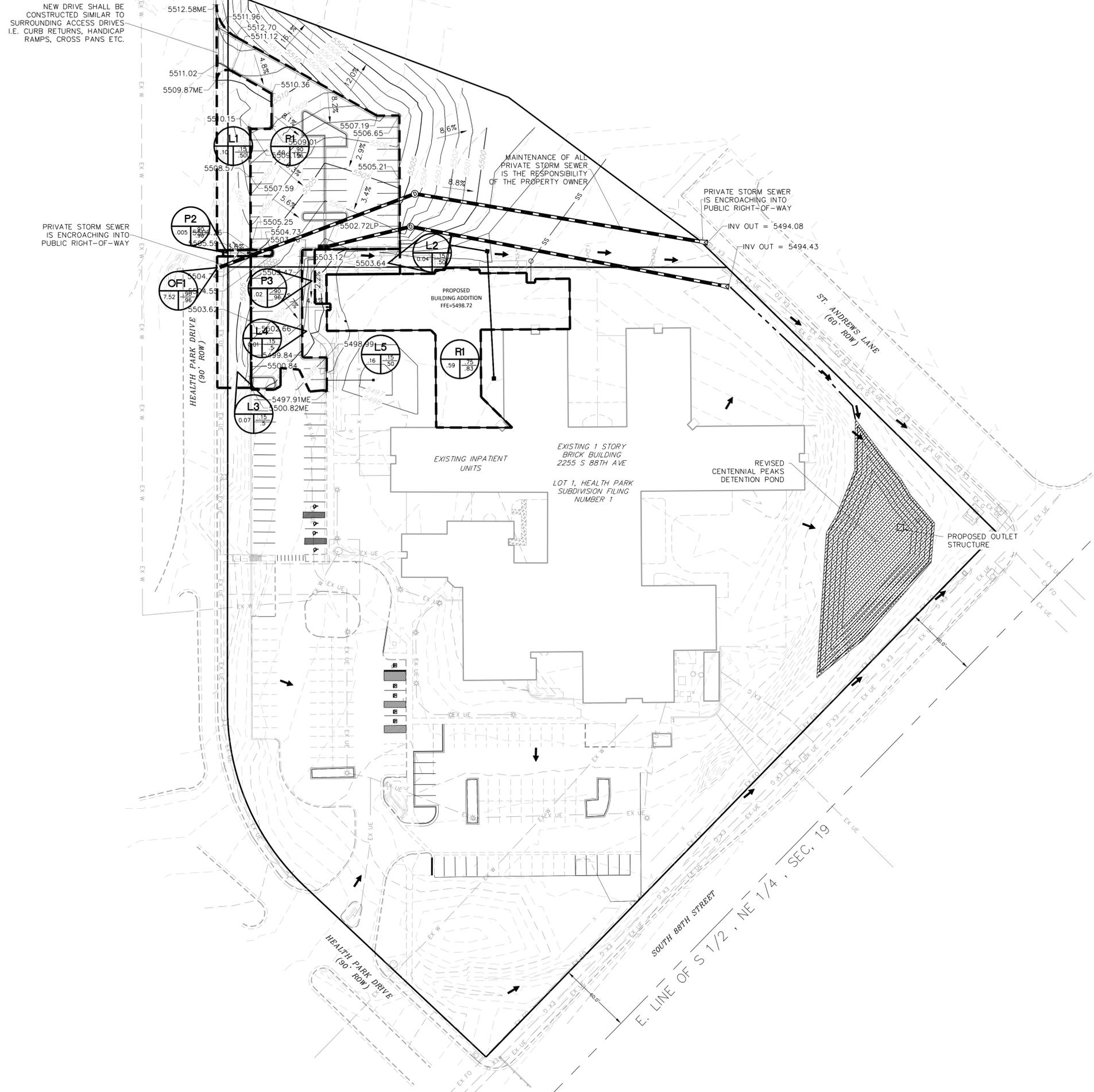
SHEET NUMBER

**A3**

J:\Jobs\15018 UHS Centennial Peaks Expansion\05 CAD\Plans and Details\PUD\VC-311-GRAD-PLAN.dwg C-311 - 1/6/2016

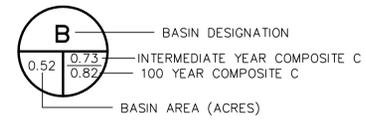
9/30/2015 12:16:20 PM

TTLBv.11021



- LEGEND:**
- 5.343 --- EXISTING MINOR CONTOURS
  - 5.345 --- EXISTING MAJOR CONTOURS
  - ⊗ 43.50 EXISTING SPOT ELEVATION
  - 5.343 --- PROPOSED MINOR CONTOURS
  - 5.345 --- PROPOSED MAJOR CONTOURS
  - ⊗ 43.50 PROPOSED SPOT ELEVATION
  - EX SD --- EXISTING STORM LINE
  - ⊗ EX IN --- EXISTING STORM INLET
  - ⊗ EX MH --- EXISTING STORM MANHOLE
  - PROPOSED STORM LINE
  - ⊗ PROPOSED STORM INLET
  - ⊗ PROPOSED STORM MANHOLE

- NOTES:**
- SEE SHEET ##### FOR CIVIL GENERAL NOTES AND LEGEND.
  - STORM SEWER PIPING SHOWN ON PLANS IS PRIVATELY MAINTAINED, INCLUDING APPURTENANCE AND CONNECTIONS TO EXISTING INLET IN WESTERLY R.O.W. (HEALTH PARK DRIVE AND NORTHERLY R.O.W. (ST. ANDREWS LANE))



RUNOFF SUMMARY						
DESIGN POINT	TRIBUTARY BASINS	TRIBUTARY AREA (ac.)	DIRECT RUNOFF Q-10 (cfs)	DIRECT RUNOFF Q-100 (cfs)	TOTAL RUNOFF Q-10 (cfs)	TOTAL RUNOFF Q-100 PEAK (cfs)
1	P1,L1	0.60	2.68	4.65	2.68	4.65
2	P1,L1,L2,R1	0.89	1.28	2.27	3.96	6.92
3	OF1	7.52	1.80	7.52	1.80	7.52
4	L5	0.16	0.11	0.70	0.11	0.70
5	P2,P3,L3-L5	0.26	0.23	0.54	0.34	1.24

POND SUMMARY		
	RELEASE RATE (CFS)	VOLUME (CF)
WQ	-	1,129
10-YR	1.82	14,931
100-YR	7.58	27,745

**PROJECT NUMBER**  
152620.00  
S. A. Miro 15-018

**DRAWN BY**  
S. A. Miro, INC.

**DATE**  
01-06-2016

REVISIONS	DESCRIPTION	DATE



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**PROJECT**  
**UHS CENTENNIAL PEAKS HOSPITAL EXPANSION**

2255 S. 88TH ST.  
LOUISVILLE, CO 80027

CITY OF LOUISVILLE  
SUBMITTAL - PUD AMENDMENT

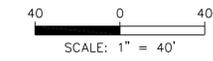
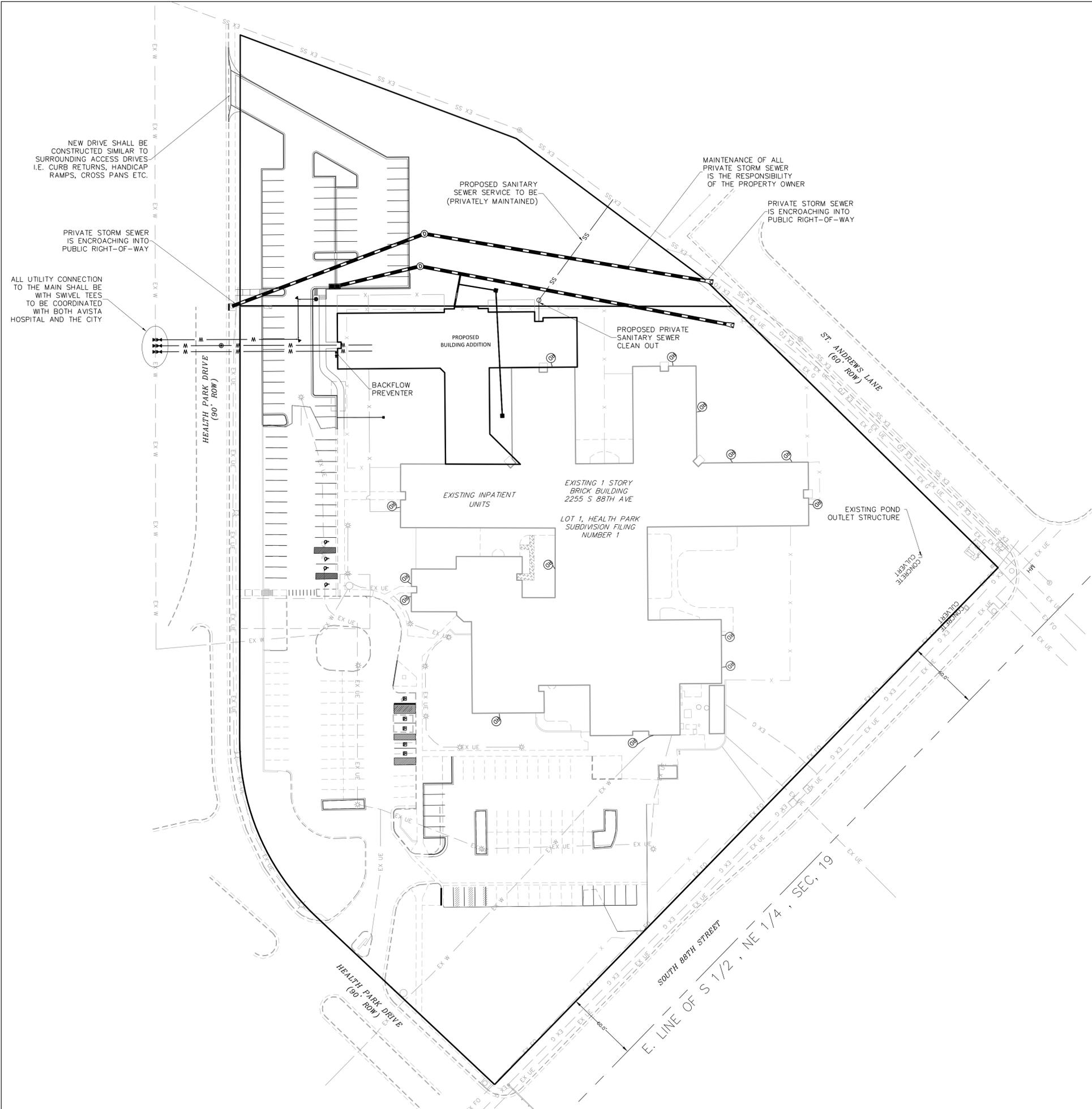
**SHEET TITLE**  
**GRADING PLAN**

**SHEET NUMBER**  
**C-311**

J:\Jobs\15018 UHS Centennial Peaks Expansion\05 CAD\Plans and Details\PUD\C-511-UTIL-PLAN.dwg C-511 - 12/16/2015

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TTLBv.11021



**LEGEND:**

---	EX E	EXISTING ELECTRICAL LINE
---	EX FO	EXISTING FIBER OPTIC LINE
---	EX G	EXISTING GAS LINE
---	EX T	EXISTING TELEPHONE LINE
---	EX SS	EXISTING SANITARY LINE
---	EX SD	EXISTING STORM LINE
---	EX W	EXISTING WATER LINE
---	EX W	EXISTING EASEMENT
	EXISTING STORM INLET	
	EXISTING CLEANOUT	
	EXISTING FIRE HYDRANT	
	EXISTING WATER VALVE	
	EXISTING MANHOLES	
---	E	PROPOSED ELECTRICAL LINE
---	FO	PROPOSED FIBER OPTIC LINE
---	G	PROPOSED GAS LINE
---	T	PROPOSED TELEPHONE LINE
---	SS	PROPOSED SANITARY LINE
---	SD	PROPOSED STORM LINE
---	W	PROPOSED WATER LINE
	PROPOSED STORM INLET	
	PROPOSED CLEANOUT	
	PROPOSED FIRE HYDRANT	
	PROPOSED WATER VALVE	
	PROPOSED WATER FITTINGS	
	PROPOSED MANHOLES	

**NOTES:**

1. WATER UTILITY LINES SERVICING THE PROPERTY SHALL BE PRIVATELY MAINTAINED EXCEPT THE WATER SERVICE BETWEEN THE MAIN AND CURB STOP VALVE. THE CURB STOP SHALL BE INSTALLED IN THE RIGHT-OF-WAY WITH THE WATER METER JUST DOWNSTREAM OF THE CURB STOP.
2. APPLICANT SHALL COMPLETE A WATER AND SANITARY SEWER TAP CALCULATION FORM AND SUBMIT INFORMATION TO PUBLIC WORKS FOR PROCESSING. INCLUDE ANNUAL WATER DEMAND FOR BUILDING ADDITIONS AND SQUARE FOOTAGE OF LANDSCAPE IRRIGATION. THIS FORM IS REQUIRED TO DETERMINE TAP FEES.
3. ALL CONNECTIONS MADE TO THE WATER MAIN SHALL BE MADE WITH SWIVEL TEES.
4. ALL LANDSCAPING IRRIGATION SHALL BE FROM A NEW SERVICE TO BE COORDINATED WITH THE MEP ENGINEER

**PROJECT NUMBER**  
152620.00  
S. A. Miro 15-018

**DRAWN BY**  
S. A. Miro, INC.

**DATE**  
12.16.2015

REVISIONS	DESCRIPTION	DATE
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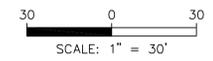
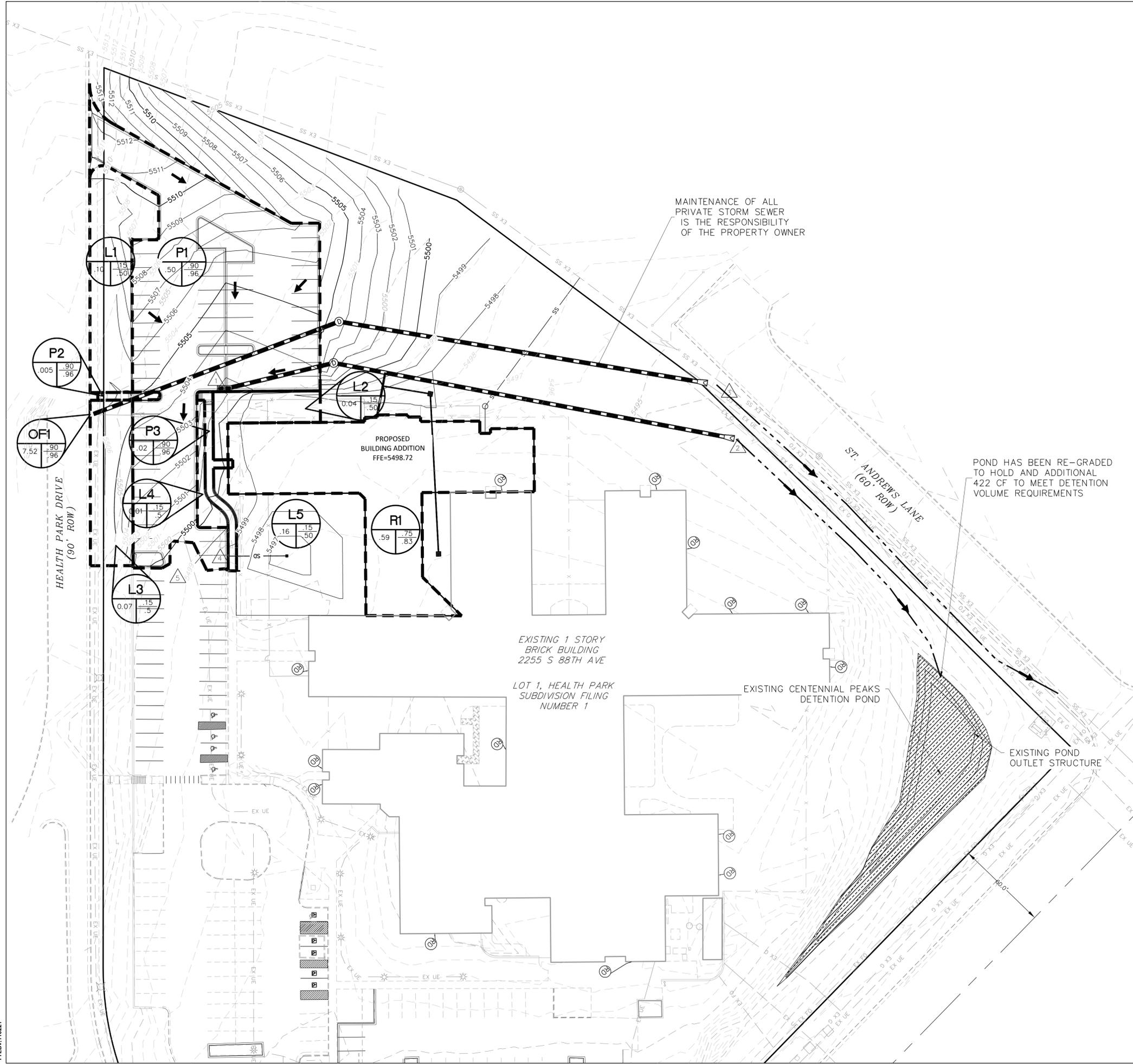
**PROJECT**  
**UHS CENTENNIAL PEAKS HOSPITAL EXPANSION**

2255 S. 88TH ST.  
LOUISVILLE, CO 80027

**CITY OF LOUISVILLE SUBMITTAL - PUD AMENDMENT**

**SHEET TITLE**  
**OVERALL UTILITY PLAN**

**SHEET NUMBER**  
**C-511**



**LEGEND:**

- 4.3 --- EXISTING MINOR CONTOURS
- 4.5 --- EXISTING MAJOR CONTOUR
- 4.3 --- PROPOSED MINOR CONTOURS
- 4.5 --- PROPOSED MAJOR CONTOURS
- EX SS --- EXISTING STORM SEWER
- B --- BASIN BOUNDARY
- G --- GRASS LINED SWALE
- ⊙ --- PROPOSED MANHOLE
- ⊠ --- PROPOSED INLETS
- --- FLOW DIRECTION ARROW
- ⊗ --- DESIGN POINT DESIGNATION

**NOTES:**

1. THE PROPERTY OWNER (VISTA OFF SITE AND CENTENNIAL PEAKS HOSPITAL ONSITE) SHALL BE RESPONSIBLE OF ALL STORM WATER FACILITIES LOCATED ON THIS PROJECT, UNLESS THOSE RESPONSIBILITIES ARE ACCEPTED BY ANOTHER PARTY AND DOCUMENTED VIA A LEGAL AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN THE FACILITIES, CITY OF LOUISVILLE SHALL HAVE THE RIGHT TO ENTER THE PROPERTY FOR THE PURPOSES OF OPERATION AND MAINTENANCE AND ASSESS THE COST FOR SUCH MAINTENANCE TO THE PROPERTY OWNER. THE STORM WATER MANAGEMENT SYSTEM MUST RECEIVE REGULAR MAINTENANCE BY OWNERSHIP TO ENSURE LONG-TERM FUNCTION AND EFFECTIVENESS AND STORMWATER MANAGEMENT FACILITIES SHALL BE DESIGNED WITH EASE OF MAINTENANCE, LONG-TERM FUNCTIONALITY AND ACCESSIBILITY AS PRIMARY CONSIDERATIONS.

B	0.52	0.73	INTERMEDIATE YEAR COMPOSITE C
	0.82		100 YEAR COMPOSITE C
BASIN AREA (ACRES)			

DESIGN POINT	TRIBUTARY BASINS	TRIBUTARY AREA (ac.)	DIRECT RUNOFF		TOTAL RUNOFF	
			0-10 (cfs)	0-100 (cfs)	0-10 (cfs)	0-100 PEAK(cfs)
1	P1,L1	0.60	2.68	4.65	2.68	4.65
2	P1,L1,L2,R1	0.89	1.28	2.27	3.96	6.92
3	OF1	7.52	1.80	7.52	1.80	7.52
4	L5	0.16	0.11	0.70	0.11	0.70
5	P2,P3, L3-L5	0.26	0.23	0.54	0.34	1.24

**PROJECT NUMBER**  
152620.00  
S. A. Miro 15-018

**DRAWN BY**  
S. A. Miro, INC.

**DATE**  
12.16.2015

REVISIONS	DESCRIPTION	DATE



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**PROJECT**  
UHS CENTENNIAL PEAKS HOSPITAL EXPANSION

2255 S. 88TH ST.  
LOUISVILLE, CO 80027

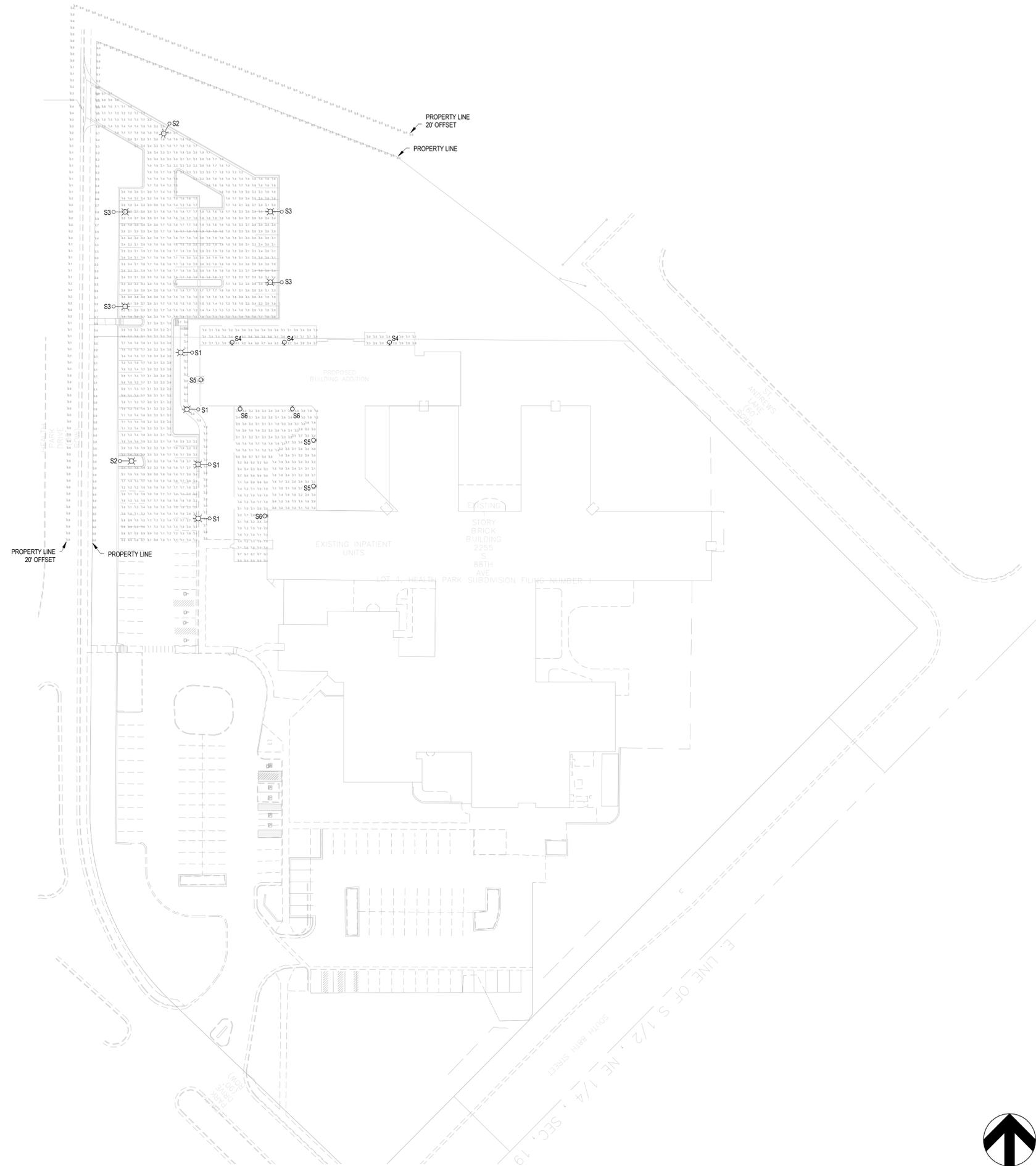
CITY OF LOUISVILLE  
SUBMITTAL - PUD AMENDMENT

**SHEET TITLE**  
DRAINAGE MAP

**SHEET NUMBER**  
DM-01

LUMINAIRE SCHEDULE	
TYPE	DESCRIPTION
S1	<p>DESCRIPTION: SINGLE HEAD LED SITE FIXTURE, ALUMINUM HOUSING CONSTRUCTION, POWDER COAT FINISH, 1 LED ARRAY, 4000K, 1A DRIVE CURRENT, TYPE 4 FORWARD THROW DISTRIBUTION WITH FULL CUTOFF OPTICS. FINISH AS SELECTED BY ARCHITECT.</p> <p>LAMP(S): 5400LM LED MIN - 4000K - 1 LED ARRAY - 56W</p> <p>BALLAST(S): INTEGRAL DRIVER</p> <p>VOLTAGE: 277V</p> <p>INSTALLATION: 11'-6" POLE ON 6" CONCRETE BASE POLE, 12'-0" TOTAL MOUNTING HEIGHT</p> <p>MANF: MCGRAW-EDISON #GLEON-AE-01-LED-E1-TMFT*</p>
S2	<p>DESCRIPTION: SINGLE HEAD LED SITE FIXTURE, ALUMINUM HOUSING CONSTRUCTION, POWDER COAT FINISH, 2 LED ARRAYS, 4000K, 1A DRIVE CURRENT, TYPE II DISTRIBUTION WITH FULL CUTOFF OPTICS AND HOUSE SIDE SHIELD. FINISH AS SELECTED BY ARCHITECT.</p> <p>LAMP(S): 8600LM LED MIN - 4000K - 2 LED ARRAY - 107W</p> <p>BALLAST(S): INTEGRAL DRIVER</p> <p>VOLTAGE: 277V</p> <p>INSTALLATION: 22'-0" POLE ON 2'-0" CONCRETE BASE POLE, 24'-0" TOTAL MOUNTING HEIGHT</p> <p>MANF: MCGRAW-EDISON #GLEON-AE-02-LED-E1-SL2*-HSS</p>
S3	<p>DESCRIPTION: SINGLE HEAD LED SITE FIXTURE, ALUMINUM HOUSING CONSTRUCTION, POWDER COAT FINISH, 3 LED ARRAYS, 4000K, 1A DRIVE CURRENT, TYPE IV FORWARD THROW DISTRIBUTION WITH FULL CUTOFF OPTICS. FINISH AS SELECTED BY ARCHITECT.</p> <p>LAMP(S): 15,700LM LED MIN - 4000K - 3 LED ARRAY - 157W</p> <p>BALLAST(S): INTEGRAL DRIVER</p> <p>VOLTAGE: 277V</p> <p>INSTALLATION: 22'-0" POLE ON 2'-0" CONCRETE BASE POLE, 24'-0" TOTAL MOUNTING HEIGHT</p> <p>MANF: MCGRAW-EDISON #GLEON-AE-03-LED-E1-TMFT*</p>
S4	<p>DESCRIPTION: LED WALL SCONCE, ALUMINUM HOUSING, POWDER COAT FINISH, 21 LED LIGHT BAR, 4000K, 350MA DRIVE CURRENT, TYPE II DISTRIBUTION WITH FULL CUTOFF OPTICS. FINISH AS SELECTED BY ARCHITECT.</p> <p>LAMP(S): 5400LM LED MIN - 4000K - 120 LED ARRAY - 47W</p> <p>BALLAST(S): INTEGRAL DRIVER</p> <p>VOLTAGE: 277V</p> <p>INSTALLATION: SURFACE MOUNT - WALL - 8' AFG</p> <p>MANF: MCGRAW-EDISON #ST-E02-LED-E1-BL2*</p>
S5	<p>DESCRIPTION: LED WALL SCONCE, ALUMINUM HOUSING, POWDER COAT FINISH, 21 LED LIGHT BAR, 4000K, 350MA DRIVE CURRENT, TYPE IV DISTRIBUTION WITH FULL CUTOFF OPTICS. FINISH AS SELECTED BY ARCHITECT.</p> <p>LAMP(S): 2600LM LED MIN - 4000K - 42 LED ARRAY - 25W</p> <p>BALLAST(S): INTEGRAL DRIVER</p> <p>VOLTAGE: 277V</p> <p>INSTALLATION: SURFACE MOUNT - WALL - 14' AFG</p> <p>MANF: MCGRAW-EDISON #ST-E01-LED-E1-BL4*</p>
S6	<p>DESCRIPTION: LED WALL SCONCE, ALUMINUM HOUSING, POWDER COAT FINISH, 21 LED LIGHT BAR, 4000K, 350MA DRIVE CURRENT, TYPE IV DISTRIBUTION WITH FULL CUTOFF OPTICS. FINISH AS SELECTED BY ARCHITECT.</p> <p>LAMP(S): 5200LM LED MIN - 4000K - 42 LED ARRAY - 47W</p> <p>BALLAST(S): INTEGRAL DRIVER</p> <p>VOLTAGE: 277V</p> <p>INSTALLATION: SURFACE MOUNT - WALL - 14' AFG</p> <p>MANF: MCGRAW-EDISON #ST-E02-LED-E1-BL4*</p>

CALCULATION SUMMARY				
AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN (FC)
PARKING	1.9	3.7	0.5	7.4:1
SIDEWALK	3.2	5.5	0.9	6.1:1
PROPERTY LINE	0.2	1.1	0.0	N/A
PROPERTY LINE - 20FT OFFSET	0.05	0.4	0.0	N/A



1 SPD PLAN  
1" = 40'-0"

PROJECT NUMBER  
152620.00

DRAWN BY  
Author

DATE  
12/16/2015

REV	DESCRIPTION	DATE



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PROJECT  
UHS CENTENNIAL  
PEAKS HOSPITAL  
EXPANSION

2255 S. 88TH ST.  
LOUISVILLE, CO 80027

CITY OF  
LOUISVILLE  
SUBMITTAL - PUD  
AMENDMENT

SHEET TITLE  
PHOTOMETRIC  
SITE PLAN /  
LUMINAIRE  
SCHEDULE

SHEET NUMBER

E1.0



## S1, S2, S3

### McGraw-Edison

**DESCRIPTION**

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated.

**SPECIFICATION FEATURES**

**Construction**  
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum and caps enclose housing and die-cast aluminum heat sinks. A unique, patented interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

**Optics**  
Choice of 16 patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K CCT) and minimum 70 CRI. Optional 6000K CCT and 3000K CCT. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed. The

**Project** \_\_\_\_\_

**Comments** \_\_\_\_\_

**Prepared by** \_\_\_\_\_

**Type** \_\_\_\_\_

**Date** \_\_\_\_\_



**GLEON GALLEON LED**

1-10 Light Squares  
Solid State LED  
AREA/SITE LUMINAIRE

**CONSTRUCTION**

House side shield is designed to seamlessly integrate with the S2, S3, S4 or AFL optics.

**Electrical**

LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 500mA and 700mA drive currents.

**Warranty**

Five-year warranty.

**ASSEMBLY**

Designed for pole or wall mounting. When mounting two or more luminaires at 90° or 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table on page 3. Round pole top adapter included. For wall mounting, specify wall mount bracket option. 3G vibration rated.

**Finish**

Housing finished in super durable TPOC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic.RAL, and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**ENERGY DATA**

Electronics LED Driver	0.9 Power Factor	100% Total Harmonic Distortion	120V 277V 50/60Hz	347V 60Hz	480V 60Hz
GLEON-AE-01	7" Am (Standard)	7" Am (Standard)	38 (15.2 kg)	3.85	
GLEON-AE-02	7" Am (Standard)	7" Am (Standard)	44 (20.9 kg)	1.00	
GLEON-AE-03	7" Am (Standard)	7" Am (Standard)	54 (24.5 kg)	1.07	
GLEON-AE-04	7" Am (Standard)	7" Am (Standard)	63 (28.6 kg)	1.12	

**SHIPMENT DATA**

Approximate Net Weight: 18.18 kg (40.1 lbs)

## S4, S5, S6

### McGraw-Edison

**DESCRIPTION**

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for areas surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and reparability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

**Optics**  
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K CCT) and minimum 70 CRI. Optional 300K CCT, 5000K CCT and 5700K CCT.

**Project** \_\_\_\_\_

**Comments** \_\_\_\_\_

**Prepared by** \_\_\_\_\_

**Type** \_\_\_\_\_

**Date** \_\_\_\_\_



**ISC/ISS/ST/ISW IMPACT ELITE LED**

1-2 LightBARs  
Solid State LED  
WALL MOUNT LUMINAIRE

**CONSTRUCTION**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with 10kV/10kA common-mode and differential-mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

**Warranty**

Five-year warranty.

**ASSEMBLY**

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head screws concealed but accessible from bottom of fixture.

**Finish**

Cast components finished in a five-stage super TPOC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL, and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**ENERGY DATA**

Electronics LED Driver	0.9 Power Factor	100% Total Harmonic Distortion	120V 277V 50/60Hz	347V 60Hz	480V 60Hz
ISC-I	12" (305mm)	12" (305mm)	4.48	2.39	4.40
ISC-II	12" (305mm)	12" (305mm)	5.25	2.92	4.31
ISC-III	12" (305mm)	12" (305mm)	6.02	3.45	4.98

**SHIPMENT DATA**

Approximate Net Weight: 18.18 kg (40.1 lbs)

## S4, S5, S6

### McGraw-Edison

**DESCRIPTION**

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for areas surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and reparability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

**Optics**  
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K CCT) and minimum 70 CRI. Optional 300K CCT, 5000K CCT and 5700K CCT.

**Project** \_\_\_\_\_

**Comments** \_\_\_\_\_

**Prepared by** \_\_\_\_\_

**Type** \_\_\_\_\_

**Date** \_\_\_\_\_



**ISC/ISS/ST/ISW IMPACT ELITE LED**

1-2 LightBARs  
Solid State LED  
WALL MOUNT LUMINAIRE

**CONSTRUCTION**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with 10kV/10kA common-mode and differential-mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

**Warranty**

Five-year warranty.

**ASSEMBLY**

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head screws concealed but accessible from bottom of fixture.

**Finish**

Cast components finished in a five-stage super TPOC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL, and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**ENERGY DATA**

Electronics LED Driver	0.9 Power Factor	100% Total Harmonic Distortion	120V 277V 50/60Hz	347V 60Hz	480V 60Hz
ISC-I	12" (305mm)	12" (305mm)	4.48	2.39	4.40
ISC-II	12" (305mm)	12" (305mm)	5.25	2.92	4.31
ISC-III	12" (305mm)	12" (305mm)	6.02	3.45	4.98

**SHIPMENT DATA**

Approximate Net Weight: 18.18 kg (40.1 lbs)

## S4, S5, S6

### McGraw-Edison

**DESCRIPTION**

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for areas surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and reparability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

**Optics**  
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K CCT) and minimum 70 CRI. Optional 300K CCT, 5000K CCT and 5700K CCT.

**Project** \_\_\_\_\_

**Comments** \_\_\_\_\_

**Prepared by** \_\_\_\_\_

**Type** \_\_\_\_\_

**Date** \_\_\_\_\_



**ISC/ISS/ST/ISW IMPACT ELITE LED**

1-2 LightBARs  
Solid State LED  
WALL MOUNT LUMINAIRE

**CONSTRUCTION**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with 10kV/10kA common-mode and differential-mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

**Warranty**

Five-year warranty.

**ASSEMBLY**

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head screws concealed but accessible from bottom of fixture.

**Finish**

Cast components finished in a five-stage super TPOC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL, and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**ENERGY DATA**

Electronics LED Driver	0.9 Power Factor	100% Total Harmonic Distortion	120V 277V 50/60Hz	347V 60Hz	480V 60Hz
ISC-I	12" (305mm)	12" (305mm)	4.48	2.39	4.40
ISC-II	12" (305mm)	12" (305mm)	5.25	2.92	4.31
ISC-III	12" (305mm)	12" (305mm)	6.02	3.45	4.98

**SHIPMENT DATA**

Approximate Net Weight: 18.18 kg (40.1 lbs)

## S4, S5, S6

### McGraw-Edison

**DESCRIPTION**

The Impact Elite family of wall luminaires is the ideal complement to site design. Incorporating modular LightBAR™ technology, the Impact Elite luminaire provides outstanding uniformity and energy-conscious illumination. Combined with a rugged construction, the Impact Elite luminaire is the ideal facade and security luminaire for areas surrounding schools, office complexes, apartments and recreational facilities. UL/cUL listed for wet locations.

**SPECIFICATION FEATURES**

**Construction**  
Heavy-wall, die-cast aluminum housing and removable hinged door frame for precise tolerance control and reparability. Hinged door inset for clean mating with housing surface and secured via two captive fasteners. Optional tamper-resistant Torx™ head fasteners offer vandal resistant access to the electrical chamber.

**Optics**  
Choice of six patented, high-efficiency AccuLED Optics™ distributions. Optics are precisely designed to shape the light output, maximizing efficiency and application spacing. AccuLED Optics technology creates consistent distributions with the scalability to meet customized application requirements. Offered Standard in 4000K (+/- 275K CCT) and minimum 70 CRI. Optional 300K CCT, 5000K CCT and 5700K CCT.

**Project** \_\_\_\_\_

**Comments** \_\_\_\_\_

**Prepared by** \_\_\_\_\_

**Type** \_\_\_\_\_

**Date** \_\_\_\_\_



**ISC/ISS/ST/ISW IMPACT ELITE LED**

1-2 LightBARs  
Solid State LED  
WALL MOUNT LUMINAIRE

**CONSTRUCTION**

LED drivers mount to die-cast aluminum back housing for optimal heat sinking, operation efficacy, and prolonged life. Standard drivers feature electronic universal voltage (120-277V 50/60Hz), 347V 60Hz or 480V 60Hz operation, greater than 0.9 power factor, less than 20% harmonic distortion, and are suitable for operation in -40°C to 40°C ambient environments. All features are shipped standard with 10kV/10kA common-mode and differential-mode surge protection. LightBARs feature an IP66 enclosure rating and maintain greater than 90% lumen maintenance at 60,000 hours per IESNA TM-21. Emergency egress options for -20°C ambient environments and occupancy sensor available.

**Warranty**

Five-year warranty.

**ASSEMBLY**

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" J-box or wall with the Impact Elite "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head screws concealed but accessible from bottom of fixture.

**Finish**

Cast components finished in a five-stage super TPOC polyester powder coat paint. 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL, and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

**ENERGY DATA**

Electronics LED Driver	0.9 Power Factor	100% Total Harmonic Distortion	120V 277V 50/60Hz	347V 60Hz	480V 60Hz
ISC-I	12" (305mm)	12" (305mm)	4.48	2.39	4.40
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ISC-III	12" (305mm)	12" (305mm)	6.02	3.45	4.98

**SHIPMENT DATA**

Approximate Net Weight: 18.18 kg (40.1 lbs)

PROJECT NUMBER  
152620.00

DRAWN BY  
Author

DATE  
12/16/2015

REVISIONS

REV	DESCRIPTION	DATE







Boulder Associates, Inc.  
Architecture + Interior Design  
1426 Pearl Street, Suite 300  
Boulder, Colorado 80302  
303.499.7795 F 303.499.7767  
www.boulderassociates.com

PROJECT  
UHS CENTENNIAL PEAKS HOSPITAL EXPANSION

2255 S. 88TH ST.  
LOUISVILLE, CO 80027

CITY OF LOUISVILLE  
SUBMITTAL - PUD  
AMENDMENT

SHEET TITLE  
LUMINAIRE CUT SHEETS

SHEET NUMBER  
E1.1



Boulder Associates, Inc.  
Architecture + Interior Design  
1426 Pearl Street, Suite 300  
Boulder, Colorado 80302  
303.499.7795 F 303.499.7767  
www.boulderassociates.com

DESIGN CONCEPTS  
Community and Landscape Architects  
211 North Public Road Suite 200  
Lafayette, Colorado 80026  
303.664.5301 fax 303.664.5313  
email: concepts@dcla.net

PROJECT  
UHS CENTENNIAL PEAKS HOSPITAL EXPANSION

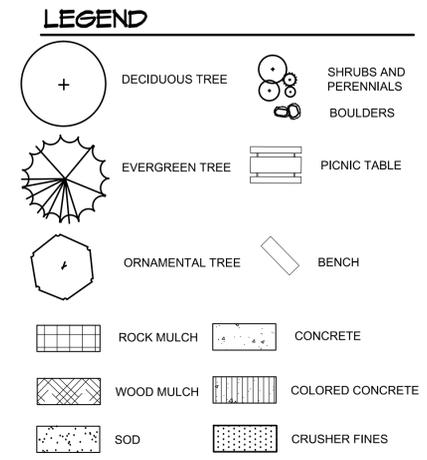
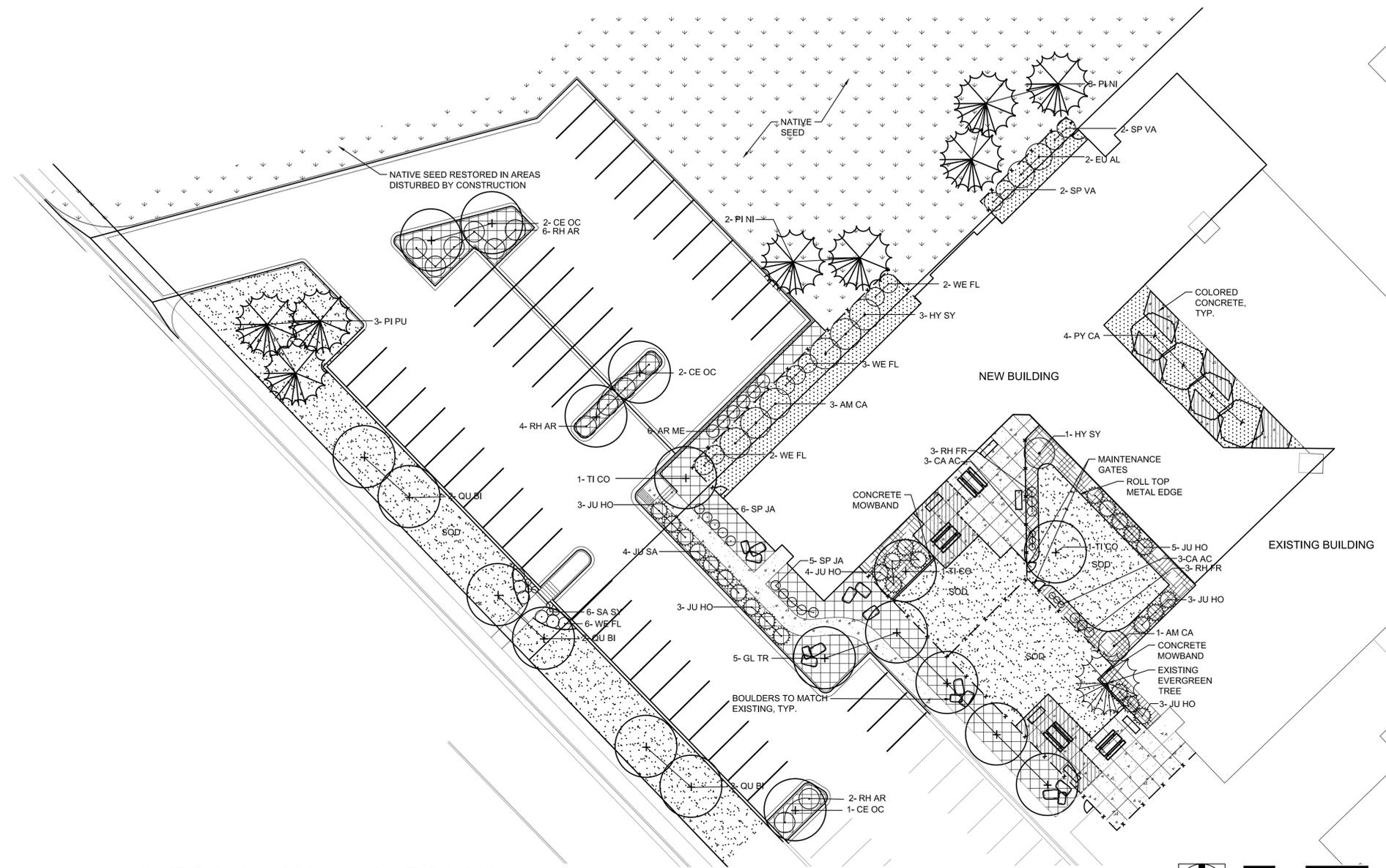
2255 S. 88TH ST.  
LOUISVILLE, CO 80027

CITY OF LOUISVILLE  
SUBMITTAL - PUD AMENDMENT

SHEET TITLE  
LANDSCAPE PLAN & DETAILS

SHEET NUMBER

L-1.0

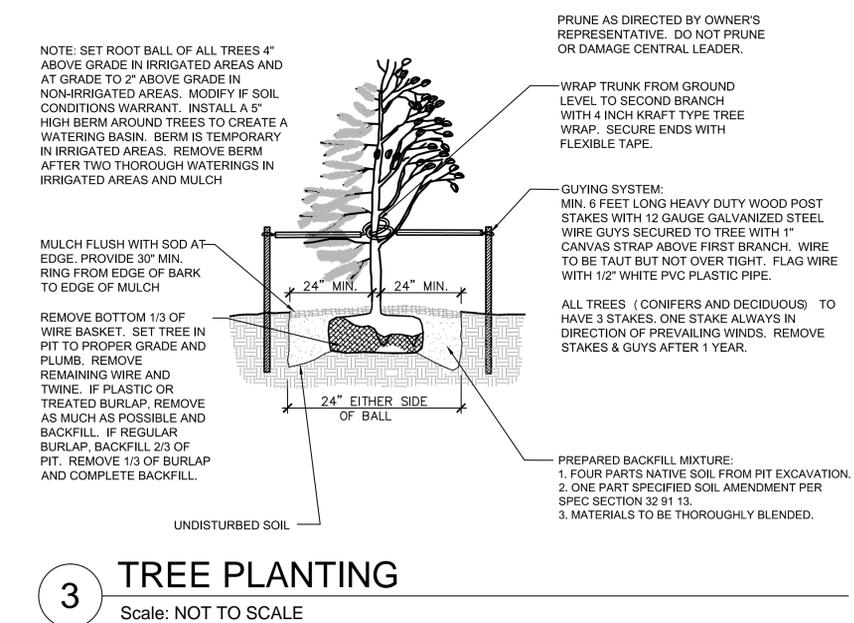
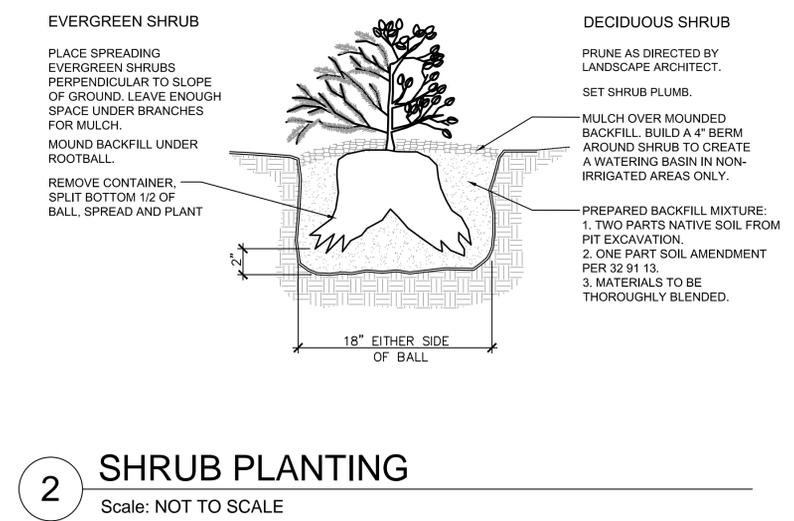


- PLANT NOTES:**
- All plants are to be nursery grown stock from growers located in USDA hardiness zones 1,2,3 or 4.
  - Irrigated lawn is to be fescue blend of sod. Lay sod 1" lower than adjacent paving grade or edger except in the center of a swale where drainage would be impeded.
  - Install 1-1/2" washed river rock to match existing in all planting beds and as specified on the drawings. Rock mulch should be installed over geotextile fabric where notes on plans; no fabric is to be visible. Excavate soil where necessary to keep 1" above finished grade. Rock selection to be approved by Landscape Architect prior to installation.
  - Install 4" depth Western Red Cedar mulch where specified and noted on the plans.
  - Soil preparation shall consist of equal parts of composted soil at a rate of 3 cu. yds. per 1000 sq. ft. and filled to a depth of 6"-9".
  - Separate turf from shrub beds with staked 1/8"x4" roll top metal edge where shown on plans.
  - The following are minimum distances that plant materials can be placed from adjacent walls, fences, or paved areas.
    - Evergreen trees - 8'
    - Large shrubs - 4'
    - Medium shrubs - 2 1/2'
    - Groundcovers - 12"
  - Any plant substitutions are to be approved by Landscape Architect prior to installation.
  - All turf to be watered using an underground automatic irrigation system. All trees, shrubs, and groundcover to be watered using an underground automatic drip irrigation system.
  - Irrigation system will be provided through adjustments to existing system by re-routing existing mainline around new building addition. This system will utilize current irrigation system's 2" Backflow Preventer.
  - Installation of irrigation system to include shut down of system at end of growing season & start up of system in spring.
  - Contractor to guarantee all work for 1 year after installation.
  - The landscape architect and/or owner make no warranty as to the correctness and/or completeness of the existing utility locations shown or not shown on the plans. The contractor shall be responsible for field verifying the horizontal and vertical location of all existing utilities including water, sewer, storm drains, gas transmission lines, and other utilities above and below the surface that may affect the project. Should any discrepancy or conflict be discovered the contractor shall notify the landscape architect immediately, and shall not continue construction until said conflict can be resolved in writing.
  - The contractor shall notify all utility companies at least 48 hours prior to beginning construction to verify depth and location of all utilities.
  - If there is a discrepancy between plant quantities on plant legend, plan takes precedence. The number of symbols shown takes precedence over the quantity in the call-out, if there is a discrepancy.
  - All landscaping shall comply with the City of Louisville's Commercial Development Design Standards and Guidelines.

**1 OVERALL LANDSCAPE PLAN**  
Scale: 1" = 20'

**PLANT SCHEDULE:**

CODE	DECIDUOUS TREES	COMMON NAME	CONT
TI CO	Tilia cordata 'Greenspire'	Greenspire Linden	2" B&B
GL TR	Gleditsia triacanthos 'Imperial'	Imperial Honey Locust	2" B&B
CE OC	Celtis occidentalis	Common Hackberry	2" B&B
QU BI	Quercus bicolor	Swamp White Oak	2" B&B
EVERGREEN TREES			
PI NI	Pinus nigra	Austrian Pine	8' Ht.
PI PU	Picea pungens 'Baby Blue Eyes'	Baby Blue Eyes Colorado Spruce	8' Ht.
ORNAMENTAL TREES			
PY CA	Pyrus callarena	Chanticleer Pear	2" B&B
SHRUBS AND GRASSES			
CA AC	Calamagrostis accentifolia 'Karl Forester'	Feather Reed Grass	#5 cont.
SP JA	Spirea japonica	Magic Carpet Spirea	#5 cont.
RH AR	Rhus aromatica	Grow Low Sumac	#5 cont.
HY SY	Hibiscus syriacus	Rose of Sharon	#5 cont.
EU AL	Eunoyms alatus	Burning Bush	#5 cont.
AR ME	Aronia meloncarpa	Black Chokeberry	#5 cont.
RH FR	Rhamnus frangula 'Columnaris'	Columnar Buckthorn	#5 cont.
JU SA	Juniperus sabinna 'Buffalo'	Buffalo Juniper	#5 cont.
JU HO	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.
WE FL	Weigela florida 'Red Prince'	Red Prince Weigela	#5 cont.
AM CA	Amenchialier candensis	Shadblow Serviceberry	#5 cont.
SP VA	Spirea x vanhouttei	Spirea Vanhoutte	#5 cont.
PERENNIALS			
HE ST	Hemerocallis 'Stella D'Oro'	Stella D'oro Daylily	#1 cont.
SA SY	Salvia sylvestris x 'Mainacht'	May Night Salvia	#1 cont.



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## COMPARATIVE PARKING ANALYSIS AT UHS BEHAVIORAL HEALTH FACILITIES

### ANALYSIS OF FACILITIES WITH OUTPATIENT BUT NOT ECT

Facility	Name & Number	Existing Beds	Added Beds	Total Beds	City	State	Existing Parking	New Parking	Total Parking	Spaces / Bed	FGI Yes or No	Remarks	ECT	Outpatient
Suncoast Behavioral (531)		60	4	64	Bradenton	FL	103	0	103	1.61	Yes	Conversion	no	yes
The Vines (600)		98	0	98	Ocala	FL	159	0	159	1.62	Yes	Bed Conversion	no	yes
University Behavioral (598)		102	0	102	Orlando	FL	141	0	141	1.38	Yes	Intake Addition	no	yes
Holly Hill		0	80	80	Raleigh	NC	0	84	84	1.05		New Hospital	no	yes
				344			403	84	487	1.42				

Number of BH Beds in case study sample 344

Average number of spaces/bed 1.42

### ANALYSIS OF SIMILAR FACILITIES WITH BOTH OUTPATIENT & ECT

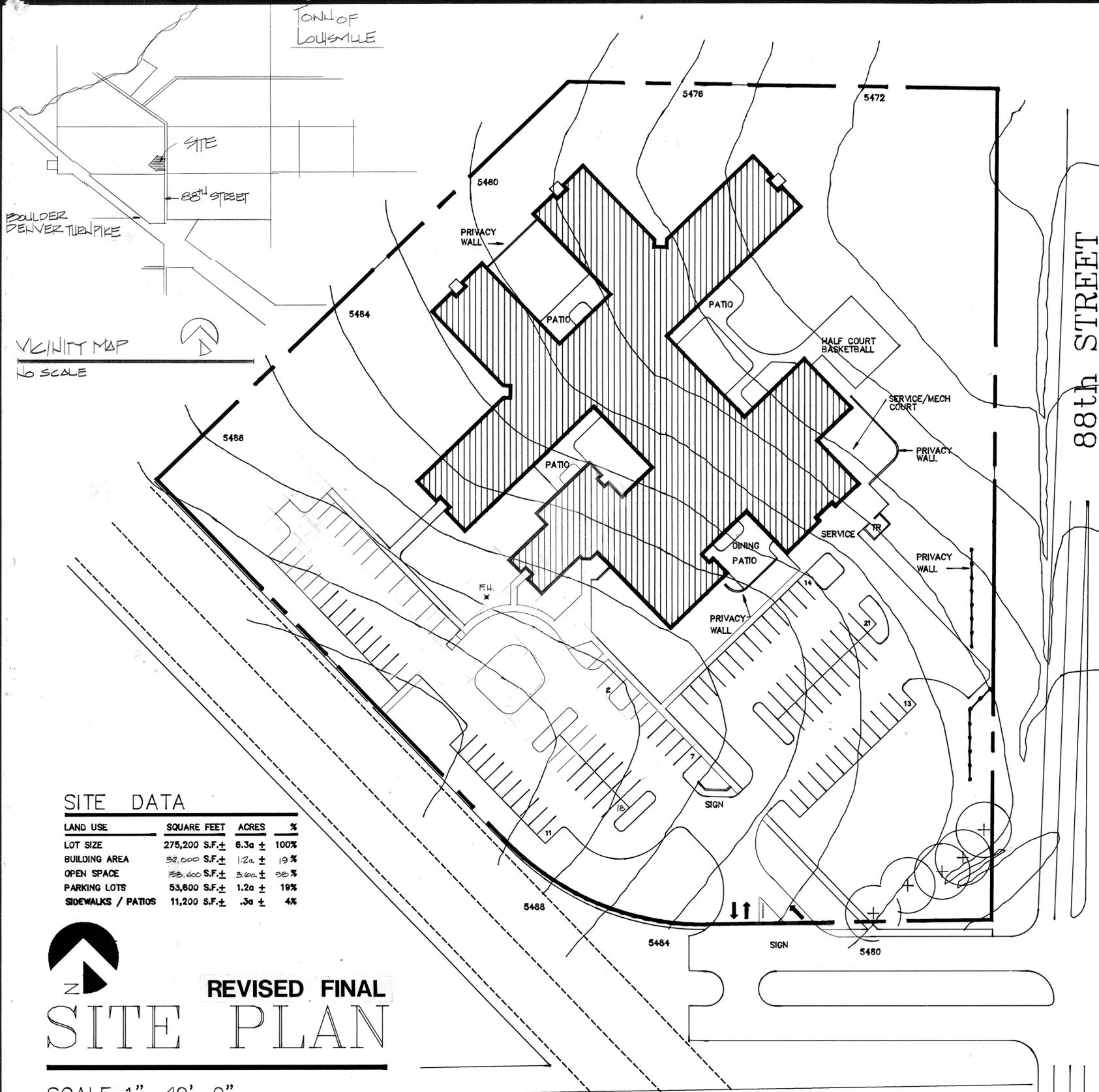
Facility	Name & Number	Existing Beds	Added Beds	Total Beds	City	State	Existing Parking	New Parking	Total Parking	Spaces / Bed	FGI Yes or No	Remarks	ECT	Outpatient
Central Florida Behavioral (325)		126	48	174	Orlando	FL	171	60	231	1.33	Yes	County reg & PHP	yes	yes
Windmoor Behavioral (608)		120	24	144	Clearwater	FL	172	0	172	1.19	Yes	Hosp up to 200 beds	yes	yes
Anchor (253)		94	16	110	Atlanta	GA	131	0	131	1.19	Yes	Addition	yes	yes
Peachford (253)		204	20	224	Atlanta	GA	254	0	254	1.13	Yes	Req. 2 beds /space includes MOB and Conf Center in total	yes	yes
Carolina Center (259)		130	0	130	Greer	SC	230	0	230	1.77	No	includes 64 PHP	yes	yes
				782			958	60	1018	1.30				

Number of BH Beds in case study sample 782

Average number of spaces/bed 1.30

UHS CENTENNIAL PEAKS PROPOSAL (BOTH OUTPATIENT & ECT)

Facility	Name & Number	Existing Beds	Added Beds	Total Beds	City	State	Existing Parking	New Parking	Total Parking	Spaces / Bed	FGI Yes or No	Remarks	ECT	Outpatient
<b>Centennial Peaks - Current State</b>		72		72	Louisville	CO	120		120	1.67	Yes	Current state is often a full parking lot with additional cars parked on grass and occasional overflow at Avista.	yes	yes
<b>Centennial Peaks - Proposed</b>		72	32	104	Louisville	CO	118 (loss of 2 spaces)	62 (# of spaces added)	180	1.73	Yes	City of Louisville code requires 3 spaces per 2 beds (156 spaces). This number does not align with current need for parking at the hospital: by code the current requirement is 108 beds, but this number falls short of actual parking need, as outlined above. When there are no local requirements for parking, FGI requires 1 space for each bed + 1 space for each FTE during regular weekday shift. With the growth in FTE count plus beds FGI requirement would equal approximately 202 spaces. The proposed 180 spaces accommodates the anticipated spaces needed without requiring overflow, minimizes the amount of new paving to meet demand, and strikes the right balance between local and FGI requirements. This total is also consistent with parking at similar UHS facilities as outlined in this document.	yes	yes



**SITE DATA**

LAND USE	SQUARE FEET	ACRES	%
LOT SIZE	275,200 S.F. ±	6.3a ±	100%
BUILDING AREA	52,000 S.F. ±	1.2a ±	19%
OPEN SPACE	150,400 S.F. ±	3.6a ±	50%
PARKING LOTS	53,600 S.F. ±	1.2a ±	19%
SIDEWALKS / PATIOS	11,200 S.F. ±	.3a ±	4%

**REVISED FINAL SITE PLAN**

SCALE 1" = 40'-0"

**PLANNING COMMISSION CERTIFICATE**

APPROVED THIS 5<sup>th</sup> DAY OF Sept, 1987 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 27 SERIES 1987  
 CHAIRMAN D.W. Fenech SECRETARY Mary Ann Pollock

**CITY COUNCIL CERTIFICATE**

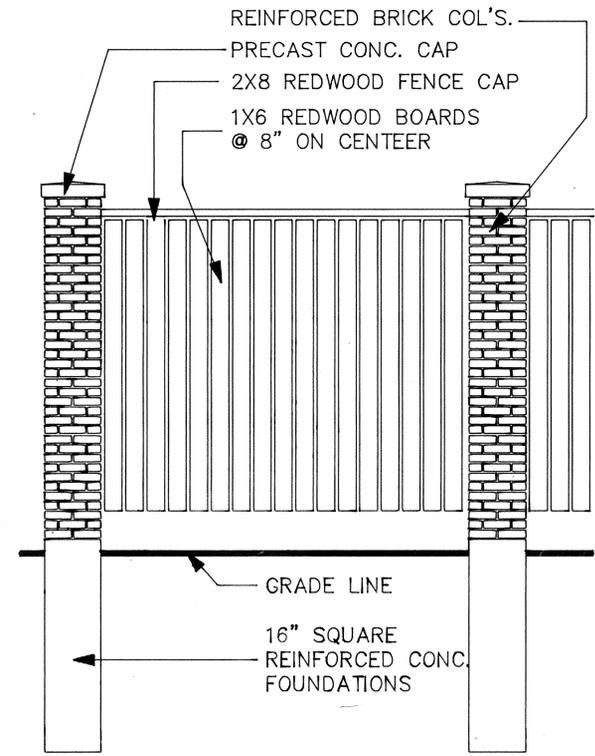
APPROVED THIS 15<sup>th</sup> DAY OF Sept, 1987 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 28 SERIES 1987  
 MAYOR Herman Lawson CITY CLERK Samuel Lewis

**CLERK & RECORDER CERTIFICATE**

COUNTY OF BOULDER  
 STATE OF COLORADO  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 03:14 O'CLOCK P.M., THIS 8<sup>th</sup> DAY OF October, 1987, AND IS DULY RECORDED IN PLAN FILE P-21 E-3017 FEE \$20.00, PAID 1479  
 RECEPTION NO. 881971  
 RECORDER Charlotte Houston DEPUTY Ronita M. Sullivan

ADVENTIST HEALTH SYSTEMS, THE OWNERS OF LOT #1 OF THE HEALTH PARK SUBDIVISION, FILING #1 HEREBY ACKNOWLEDGE AND ACCEPT THIS REVISED FINAL P.U.D. AND ALL OBLIGATIONS THERE UNDER.  
Adrian Regerson 9/14/87  
 OWNER, LOT #1 DATE

BOULDER PSYCHIATRIC INSTITUTE, THE DEVELOPERS OF LOT #1 OF THE HEALTH PARK SUBDIVISION, FILING #1 HEREBY ACKNOWLEDGE AND ACCEPT THIS REVISED FINAL P.U.D. FOR THE IMPROVEMENTS WITHIN LOT #1 AND ALL OBLIGATIONS THERE UNDER.  
Stanley B. Tommich 9/14/87  
 DEVELOPER, LOT #1 DATE



**FENCE ELEVATION DT'L.**

SCALE: 1/2" = 1' - 0" 88th Street

**sutter** architects/planners  
 420 South Howes No. 107  
 Fort Collins  
 Colorado 80521  
 (303) 493-5191

**LOUISVILLE PSYCHIATRIC HOSPITAL**  
 LOUISVILLE, COLORADO

date: 8-6-87  
 REVISIONS  
 9/3/87  
 9/11/87

drawn by: CADD, BLM

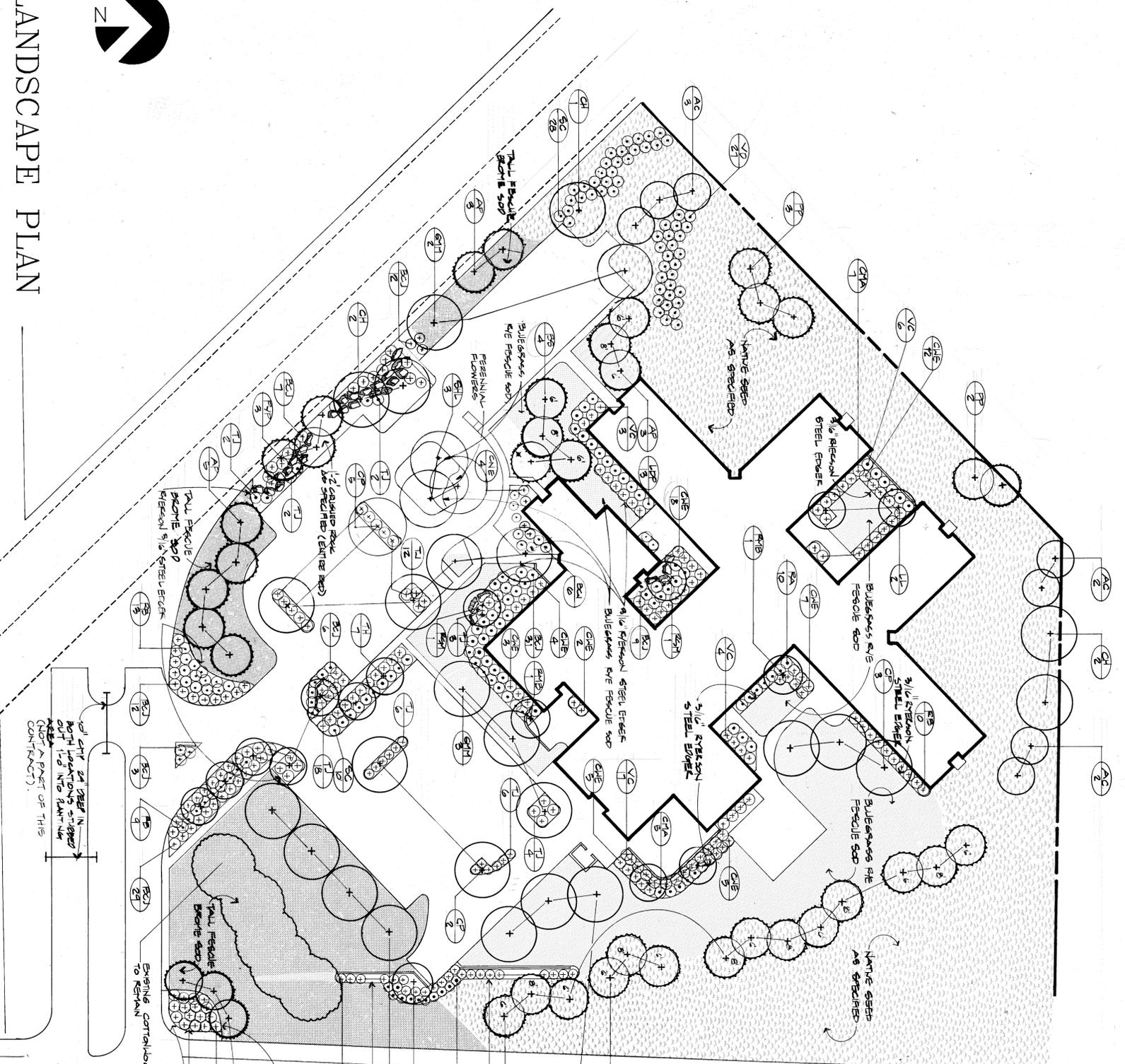
**REVISED FINAL PLAN**  
**MEDICAL OFFICE SPACE**  
**ADDITION**

sheet: **1**  
 of: **2**  
 project number: 103-02-86



# LANDSCAPE PLAN

SCALE 1" = 40' - 0"

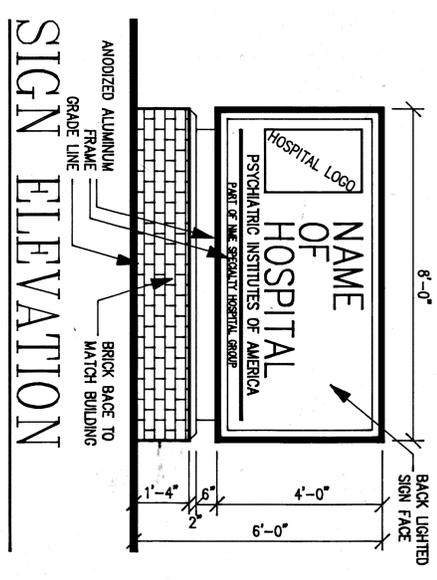


## Landscape Schedule

CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT TYPE
RSM	2	Red Sunset Maple	Acer rubrum 'Red Sunset'	2" cal.	B & B
RAC	2	Red Maple	Acer rubrum 'Mountain'	2" cal.	B & B
RAC	2	Shadblow Serviceberry	Amelanchier canadensis	1-1/2" cal.	B & B
RMB	5	Rocky Mountain Birch	Betula fontinalis	2" cal.	B & B
CH	7	Common Hackberry	Celtis occidentalis	2" cal.	B & B
TH	1	Toba Hawthorn	Crataegus x 'Toba'	1-3/4" cal.	B & B
RO	1	Russian Olive	Elaeagnus angustifolia	2" cal.	B & B
SHL	3	Skyline Honeylocust	Gleditsia triacanthos 'Inermis 'Skyline'	2" cal.	B & B
LP	2	Bladdernut	Liquidambar styraciflua 'Linden'	2" cal.	B & B
LI	2	Bladdernut	Liquidambar styraciflua 'Linden'	2" cal.	B & B
BS	7	Colorado Blue Spruce	Picea pungens 'glauca'	6" height	B & B
PYP	4	Colorado Blue Spruce	Picea pungens 'glauca'	8" height	B & B
PYP	2	Pinyon Pine	Pinus edulis combroides	6" height	B & B
AP	13	Austrian Pine	Pinus nigra	8" height	B & B
AP	13	Austrian Pine	Pinus nigra	8" height	B & B
PP	3	Ponderosa Pine	Pinus ponderosa	6" height	B & B
PP	2	Ponderosa Pine	Pinus ponderosa	8" height	B & B
RB	32	Redleaf Barberry	Barberis thunbergii 'atropurpurea'	18" height	Container
SC	13	Spreading Cotoneaster	Cotoneaster divaricata	30" height	Container
CME	40	Compact Winged Euonymus	Euonymus alatus compacta	18" height	Container
LMP	13	Lodense Privet	Ligustrum vulgare 'lodense'	18" height	Container
RMA	10	Ribes Currant	Ribes alpinum compacta	18" height	Container
VC	30	Korean-Spice Viburnum	Viburnum carlesii	30" height	Container
VD	27	Arrowwood Viburnum	Viburnum dentatum	30" height	Container
BCJ	134	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	24" spread	Container
RJ	77	Brodmooer Juniper	Juniperus sibirica 'Brodmooer'	24" spread	Container
RJ	77	Brodmooer Juniper	Juniperus sibirica 'Brodmooer'	24" spread	Container

Note: 1. All shrub planting areas adjacent to building are to receive 4" deep Far West Fiber mulch (see specifications)  
2. All shrub planting areas other than those adjacent to building are to receive 4" deep 1" - 2" crushed rock as indicated in specification.

- 1/2' CRUSHED ROCK AS SPECIFIED
- 3/4' REDWOOD STEEL EDGE
- 1-2' CRUSHED ROCK AS SPECIFIED (ENTRANCE AREA)
- 1-2' CRUSHED ROCK AS SPECIFIED
- EXISTING CONTAINERS TO REMAIN



SCALE 1/2" = 1' - 0"

date: 8-6-87 revisions: 9-3-87 9-11-87	<b>LOUISVILLE PSYCHIATRIC HOSPITAL</b> LOUISVILLE, COLORADO	 420 South Howes No. 107 Fort Collins Colorado 80521 (303) 493-5191
sheet: 2 of: 2 project number: 103-02-86	<b>FINAL LANDSCAPE PLAN</b>	sutter architects/planners





COLORADO • SINCE 1878

**Memorandum** | Department of Public Works

TO: Lauren Trice, Planner II

CC: Kurt Kowar, Public Works Director  
Craig Duffin, City Engineer

FROM: Cameron Fowlkes, Civil Engineer III 

DATE: January 4, 2016

SUBJECT: 2<sup>nd</sup> Review - Centennial Peaks Behavioral Health – PUD Amendment (100 Health Park Drive)

---

Public Works staff completed a review of the revised Development Application Referral for the subject, received on December 18, 2015 and has the following comments:

**PRELIMINARY DRAINAGE REVIEW**

1. Submit a complete revised drainage memo for review. The resubmitted information is not enough for a review of the drainage calculations. Please include:
  - a. Calculations for the existing pond.
  - b. New calculations for the proposed pond (including 1 foot of freeboard).
  - c. Water quality per City Criteria.
  - d. What modifications to the outlet structure are required?
  - e. Spillway calculations (100 year pond developed inflow).
  - f. Pond sizing calculations.
  - g. Remove sheet DM-01 from the PUD and include it with the drainage memo.
  - h. Pipe sizing calculations.
  - i. Swale calculations (Both existing swales along St. Andrews Lane). Are these sufficient for flows?

**GRADING PLAN – Sheet C-311**

1. Add drainage information requested. Detention volumes release rates, etc.

**SIGNAGE AND STRIPING PLAN– Sheet C-421**

1. This sheet is not typical for a PUD. The information can be shown on the Development Plan. The GDP and existing Plat can also be removed from the set unless Planning has an objection.

UTILITY PLAN – Sheet C511

1. The applicant shall add labels to each water line indicating use (Private Fire Hydrant Lateral, Domestic Water Service, Fire Service, Irrigation Service).
2. The applicate shall provide a separate tap for the irrigation service. This is required on commercial buildings.

All other comment responses from the memo dated November 19, 2015 are satisfactory



**ITEM:** 15-045-LMC

**PLANNER:** Troy Russ, AICP, Director of Planning and Building Safety

**APPLICANT:** City of Louisville

**REQUEST:** Resolution \_\_, Series 2016, a resolution recommending City Council adopt an ordinance Amending title 17 of the Louisville Municipal Code (LMC) to add health or athletic clubs, spas, dance studios and fitness studios as a listed use group and specifying in which zone districts these uses may be developed

### **BACKGROUND**

Section 17.12.030 of the Louisville Municipal Code (LMC) lists all of the potential land uses allowed in the City of Louisville, and states in which zone districts these land uses are expressly permitted, prohibited, or permitted through special review. This use group table is referenced any time development of a new use is proposed in the City, to determine if it is permitted in its proposed location.

Planning Staff has reviewed and processed numerous applications in recent years for the development of specific unique instructional fitness related businesses such as yoga and pilates studios, cross-fit studios, climbing gyms, and dance studios. Although these types of businesses are fairly common throughout the City, they are only expressly listed in the mixed use zone districts regulations in Section 17.14.050 of the LMC, such uses are not expressly listed as a use group in Section 17.12.030 (Use groups), Section 17.72.090.B (Commercial and Office Uses Permitted), and Section 17.13.020 (Use Groups).

Currently, staff classifies fitness related studios under Use Group #9: *“Public and private schools (Other than items 10, 11 and 12), studios for professional work or teaching of any form of fine arts, photography, music, drama, dance, but not including a commercial gymnasium”*. Staff interprets these small scale businesses based on their unique instruction oriented fitness classes as private schools, not general use commercial gymnasiums.

City Council recently directed staff to add a new use group which better represents these types of businesses within the LMC uses tables and determine the most appropriate zone districts City-wide to allow their use.

Staff agrees with City Council that Use Group #9 does not accurately define these instructional fitness related land uses because they may be perceived as a “commercial gymnasium” while their specific business model is specifically similar to a private school. The attached ordinance is written to add a new use group (#62) that defines these types of uses, and specifies in which zone districts they may be allowed.

**TITLE 17 AMENDMENTS**

Staff is recommending modifications to Title 17 of the LMC in four areas to add “health or athletic clubs, spas, dance studios, and fitness related studios” as uses in the land use code and specifying where these uses may be allowed:

- 1) Section 17.12.030 – Use Groups
- 2) Section 17.14.050 – Permitted uses within the Mixed Use Zone District
- 3) Section 17.72.090 – Permitted Commercial and Office Uses in the Planned Community Zone District (PCZD)
- 4) Section 17.13.020 – Use Groups in the AO-T zone district

**Section 17.12.030 – Use Groups**

Chapter 17.12 of the LMC identifies which land uses are allowed in the City, where they can be located, and how they may fit on a specific property. Staff is suggesting the land use table in Section 17.12.030 be modified, as shown below, to add “health or athletic clubs, spas, dance studios, or yoga studios” as the 62<sup>nd</sup> use group. These uses would be permitted by right in the Commercial Neighborhood (CN), Community Commercial (CC) and Commercial Business Zone Districts. The uses could be approved by Special Review in the Administrative Office (AO), Business Office (BO), Administrative Office Transitional (AO-T), and Industrial (I) zone districts.

Staff is also recommending amending use group #9 to delete “dance,” from the Use Group description contained therein to eliminate redundancy between the two use groups.

Use Group		Zoning Districts																	
		A	AO	BO	AOT*	RR-R	SFR	SFE	RR RE RL	SFLD SFMD SFHD	R M	R H	C N	C C	C B	I	PCZ D**	MU R/CC ***	OS ****
22	Public and private schools (Other than items 10, 11 and 12), studios for professional work or teaching of any form of fine arts, photography, music, drama, dance, but not including a commercial gymnasium	R	R	R		R	R	R	R	R	R	R	R	R	R				
62	Health or athletic clubs, spas, dance studios, fitness studios	N	R	R		N	N	N	N	N	N	Y	Y	Y	R				

\* AO-T uses are described in chapter 17.13.

\*\* PCZD uses are discussed in chapter 17.72.

\*\*\* MU-R uses are discussed in chapter 17.14.

\*\*\*\* OS The designated classifications of open space lands are set forth in the Open Space Master Plan approved by city council. Provisions regarding the use and management of open space lands are found in the Open Space Master Plan, Article 15 of the City Charter, and Title 4 of this Code.

**Section 17.14.050.A: Table 1 - Permitted uses within the Mixed Use Zone District**

Staff is recommending to amend Table 1 in Section 17.14.050.A of the LMC to delete the phrase “Health or athletic clubs, spas, dance studios, yoga studios” and insert in its place the phrase “Health or athletic clubs, spas, dance studios, fitness studios.”

**Section 17.72.090 – Uses in the Planned Community Zone District**

The Use Group Table in Section 17.12.030 defers to Section 17.72.090 B of the LMC to define the uses permitted in the Planned Community Zone District (PCZD). The uses that may be permitted in the PCZD – Commercial District are defined Section 17.72.090 B. This list of uses does not include fitness studios. Staff proposes adding a 23<sup>rd</sup> item to that list of uses titled “health or athletic clubs, spas, dance studios, or fitness studios”.

**Section 17.13.020 – Use Groups in the AO-T zone district**

The Use Group Table in Section 17.12.030 defers to Section 17.13.020 of the LMC to define the uses permitted in the Administrative Office Transitional (AO-T) zone district. This list of uses does not include uses fitness studios either. Staff proposes adding a new item “D” to that list of uses titled “health or athletic clubs, spas, dance studios, or fitness studios”.

**FISCAL IMPACT**

Amending the LMC to health or athletic clubs, spas, dance studios, or fitness studios to the list of uses that may be permitted throughout the City will have no discernable fiscal impact on the City. These uses already operate legally in the City. The proposed action will only clarify where they are permitted and likely simplify their development review process.

**RECOMMENDATION**

a resolution recommending City Council adopt an ordinance Amending title 17 of the Louisville Municipal Code (LMC) to add health or athletic clubs, spas, dance studios and fitness studios as a listed use group and specifying in which zone districts these uses may be developed.

**ATTACHMENTS:**

1. Resolution XX, Series 2016;
2. Draft Ordinance No. \_\_, Series 2016

**RESOLUTION NO. XX  
SERIES 2016**

**A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE TO ADD HEALTH OR ATHLETIC CLUBS, SPAS, DANCE STUDIOS AND YOGA STUDIOS AS ALLOWABLE USES IN THE CITY OF LOUISVILLE AND SPECIFYING IN WHICH ZONE DISTRICTS THESE USES MAY BE DEVELOPED**

**WHEREAS**, the City of Louisville is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City Charter; and

**WHEREAS**, health or athletic clubs, spas, dance studios, and fitness studios are located within the City of Louisville and are uses the City Council desires to allow in certain parts of the City; and

**WHEREAS**, while such uses are expressly listed in the mixed use zone districts regulations in Section 17.14.050 of the Louisville Municipal Code (LMC), such uses are not expressly listed in the other use category sections of the LMC; and

**WHEREAS**, specifically, Section 17.12.030 (Use Groups), Section 17.72.090.B (Commercial and Office Uses Permitted), and Section 17.13.020 (Use Groups) of the LMC do expressly list health or athletic clubs, spas, dance studios, and fitness studios as uses that may be developed in the City; and

**WHEREAS**; City Council desires to add a new use group titled “Health or athletic clubs, spas, dance studios, and fitness studios to Section 17.12.030 (Use groups), Section 17.72.090.B (Commercial and Office Uses Permitted), and Section 17.13.020 (Use Groups) of the LMC, and determine where these types of uses may be permitted; and

**WHEREAS**, based on the findings in the Louisville Planning Commission, Staff Report, the recommendation of City Staff, and the testimony of the witnesses and the documents made a part of the record of the public hearing, the Planning Commission finds that the proposed ordinance should be adopted in essentially the same form as accompanies this Resolution:

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO:**

**Section 1.** The Planning Commission hereby recommends adoption of the proposed ordinance, entitled "An Ordinance Amending Title 17 of the Louisville Municipal Code to add health or athletic clubs, spas, dance studios and fitness studios as a listed use group and specifying in which zone districts these uses may be developed.

**PASSED AND ADOPTED** this \_\_\_\_ day of January, 2016

By: \_\_\_\_\_  
Chris Pritchard, Chair  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

**ORDINANCE NO. \_\_\_\_,  
SERIES 2016**

**AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE TO ADD HEALTH OR ATHLETIC CLUBS, SPAS, DANCE STUDIOS AND FITNESS STUDIOS AS A LISTED USE GROUP AND SPECIFYING IN WHICH ZONE DISTRICTS THESE USES MAY BE DEVELOPED**

**WHEREAS**, the City of Louisville is a Colorado home rule municipal corporation duly organized and existing under laws of the State of Colorado and the City Charter; and

**WHEREAS**, health or athletic clubs, spas, dance studios, and fitness studios are located within the City of Louisville and are uses the City Council desires to allow in certain parts of the City; and

**WHEREAS**, while such uses are expressly listed in the mixed use zone districts regulations in Section 17.14.050 of the Louisville Municipal Code (LMC), such uses are not expressly listed in the other use category sections of the LMC; and

**WHEREAS**, specifically, Section 17.12.030 (Use Groups), Section 17.72.090.B (Commercial and Office Uses Permitted), and Section 17.13.020 (Use Groups) of the LMC do expressly list health or athletic clubs, spas, dance studios, and fitness studios as uses that may be developed in the City; and

**WHEREAS**; City Council desires to add a new use group titled “Health or athletic clubs, spas, dance studios, and fitness studios to Section 17.12.030 (Use groups), Section 17.72.090.B (Commercial and Office Uses Permitted), and Section 17.13.020 (Use Groups) of the LMC, and determine where these types of uses may be permitted; and

**WHEREAS**, after a duly noticed public hearing held **January 14, 2015**, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated **January 14, 2015**, the Louisville Planning Commission has recommended the City Council adopt the amendments to the Louisville Municipal Code set forth in this ordinance; and

**WHEREAS**, City Council has provided notice of a public hearing on said ordinance by publication as provided by law and held a public hearing as provided in said notice;

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

**Section 1.** The Use Group table in Section 17.12.030 of the Louisville Municipal Code is hereby amended by the addition of a new use group 62 to read as follows:

Use Group		Zoning Districts														PCZD **	MU R/CC ***	OS ****	
		A	AO	BO	AOT *	RRR	SFR	SFE	RR RE RL	SFLD SFMD SFHD	RM	RH	CN	CC	CB				I
62	Health or athletic clubs, spas, dance studios, fitness studios	N	Y	Y	Y	N	N	N	N	N	N	N	Y	Y	Y	R			

\* AO-T uses are described in chapter 17.13.

\*\* PCZD uses are discussed in chapter 17.72.

\*\*\* MU-R uses are discussed in chapter 17.14.

\*\*\*\* OS The designated classifications of open space lands are set forth in the Open Space Master Plan approved by city council. Provisions regarding the use and management of open space lands are found in the Open Space Master Plan, Article 15 of the City Charter, and Title 4 of this Code.

**Section 2.** Use Group 9 within the Use Group table in Section 17.12.030 of the Louisville Municipal Code is hereby amended to delete “dance,” from the Use Group description contained therein.

**Section 3.** Table 1 in Section 17.14.050.A of the Louisville Municipal Code is hereby amended to delete the phrase “Health or athletic clubs, spas, dance studios, yoga studios” and insert in its place the phrase “Health or athletic clubs, spas, dance studios, fitness studios.”

**Section 4.** Section 17.72.090.B of the Louisville Municipal Code is hereby amended by the addition of a new subsection B.23 to read as follows:

23. *Health or athletic clubs, spas, dance studios, and fitness studios.*

**Section 5.** Section 17.13.020 of the Louisville Municipal Code is hereby amended by the addition of a new subsection D to read as follows:

D. *Health or athletic clubs, spas, dance studios, and fitness studios.*

**Section 6.** If any portion of this ordinance is held to be invalid for any reason such decisions shall not affect the validity of the remaining portions of this ordinance The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

**Section 7.** The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty,

forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

**Section 7.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this x<sup>th</sup> day of XXX, 2016.**

\_\_\_\_\_  
Robert P. Muckle, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Varra, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Light, Kelly, P.C.  
City Attorney

**PASSED AND ADOPTED ON SECOND AND FINAL READING this xx<sup>th</sup> day of XXX, 2016.**

\_\_\_\_\_  
Robert P. Muckle, Mayor

ATTEST:

\_\_\_\_\_  
Nancy Varra, City Clerk

# Open Government & Ethics Pamphlet 2016



**City Manager's Office**  
**749 Main Street**  
**Louisville CO 80027**  
**[www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)**  
**[info@LouisvilleCO.gov](mailto:info@LouisvilleCO.gov)**  
**303.335.4533**

# Table of Contents

<b>Citizen Participation.....</b>	<b>3</b>
<b>Open Meetings .....</b>	<b>4</b>
<b>Executive Sessions .....</b>	<b>5</b>
<b>Ethics .....</b>	<b>5</b>
<b>Other Laws on Citizen Participation.....</b>	<b>7</b>
<b>Public Involvement Policy .....</b>	<b>8</b>

## Participation in Government

The City of Louisville encourages citizen involvement and participation in its public policy process. There are many opportunities for citizens to be informed about and participate in City activities and decisions. All meetings of City Council, as well as meetings of appointed Boards and Commissions, are open to the public and include an opportunity for public comments on items not on the agenda. No action or substantive discussion on an item may take place unless that item has been specifically listed as an agenda item for a regular or special meeting. Some opportunities for you to participate include:

### Reading and inquiring about City Council activities and agenda items, and attending and speaking on topics of interest at public meetings

#### City Council Meetings:

- Regular meetings are generally held on the first and third Tuesdays of each month at 7:00 PM in the City Council Chambers, located on the second floor of City Hall, 749 Main Street;
- Study sessions are generally held on the second and fourth Tuesdays of each month at 7:00 PM in the Library Meeting Room, located on the first floor of the Library, 951 Spruce Street;
- Regular meetings are broadcast live on Comcast Cable Channel 8 and copies of the meeting broadcasts are available on DVD in the City Manager's Office beginning the morning following the meeting;
- Regular meetings are broadcast live and archived for viewing on the City's website at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov).
- Special meetings may be held occasionally on specific topics. Agendas are posted a minimum of 48 hours prior to the meeting.

Meeting agendas for all City Council meetings, other than special meetings, are posted a minimum of 72 hours prior to the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City website at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

Meeting packets with all agenda-related materials are available 72 hours prior to each meeting and may be found at these locations:

- Louisville Public Library Reference Area, 951 Spruce Street,
- City Clerk's Office, City Hall, 749 Main Street,
- City website at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

You may receive eNotifications of City Council news as well as meeting agendas and summaries of City Council actions. Visit the City's website ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)) and look for the eNotification link to register.

After they are approved by the City Council, meeting minutes of all regular and special meetings are available in the City Clerk's office and on the City's website ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)).

Information about City activities and projects, as well as City Council decisions, is included in the *Community Update* newsletter, mailed to all City residents and businesses. Information is also often included in the monthly utility bills mailed to City residents.

### Communicating Directly with the Mayor and City Council Members

Contact information for the Mayor and City Council members is available at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov), as well as at City Hall, the Louisville Public Library, and the Recreation/Senior Center. You may email the Mayor and City Council as a group at [CityCouncil@LouisvilleCO.gov](mailto:CityCouncil@LouisvilleCO.gov).

Mayor's Town Meetings and City Council Ward Meetings are scheduled periodically. These are informal meetings at which all residents, points of view, and issues are welcome. These meetings are advertised at City facilities and on the City's website ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)).

### Mayor or City Council Elections

City Council members are elected from three Wards within the City and serve staggered four-year terms. There are two Council representatives from each ward. The mayor is elected at-large and serves a four-year term. City Council elections are held in November of odd-numbered years. For information about City elections, including running for City Council, please contact the City Clerk's Office, first floor City Hall, 749 Main Street, or call 303.335.4571.

### Serving as an Appointed Member on a City Board or Commission

The City Council makes Board and Commission appointments annually. Some of the City's Boards and Commissions are advisory, others have some decision-making powers. The City Council refers questions and issues to these appointed officials for input and advice. (Please note the Youth Advisory Board has a separate appointment process.) The City's Boards and Commissions are:

- Board of Adjustment
- Building Code Board of Appeals
- Cultural Council
- Golf Course Advisory Board
- Historic Preservation Commission
- Historical Commission
- Housing Authority
- Library Board of Trustees

- Local Licensing Authority
- Open Space Advisory Board
- Parks & Public Landscaping Advisory Board
- Planning Commission
- Revitalization Commission
- Sustainability Advisory Board
- Youth Advisory Board

Information about boards, as well as meeting agendas and schedules for each board, is available on the City’s web-site ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)).

Agendas for all Board and Commission meetings are posted a minimum of 72 hours prior to each meeting and are posted at these locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- City web site at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

Copies of complete meeting packets containing all agenda-related materials are available at least 72 hours prior to each meeting and may be found at the following locations:

- Louisville Public Library Reference Area, 951 Spruce Street,
- City Clerk’s Office, City Hall, 749 Main Street
- City web site at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

### **Planning Commission**

The Planning Commission evaluates land use proposals against zoning laws and holds public hearings as outlined in City codes. Following a public hearing, the Commission recommends, through a resolution, that the City Council accept or reject a proposal.

- Regular Planning Commission meetings are held at 6:30 PM on the second Thursday of each month. Overflow meetings are scheduled for 6:30 PM on the 4th Thursday of the month as needed, and occasionally Study Sessions are held.
- Regular meetings are broadcast live on Comcast Channel 8 and archived for viewing on the City’s web-site ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)).

### **Open Government Training**

All City Council members and members of a permanent Board or Commission are required to participate in at least one City-sponsored open government-related seminar, workshop, or other training program at least once every two years.

## **Open Meetings**

The City follows the Colorado Open Meetings Law (“Sunshine Law”) as well as additional open meet-

ings requirements found in the City’s Home Rule Charter. These rules and practices apply to the City Council and appointed Boards and Commissions (referred to as a “public body” for ease of reference). Important open meetings rules and practices include the following:

### **Regular Meetings**

All meetings of three or more members of a public body (or a quorum, whichever is fewer) are open to the public.

All meetings of public bodies must be held in public buildings and public facilities accessible to all members of the public.

All meetings must be preceded by proper notice. Agendas and agenda-related materials are posted at least 72 hours in advance of the meeting at the following locations:

- City Hall, 749 Main Street
- Police Department/Municipal Court, 992 West Via Appia
- Recreation/Senior Center, 900 West Via Appia
- Louisville Public Library, 951 Spruce Street
- On the City web site at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

### **Study Sessions**

Study sessions are also open to the public. However, study sessions have a limited purpose:

- Study sessions are to obtain information and discuss matters in a less formal atmosphere;
- No preliminary or final decision or action may be made or taken at any study session; further, full debate and deliberation of a matter is to be reserved for formal meetings; If a person believes in good faith that a study session is proceeding contrary to these limitations, he or she may submit a written objection. The presiding officer will then review the objection and determine how the study session should proceed.
- Like formal meetings, a written summary of each study session is prepared and is available on the City’s website.

## **Executive Sessions**

The City Charter also sets out specific procedures and limitations on the use of executive sessions. These rules, found in Article 5 of the Charter, are intended to further the City policy that the activities of City government be conducted in public to the greatest extent feasible, in order to assure public participation and enhance public accountability. The City’s rules regarding executive sessions include the following:

### **Timing and Procedures**

The City Council, and City Boards and Commissions, may hold an executive session only at a regular or special meeting.

No formal action of any type, and no informal or “straw” vote, may occur at any executive session. Rather, formal

actions, such as the adoption of a proposed policy, position, rule or other action, may only occur in open session.

Prior to holding an executive session, there must be a public announcement of the request and the legal authority for convening in closed session. There must be a detailed and specific statement as to the topics to be discussed and the reasons for requesting the session.

The request must be approved by a supermajority (two-thirds of the full Council, Board, or Commission). Prior to voting on the request, the clerk reads a statement of the rules pertaining to executive sessions. Once in executive session, the limitations on the session must be discussed and the propriety of the session confirmed. If there are objections and/or concerns over the propriety of the session, those are to be resolved in open session.

Once the session is over, an announcement is made of any procedures that will follow from the session.

Executive sessions are recorded, with access to those tapes limited as provided by state law. Those state laws allow a judge to review the propriety of a session if in a court filing it is shown that there is a reasonable belief that the executive session went beyond its permitted scope. Executive session records are not available outside of a court proceeding.

### **Authorized Topics**

For City Council, an executive session may be held only for discussion of the following topics:

- Matters where the information being discussed is required to be kept confidential by federal or state law;
- Certain personnel matters relating to employees directly appointed by the Council, and other personnel matters only upon request of the City Manager or Mayor for informational purposes only;
- Consideration of water rights and real property acquisitions and dispositions, but only as to appraisals and other value estimates and strategy for the acquisition or disposition; and
- Consultation with an attorney representing the City with respect to pending litigation. This includes cases that are actually filed as well as situations where the person requesting the executive session believes in good faith that a lawsuit may result, and allows for discussion of settlement strategies.

The City's Boards and Commissions may only hold an executive session for consultation with its attorney regarding pending litigation.

## **Ethics**

**E**thics are the foundation of good government. Louisville has adopted its own Code of Ethics, which is found in the City Charter and which applies to elected officials, public body members, and employees. The Louisville Code of Ethics applies in addition to any higher standards

in state law. Louisville's position on ethics is perhaps best summarized in the following statement taken from the City Charter:

*Those entrusted with positions in the City government must commit to adhering to the letter and spirit of the Code of Ethics. Only when the people are confident that those in positions of public responsibility are committed to high levels of ethical and moral conduct, will they have faith that their government is acting for the good of the public. This faith in the motives of officers, public body members, and employees is critical for a harmonious and trusting relationship between the City government and the people it serves.*

The City's Code of Ethics (Sections 5-6 through 5-17 of the Charter) is summarized in the following paragraphs. While the focus is to provide a general overview of the rules, it is important to note that all persons subject to the Code of Ethics must strive to follow both the letter and the spirit of the Code, so as to avoid not only actual violations, but public perceptions of violations. Indeed, perceptions of violations can have the same negative impact on public trust as actual violations.

### **Conflicts of Interest**

One of the most common ethical rules visited in the local government arena is the "conflict of interest rule." While some technical aspects of the rule are discussed below, the general rule under the Code of Ethics is that if a Council, Board, or Commission member has an "interest" that will be affected by his or her "official action," then there is a conflict of interest and the member must:

- Disclose the conflict, on the record and with particularity;
- Not participate in the discussion;
- Leave the room; and
- Not attempt to influence others.

An "interest" is a pecuniary, property, or commercial benefit, or any other benefit the primary significance of which is economic gain or the avoidance of economic loss. However, an "interest" does not include any matter conferring similar benefits on all property or persons similarly situated. (Therefore, a City Council member is not prohibited from voting on a sales tax increase or decrease if the member's only interest is that he or she, like other residents, will be subject to the higher or lower tax.) Additionally, an "interest" does not include a stock interest of less than one percent of the company's outstanding shares.

The Code of Ethics extends the concept of prohibited interest to persons or entities with whom the member is associated. In particular, an interest of the following persons and entities is also an interest of the member: relatives (including persons related by blood or marriage to certain

degrees, and others); a business in which the member is an officer, director, employee, partner, principal, member, or owner; and a business in which member owns more than one percent of outstanding shares.

The concept of an interest in a business applies to profit and nonprofit corporations, and applies in situations in which the official action would affect a business competitor. Additionally, an interest is deemed to continue for one year after the interest has ceased. Finally, "official action" for purposes of the conflict of interest rule, includes not only legislative actions, but also administrative actions and "quasi-judicial" proceedings where the entity is acting like a judge in applying rules to the specific rights of individuals (such as a variance request or liquor license). Thus, the conflict rules apply essentially to all types of actions a member may take.

### **Contracts**

In addition to its purchasing policies and other rules intended to secure contracts that are in the best interest of the City, the Code of Ethics prohibits various actions regarding contracts. For example, no public body member who has decision-making authority or influence over a City contract can have an interest in the contract, unless the member has complied with the disclosure and recusal rules. Further, members are not to appear before the City on behalf of other entities that hold a City contract, nor are they to solicit or accept employment from a contracting entity if it is related to the member's action on a contract with that entity.

### **Gifts and Nepotism**

The Code of Ethics, as well as state law, regulates the receipt of gifts. City officials and employees may not solicit or accept a present or future gift, favor, discount, service or other thing of value from a party to a City contract, or from a person seeking to influence an official action. There is an exception for the "occasional nonpecuniary gift" of \$15 or less, but this exception does not apply if the gift, no matter how small, may be associated with the official's or employee's official action, whether concerning a contract or some other matter. The gift ban also extends to independent contractors who may exercise official actions on behalf of the City.

The Code of Ethics also prohibits common forms of nepotism. For example, no officer, public body member, or employee shall be responsible for employment matters concerning a relative. Nor can he or she influence compensation paid to a relative, and a relative of a current officer, public body member or employee cannot be hired unless certain personnel rules are followed.

### **Other Ethics Rules of Interest**

Like state law, Louisville's Code of Ethics prohibits the use of non-public information for personal or private gain. It also prohibits acts of advantage or favoritism and, in that regard, prohibits special considerations, use of employee time for personal or private reasons, and use of City vehicles or equipment, except in same manner as available to any other person (or in manner that will substantially benefit City). The City also has a "revolving door" rule that prohibits elected officials from becoming City employees either during their time in office or for two years after leaving office. These and other rules of conduct are found in Section 5-9 of the Code of Ethics.

### **Disclosure, Enforcement, and Advisory Opinions**

The Code of Ethics requires that those holding or running for City Council file a financial disclosure statement with the City Clerk. The statement must include, among other information, the person's employer and occupation, sources of income, and a list of business and property holdings.

The Code of Ethics provides fair and certain procedures for its enforcement. Complaints of violations may be filed with the City prosecutor; the complaint must be a detailed written and verified statement. If the complaint is against an elected or appointed official, it is forwarded to an independent judge who appoints a special, independent prosecutor for purposes of investigation and appropriate action. If against an employee, the City prosecutor will investigate the complaint and take appropriate action. In all cases, the person who is subject to the complaint is given the opportunity to provide information concerning the complaint.

Finally, the Code allows persons who are subject to the Code to request an advisory opinion if they are uncertain as to applicability of the Code to a particular situation, or as to the definition of terms used in the Code. Such requests are handled by an advisory judge, selected from a panel of independent, disinterested judges who have agreed to provide their services. This device allows persons who are subject to the Code to resolve uncertainty before acting, so that a proper course of conduct may be identified. Any person who requests and acts in accordance with an advisory opinion issued by an advisory judge is not subject to City penalty, unless material facts were omitted or misstated in the request. Advisory opinions are posted for public inspection; the advisory judge may order a delay in posting if the judge determines the delay is in the City's best interest.

Citizens are encouraged to contact the City Manager's Office with any questions about the City's Code of Ethics. A copy of the Code is available at the City's website ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)) and also from the Offices of the City Manager and City Clerk.

## Other Laws on Citizen Participation in Government

Preceding sections of this pamphlet describe Louisville's own practices intended to further citizen participation in government. Those practices are generally intended to further dissemination of information and participation in the governing process. Some other laws of interest regarding citizen participation include:

### Initiative and Referendum

The right to petition for municipal legislation is reserved to the citizens by the Colorado Constitution and the City Charter. An initiative is a petition for legislation brought directly by the citizens; a referendum is a petition brought by the citizens to refer to the voters a piece of legislation that has been approved by the City Council. In addition to these two petitioning procedures, the City Council may refer matters directly to the voters in the absence of any petition. Initiative and referendum petitions must concern municipal legislation—as opposed to administrative or other non-legislative matters. By law the City Clerk is the official responsible for many of the activities related to a petition process, such as approval of the petition forms, review of the signed petitions, and consideration of protests and other matters. There are minimum signature requirements for petitions to be moved to the ballot; in Louisville, an initiative petition must be signed by at least five percent of the total number of registered electors. A referendum petition must be signed by at least two and one-half percent of the registered electors.

### Public Hearings

In addition to the opportunity afforded at each regular City Council meeting to comment on items not on the agenda, most City Council actions provide opportunity for public comment through a public hearing process. For example, the City Charter provides that a public hearing shall be held on every ordinance before its adoption. This includes opportunities for public comment prior to initial City Council discussion of the ordinance, as well as after Council's initial discussion but before action. Many actions of the City are required to be taken by ordinance, and thus this device allows for citizen public hearing comments on matters ranging from zoning ordinances to ordinances establishing offenses that are subject to enforcement through the municipal court.

Additionally, federal, state, and/or local law requires a public hearing on a number of matters irrespective of whether an ordinance is involved. For example, a public hearing is held on the City budget, the City Comprehensive Plan and similar plans, and a variety of site-specific or person-specific activities, such as annexations of land into the city, rezonings, special use permits, variances, and new

liquor licenses. Anyone may provide comments during these hearings.

### Public Records

Access to public records is an important aspect of citizen participation in government. Louisville follows the Colorado Open Records Act (CORA) and the additional public records provisions in the City Charter. In particular, the Charter promotes the liberal construction of public records law, so as to promote the prompt disclosure of City records to citizens at no cost or no greater cost than the actual costs to the City.

The City Clerk is the custodian of the City's public records, except for financial, personnel, and police records which are handled, respectively, by the Finance, Human Resources, and Police Departments. The City maintains a public policy on access to public records, which include a records request form, a statement of fees, and other guidelines. No fee is charged for the inspection of records. No fee is charged for locating or making records available for copying, except in cases of voluminous requests or dated records, or when the time spent in locating records exceeds two hours. No fees are charged for the first 25 copies requested or for electronic records.

Many records, particularly those related to agenda items for City Council and current Board and Commission meetings, are available directly on the City's website ([www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)). In addition to posting agenda-related material, the City maintains communication files for the City Council and Planning Commission. These are available for public inspection at the City Clerk's Office, 749 Main Street.

CORA lists the categories of public records that are not generally open to public inspection. These include, for example, certain personnel records and information, financial and other information about users of city facilities, privileged information, medical records, letters of reference, and other items listed in detail in CORA. When public records are not made available, the custodian will specifically advise the requestor of the reason.

Citizens are encouraged to review the City's website ([www.LouisvilleCo.gov](http://www.LouisvilleCo.gov)) for information, and to contact the City with any questions regarding City records.

## Public Involvement Policy

Public participation is an essential element of the City's representative form of government. To promote effective public participation City officials, advisory board members, staff and participants should all observe the following guiding principles, roles and responsibilities:

### Guiding Principles for Public Involvement

Inclusive not Exclusive - Everyone's participation is

welcome. Anyone with a known interest in the issue will be identified, invited and encouraged to be involved early in the process.

*Voluntary Participation* - The process will seek the support of those participants willing to invest the time necessary to make it work.

*Purpose Driven* - The process will be clearly linked to when and how decisions are made. These links will be communicated to participants.

*Time, Financial and Legal Constraints* - The process will operate within an appropriate time frame and budget and observe existing legal and regulatory requirements.

*Communication* - The process and its progress will be communicated to participants and the community at-large using appropriate methods and technologies.

*Adaptability* - The process will be adaptable so that the level of public involvement is reflective of the magnitude of the issue and the needs of the participants.

*Access to Information* - The process will provide participants with timely access to all relevant information in an understandable and user-friendly way. Education and training requirements will be considered.

*Access to Decision Making* - The process will give participants the opportunity to influence decision making.

*Respect for Diverse Interests* - The process will foster respect for the diverse values, interests and knowledge of those involved.

*Accountability* - The process will reflect that participants are accountable to both their constituents and to the success of the process.

*Evaluation* - The success and results of the process will be measured and evaluated.

### **Roles and Responsibilities - City Council**

City Council is ultimately responsible to all the citizens of Louisville and must weigh each of its decisions accordingly. Councilors are responsible to their local constituents under the ward system; however they must carefully consider the concerns expressed by all parties. Council must ultimately meet the needs of the entire community—including current and future generations—and act in the best interests of the City as a whole.

During its review and decision-making process, Council has an obligation to recognize the efforts and activities that have preceded its deliberations. Council should have regard for the public involvement processes that have been completed in support or opposition of projects.

### **Roles and Responsibilities - City Staff and Advisory Boards**

The City should be designed and run to meet the needs and priorities of its citizens. Staff and advisory boards must ensure that the Guiding Principles direct their work. In addition to the responsibilities established by the Guiding

Principles, staff and advisory boards are responsible for:

- ensuring that decisions and recommendations reflect the needs and desires of the community as a whole;
- pursuing public involvement with a positive spirit because it helps clarify those needs and desires and also adds value to projects;
- fostering long-term relationships based on respect and trust in all public involvement activities;
- encouraging positive working partnerships;
- ensuring that no participant or group is marginalized or ignored;
- drawing out the silent majority, the voiceless and the disempowered; and being familiar with a variety of public involvement techniques and the strengths and weaknesses of various approaches.

### **All Participants**

The public is also accountable for the public involvement process and for the results it produces. All parties (including Council, advisory boards, staff, proponents, opponents and the public) are responsible for:

- working within the process in a cooperative and civil manner;
- focusing on real issues and not on furthering personal agendas;
- balancing personal concerns with the needs of the community as a whole;
- having realistic expectations;
- participating openly, honestly and constructively, offering ideas, suggestions and alternatives;
- listening carefully and actively considering everyone's perspectives;
- identifying their concerns and issues early in the process;
- providing their names and contact information if they want direct feedback;
- remembering that no single voice is more important than all others, and that there are diverse opinions to be considered;
- making every effort to work within the project schedule and if this is not possible, discussing this with the proponent without delay;
- recognizing that process schedules may be constrained by external factors such as limited funding, broader project schedules or legislative requirements;
- accepting some responsibility for keeping themselves aware of current issues, making others aware of project activities and soliciting their involvement and input; and
- considering that the quality of the outcome and how that outcome is achieved are both important.

*Updated December 2015*

This pamphlet is prepared pursuant to the Home Rule Charter of the City of Louisville.

This is a compilation of Articles 4 and 5 of the Charter of the City of Louisville and is available at all times in the City Clerk's Office, 749 Main Street, Louisville, Colorado, and on the City's web site at [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov).

This pamphlet is also provided to every member of a public body (board or commission) at that body's first meeting each year.

## MEMORANDUM

**To:** Honorable Chair and Members of the Planning Commission

**From:** Planning Division

**Subject:** Establish Official Locations for Posting of Public Notice

**Date:** **January 14, 2016**

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State law requires that each year every municipal board or commission establish the location(s) where the notice of their public meetings will be posted. It is required the location be established at that body's first regular meeting of the year.

The City's Home Rule Charter requires that notice of City Council meetings be posted in four locations. The City Attorney and City Manager's office recommend that other boards and commissions follow the same public notice posting practice.

Consistent with that recommendation, staff is recommending the Planning Commission establish for the year 2016 the official locations for posting of Planning Commission agendas as follows:

- **The Lobby of City Hall, 749 Main Street**
- **The Louisville Public Library Bulletin Board, 951 Spruce Street**
- **The Louisville Recreation Center, 900 West Via Appia**
- **The Police / Municipal Court building, 992 Via Appia**
- **The City of Louisville website, [www.louisvilleco.gov](http://www.louisvilleco.gov)**

Resolution No. 04, Series 2016 (attached) if adopted, would designate the above locations as the official locations for the 2016 posting of Planning Commission public meeting notice / agenda.

**RESOLUTION NO. 04,  
SERIES 2016**

**A RESOLUTION RECOMMENDING THAT THE FOLLOWING LOCATIONS BE  
ESTABLISHED AS THE OFFICIAL LOCATIONS FOR THE POSTING OF  
PUBLIC NOTICE OF ALL 2016 LOUISVILLE PLANNING COMMISSION  
MEETINGS**

- **The Lobby of City Hall, 749 Main Street**
- **The Louisville Public Library Bulletin Board, 951 Spruce Street**
- **The Louisville Recreation Center, 900 West Via Appia**
- **The Police / Municipal Court building, 992 Via Appia**
- **The City of Louisville website, [www.louisvilleco.gov](http://www.louisvilleco.gov)**

**WHEREAS**, Senate Bill 91-33 requires that all local public bodies designate a public place or places where public notice of public meetings will be posted, with said designation being made at the first regular meeting of that body in each calendar year; and

**WHEREAS**, the City's Home Rule Charter requires additional locations for the posting of public notice of City Council meetings and by extension, it is the recommendation of Staff that the Planning Commission adopt the same standard for posting of public notice of their meetings; and

**WHEREAS**, the Planning Commission has reviewed the recommended locations for the posting of public notice and finds them to be consistent with State Statutes, Municipal Code and the Louisville Home Rule Charter.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby designate the following public places for the posting of notices for all public meetings of the Planning Commission in 2016.

- **The Lobby of City Hall, 749 Main Street**
- **The Louisville Public Library Bulletin Board, 951 Spruce Street**
- **The Louisville Recreation Center, 900 West Via Appia**
- **The Louisville Police / Municipal Court building, 992 Via Appia**
- **The City of Louisville website, [www.louisvilleco.gov](http://www.louisvilleco.gov)**

**PASSED AND ADOPTED** this 14<sup>th</sup> day of January, 2016.

By: \_\_\_\_\_  
Chris Pritchard, Chair  
Planning Commission

Attest: \_\_\_\_\_  
Ann O'Connell, Secretary  
Planning Commission

## MEMORANDUM

**To:** Planning Commission Members

**From:** Department of Planning and Building Safety

**Subject:** 2016 Meeting Dates

**Date:** **January 14, 2016**

Regular meetings are held at 6:30 p.m. on the 2<sup>nd</sup> Thursday of every month in the 2<sup>nd</sup> floor of City Hall, City Council Chambers. As needed, overflow meetings will be held at 6:30 p.m. on the 4<sup>th</sup> Thursday of every month. The 3<sup>rd</sup> Thursday of each month should be held for Study Sessions, as needed.

Please note the joint Planning Commission and City Council Study Session is yet to be determined.

<b>2016 Meeting Dates</b>			
<b>Month</b>	<b>Regular</b>	<b>Overflow</b>	<b>Study</b>
January	14	28	21
February	11	25	18
March	10	24	17
April	14	28	21
May	12	26	19
June	9	23	16
July	14	28	21
August	11	25	18
September	8	22	15
October	13	27	20
November	10	17	-
December	8	15	-

## MEMORANDUM

**To:** Honorable Chair and Members of the Planning Commission

**From:** Planning Division

**Subject:** Election of Officers

**Date:** January 14, 2016

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The Bylaws of the Louisville Planning Commission establish the manner for electing officers. Article II, Section 2 established there shall be a Chair, Vice-chair and Secretary and that they shall be elected either

- 1) At the first meeting in January, or
- 2) At the first meeting of the Commission after the effective date of appointment of new members of the Planning Commission.

The Bylaws do not establish any formal process the Commission must follow in the election of officers.

The January Planning Commission agenda includes a business item for the election of officers. The Commission has two options for completing the election of officers:

- 1) Complete the election of officers with nomination during the January 14<sup>th</sup> meeting or
- 2) Accept formal nominations and letters of interest that could then be considered at the February 11<sup>th</sup> meeting.

If the Commission wishes to submit letters of interest or letters of nomination in advance of the February 11<sup>th</sup> meeting, staff could include those in your packets of that meeting. We would need to receive those by Monday, February 1, 2016 in order to forward them in your packets.