

City Council

AMENDED

Agenda

Tuesday, February 19, 2019

City Hall

749 Main Street

7:00 PM

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

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

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

5. CONSENT AGENDA

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

A. Approval of Bills

B. Approval of Minutes: January 29, 2019; February 5, 2019

C. Approval of February 26 as a Special Meeting

D. Approval of Appointments to the Board of Adjustment
and the Recreation Advisory Board

E. Approval of a Contract Between the City of Louisville and CGRS, Inc. for the
Construction of the Pipeline Control Vault Project and the Approval of the
Design and Construction Management Service Addendum

F. Approval of Scope of Services for Aviation Consultant Agreement

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

Citizen Information

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

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

City of Louisville

City Council *749 Main Street* *Louisville CO 80027*
303.335.4536 (phone) *303.335.4550 (fax)* *www.LouisvilleCO.gov*

7. CITY MANAGER'S REPORT

8. REGULAR BUSINESS

- 7:10 – 7:15 PM **A. RESOLUTION NO. 5, SERIES 2019 – A RESOLUTION APPROVING A FINAL PUD TO ALLOW FOR A 22,020 SQUARE-FOOT COMMERCIAL BUILDING WITH A 5,802 SQUARE-FOOT PARKING GARAGE ON TWO LOTS TOTALING 14, 114 SQUARE FEET ZONED CC; A FINAL PLAT TO VACATE THE LOT LINE BETWEEN LOTS 8 & 9, BLOCK 3, TOWN OF LOUISVILLE; AND A SPECIAL REVIEW USE TO ALLOW FOR RETAIL GOODS AND EATING AND DRINKING ESTABLISHMENTS – *applicant requests continuance to 3/19/19***
- Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Action
- 7:15 – 8:00 PM **B. RESOLUTION NO. 6, SERIES 2019 – A RESOLUTION APPROVING AN AMENDMENT TO THE FOUNDRY PLANNED UNIT DEVELOPMENT (PUD) PHASING PLAN TO MODIFY THE REQUIREMENT THAT BOTH APPROVED COMMERCIAL BUILDINGS BE CONSTRUCTED CONCURRENT WITH THE RESIDENTIAL DEVELOPMENT – *public hearing***
- Mayor Opens Public Hearing
 - Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Mayor Closes Public Hearing
 - Action
- 8:00 – 8:30 PM **C. RESOLUTION NO. 7, SERIES 2019 – A RESOLUTION APPROVING A PRESERVATION AND RESTORATION LOAN FOR THE LOUISVILLE HOSPITAL LOCATED AT 721 GRANT AVENUE**
- Staff Presentation
 - Public Comments (Please limit to three minutes each)
 - Council Questions & Comments
 - Action

8:30 – 8:45 PM **D. DISCUSSION/DIRECTION – CITY COUNCIL CONSIDERATION OF CHANGES TO LIQUOR REGULATIONS AND OPTIONS IN CITY PARKS AND FACILITIES**

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

9. CITY ATTORNEY’S REPORT

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

11. ADJOURNMENT

01/31/2019 12:57
kreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 1
apwarrnt

CASH ACCOUNT: 001000 101001		WARRANT: 013119	01/31/2019
VENDOR	VENDOR NAME	PURPOSE	AMOUNT
13656	AARON DEJONG	EXPENSE REPORT 1/15-1/24/	69.68
14154	ALLSTREAM	FEB 19 PHONE CIRCUITS	937.36
14164	ALPINE BANK	#5300089001 SOLAR PANEL L	3,986.70
14164	ALPINE BANK	#5300177601 SOLAR PANEL L	5,429.18
5255	FAMILY SUPPORT REGISTRY	Payroll Run 1 - Warrant 0	544.18
14712	GOLF GENIUS SOFTWARE LLC	Golf Course Software Subs	2,500.00
9813	HEATHER BALSER	TRAVEL ADVANCE 2/6-2/9/19	330.72
14726	LAURA JASIEWICZ	TRAVEL ADVANCE 2/5-2/8/19	234.00
9750	LEGALSHIELD	#22554 JAN 19 EMPLOYEE PR	288.05
14604	MEGAN DAVIS	TRAVEL ADVANCE 2/6-2/8/19	280.72
99999	AIDEN COOHILL	RETURNED ACH PP02 2019	24.87
99999	JESSICA TILTON	UTILITY REFUND 601 MAIN S	190.27
99999	MARKEL HOMES	UTILITY REFUND 1932 LARKS	44.06
99999	MICHAEL & CHRISTINA EISENSTEIN	UTILITY REFUND 301 EAST S	129.01
14655	PREMIER MEMBERS CREDIT UNION	Payroll Run 1 - Warrant 0	349.87
14725	REMY RODRIGUES	TRAVEL ADVANCE 2/5-2/8/19	132.00
2414	RITA GLOVA	TRAVEL ADVANCE 2/5-2/8/19	242.00
=====			
17 INVOICES		WARRANT TOTAL	15,712.67
=====			

02/07/2019 11:22
kreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 1
apwarrnt

CASH ACCOUNT: 001000 101001

WARRANT: 020719 02/07/2019

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
13880	CAMERON FOWLKES	COMPUTER LOAN	514.49
1280	COLORADO STATE TREASURER	132653-00-6-184 UNEMPLOYM	3,664.00
14697	ISAIAS HUIZAR	EXPENSE REPORT 1/7-2/1/19	219.24
14439	JESSICA SCHWARTZ	TRAVEL RECON 1/25-1/28/19	1,280.87
12996	LOGAN HAYMORE	COMPUTER LOAN	749.99
99999	JOHN AND IRENE RAY	INSURANCE DEDUCTIBLE	1,899.16
99999	ADVANCED EXTERIORS INC	PERMIT REFUND 374 SPRUCE	771.91
14668	SELEX ES INC	Automated License Plate R	21,195.00
8 INVOICES		WARRANT TOTAL	30,294.66

02/13/2019 15:24
kreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 1
apwarrnt

CASH ACCOUNT: 001000 101001

WARRANT: 123118G 12/31/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14347	ABSOLUTE HOME & GARDEN LLC	Downtown Holiday Lights	39,720.00
14596	AMERICAN ELEVATOR PROFESSIONAL	ELEVATOR INSPECTIONS	1,200.00
13928	APEX DESIGN PC	SH 42 Traffic Evaluation	8,229.89
13556	AQUATIC CHEMICAL SOLUTIONS INC	CLOSE MEMORY SQUARE POOL	2,094.74
14363	BOULDER COMMUNITY HEALTH	SANE EXAM	510.00
640	BOULDER COUNTY	DEC 18 GATE FEE	1,977.60
640	BOULDER COUNTY	PARADE OF LIGHTS BSO OFFI	1,360.00
14367	DUNAKILLY MANAGEMENT GROUP COR	Owner's Rep RSC Expansion	10,250.00
14645	ECOLOGICAL RESOURCE CONSULTANT	Howard Diversion Upgrade	3,628.00
13009	EIDE BAILLY LLP	2018 INTERIM AUDIT	6,750.00
12819	FRANCOTYP-POSTALIA INC	POSTAGE MACHINE RSC	126.00
12819	FRANCOTYP-POSTALIA INC	POSTAGE MACHINE RSC	126.00
12819	FRANCOTYP-POSTALIA INC	POSTAGE METER RSC	126.00
13856	GREEN CO2 SYSTEMS	CO2 TANK RELOCATION	100.00
13856	GREEN CO2 SYSTEMS	CO2 RENTAL	114.00
14576	GREEN LANDSCAPE SOLUTIONS LLC	Landscape Maintenance Fro	550.00
14576	GREEN LANDSCAPE SOLUTIONS LLC	Landscape Maintenance Fro	550.00
645	HUMANE SOCIETY OF BOULDER VALL	2018 Q3 ANIMAL IMPOUND FE	2,610.00
13628	I/O SOLUTIONS INC	NATIONAL BASIC ABILITIES	325.00
14719	INTECONNECT INC	SECURITY SYSTEM SERVICE P	190.00
14033	KDG ENGINEERING LLC	SH42/SHORT ST CROSSING DE	8,291.96
8059	LOUISVILLE DOLPHINS SWIM TEAM	CONTRACTOR FEES SWIM CLIN	2,688.00
5432	LOUISVILLE FIRE PROTECTION DIS	BLOOD DRAWS 12/12-12/15/1	70.00
14665	LOVELAND BARRICADE LLC	BARRICADES OPS	880.00
13565	MOTT MACDONALD LLC	HIGH ZONE PUMP STATION	1,373.05
13195	O'BRIEN, THOMAS & BIBIK LLC	COURT APPOINTED ATTORNEY	678.50
13195	O'BRIEN, THOMAS & BIBIK LLC	COURT APPOINTED ATTORNEY	506.00
14144	PING INC	Resale Merchandise	522.00
14144	PING INC	Resale Merchandise	513.00

02/13/2019 15:24
kreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 2
apwarrnt

CASH ACCOUNT: 001000 101001

WARRANT: 123118G 12/31/2018

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14144	PING INC	Resale Merchandise	306.27
14144	PING INC	Resale Merchandise	113.77
14144	PING INC	Resale Merchandise	99.25
14144	PING INC	Sales Rebate	-33.25
14144	PING INC	Billing Correction	-9.78
14144	PING INC	Billing Correction	-8.66
700	PRAIRIE MOUNTAIN MEDIA	Recreation Center Catalog	9,213.67
13419	ROADSAFE TRAFFIC SYSTEMS CORP	TRAFFIC MITIGATION SUPPLI	1,945.10
13419	ROADSAFE TRAFFIC SYSTEMS CORP	STREET SIGNS OPS	1,285.00
14653	ROCKY MOUNTAIN WATER WORKS	2018 Storm System Mainten	7,526.95
14550	TAYLOR MADE GOLF COMPANY INC	Resale Merchandise	174.88
14550	TAYLOR MADE GOLF COMPANY INC	Resale Merchandise	191.13
=====			
	41 INVOICES	WARRANT TOTAL	116,864.07
=====			

02/13/2019 15:55
kreged

City of Louisville, CO
DETAIL INVOICE LIST

P 1
apwarrnt

CASH ACCOUNT: 001000 101001

WARRANT: 021919 02/19/2019

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
6866	4 RIVERS EQUIPMENT	DOOR SHOCK UNIT 3420	46.11
6866	4 RIVERS EQUIPMENT	CORE CREDIT UNIT 3295	-275.00
6866	4 RIVERS EQUIPMENT	TURBOCHARGER UNIT 3295	2,279.44
6866	4 RIVERS EQUIPMENT	REPAIR UNIT 3295	977.80
12838	ACOUNTEMP	PAYROLL TEMP	110.30
14121	ACUSHNET COMPANY	Resale Merchandise	434.45
12890	ADAMSON POLICE PRODUCTS	UNIFORMS RAINERO	220.00
12890	ADAMSON POLICE PRODUCTS	UNIFORMS RAINERO	35.85
6113	AMERICAN TRAFFIC SAFETY SERVIC	ATSSA MEMBERSHIP	388.00
14713	AQUATIC RESOURCES LLC	Chlorine Supplies RSC	3,469.28
14282	BIBLIOTHECA LLC	EQUIPMENT MAINT CONTRACT	31,664.98
13855	BIG AIR JUMPERS INC	Nite at the Rec Inflatabl	420.00
13855	BIG AIR JUMPERS INC	Nite at the Rec Inflatabl	343.50
13855	BIG AIR JUMPERS INC	Nite at the Rec Inflatabl	343.50
14730	BLUE 360 MEDIA LLC	CO PEACE OFFICE HANDBOOKS	1,935.00
640	BOULDER COUNTY	JAN 19 BOULDER COUNTY USE	22,057.29
13344	BROWNS HILL ENGINEERING & CONT	FLOURIDE MACHINE TIE IN N	910.00
13344	BROWNS HILL ENGINEERING & CONT	FLOURIDE AND CL2 TIE IN S	1,150.50
6624	CAACO	CAACO STATE RE-CERTIFICAT	15.00
14046	CCNC INC	2019 CCNC MEMBERSHIP	100.00
248	CDW GOVERNMENT	VMWARE VSPHERE RENEWAL	1,105.00
935	CENTENNIAL PRINTING CO	55 SETS BUDGET TABS	356.00
935	CENTENNIAL PRINTING CO	55 BIENNIAL BUDGET BOOKS	2,109.50
935	CENTENNIAL PRINTING CO	BUSINESS CARDS PROS	461.30
14036	CENTER COPY BOULDER INC	MUNICIPAL CODE COURTESY N	209.20
14427	CHRISTINE STANDEFER	CONTRACTOR FEES TRI TRAIN	310.80
14417	COLE INFORMATION INC	REFERENCE MATERIALS	347.95
1120	COLORADO ANALYTICAL LABORATORI	LAB ANALYSIS FEES WTP	86.30
1120	COLORADO ANALYTICAL LABORATORI	LAB ANALYSIS FEES WTP	157.50
1120	COLORADO ANALYTICAL LABORATORI	LAB ANALYSIS FEES WTP	157.50
1120	COLORADO ANALYTICAL LABORATORI	LAB ANALYSIS FEES WTP	157.50

02/13/2019 15:55
kcreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 2
apwarrnt

CASH ACCOUNT: 001000 101001 WARRANT: 021919 02/19/2019

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
13207	COLORADO TECH CENTER OWNERS AS	CTCOA DUES 712 CTC BLVD	311.15
13207	COLORADO TECH CENTER OWNERS AS	CTCOA DUES 739 S 104TH ST	866.68
13207	COLORADO TECH CENTER OWNERS AS	CTCOA DUES 734 CTC BLVD	355.31
13207	COLORADO TECH CENTER OWNERS AS	CTCOA DUES 2000 CHERRY ST	225.57
13207	COLORADO TECH CENTER OWNERS AS	CTCOA DUES 475 S 104TH ST	18.49
845	CPRA	2019 CPRA MEMBERSHIPS	1,526.00
14680	CWA CONSULTING SERVICES LLC	Local Limits Re-evaluatio	9,265.00
7760	DBA OF LOUISVILLE	2019 STREET FAIRE MANAGER	22,500.00
10590	DELL MARKETING LP	Surveillance Management S	38,440.99
13843	DIETZE AND DAVIS, PC	PRESIDING JUDGE	196.00
1505	DPC INDUSTRIES INC	Chlorine Gas NWTP	958.00
1520	DRCOG	2019 DRCOG MEMBER DUES 1S	4,400.00
14367	DUNAKILLY MANAGEMENT GROUP COR	Owner's Rep RSC Expansion	13,250.00
10885	EATON SALES & SERVICE LLC	FUEL TANK REPAIR	254.50
14606	FEHR AND PEERS	SBR Feasibility Study	9,470.00
2070	FLOOD & PETERSON INSURANCE INC	2019 GENERAL LIABILITY RE	162,265.00
2070	FLOOD & PETERSON INSURANCE INC	2019 BUSINESS AUTO RENEWA	57,038.00
2070	FLOOD & PETERSON INSURANCE INC	2019 UMBRELLA RENEWAL	38,121.00
2070	FLOOD & PETERSON INSURANCE INC	2019 CYBER LIABILITY RENE	10,228.00
2070	FLOOD & PETERSON INSURANCE INC	2019 COMMERCIAL PROPERTY	161,531.00
12819	FRANCOTYP-POSTALIA INC	POSTAGE MACHINE RSC	126.00
1175	GEORGE T SANDERS COMPANY	IGNITER LIB	240.88
14564	GEOSPATIAL URBAN INTERFACE LLC	2019 Geospatial Urban Int	6,275.75
9637	GOBLE SAMPSON & ASSOCIATES INC	PUMP HEADS WTP	1,091.33
2280	GOODHUE DITCH AND RESERVOIR CO	2019 GOODHUE ASSESSMENT	18,039.14
2280	GOODHUE DITCH AND RESERVOIR CO	2019 GOODHUE ASSESSMENT	311.64
2310	GRAINGER	MISC SUPPLIES WTP	124.02
2310	GRAINGER	OUTDOOR PLUG IN TIMER MS	25.58
14576	GREEN LANDSCAPE SOLUTIONS LLC	Jan 19 Landscape Maint Fr	550.00
14576	GREEN LANDSCAPE SOLUTIONS LLC	Feb 19 Landscape Maint Fr	550.00
246	GREEN MILL SPORTSMAN CLUB	RANGE USE	150.00

02/13/2019 15:55
kreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 3
apwarrnt

CASH ACCOUNT: 001000 101001

WARRANT: 021919 02/19/2019

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14081	GUARDIAN TRACKING LLC	GUARDIAN TRACKING SUBSCRI	1,732.00
2405	HACH COMPANY	LAB SUPPLIES WTP	332.76
645	HUMANE SOCIETY OF BOULDER VALL	2019 RESERVE FUND CONTRIB	2,221.00
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	24.75
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	34.32
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	7.81
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	391.61
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	184.08
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	46.13
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	21.56
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	47.88
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	16.17
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	222.95
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	30.79
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	52.17
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	66.17
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	150.32
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	86.13
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	30.24
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	15.02
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	72.27
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	265.14
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	108.93
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	9.80
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	15.02
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	31.34
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	92.30
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	57.22
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	10.11
2615	INGRAM LIBRARY SERVICES INC	ADULT BOOKS AND MEDIA	46.24
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	170.47
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	246.17
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	61.59
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	325.07
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	10.99
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	30.82
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	55.16
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	42.32
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	304.69
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	119.27
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	2.99
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	74.81
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	172.19
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	9.34
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	96.99
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	75.48

02/13/2019 15:55
kcreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 4
apwarrnt

CASH ACCOUNT: 001000 101001 WARRANT: 021919 02/19/2019

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	85.04
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	11.27
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	276.13
2615	INGRAM LIBRARY SERVICES INC	CHILDRENS BOOKS AND MEDIA	93.40
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	90.66
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	10.44
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	79.67
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	30.22
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	57.16
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	21.99
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	47.54
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	7.79
2615	INGRAM LIBRARY SERVICES INC	TEEN BOOKS AND MEDIA	54.41
14719	INTECONNECT INC	SECURITY SYSTEM SERVICE C	570.00
14719	INTECONNECT INC	RV DUMP CARD READER UPGRA	1,645.43
10558	INTERMOUNTAIN VALVE & CONTROLS	VALVE ACTUATOR SWTP	2,192.40
13817	ISRAEL ALVARADO	DJ Services for Nite at t	300.00
13817	ISRAEL ALVARADO	DJ Services for Nite at t	300.00
13817	ISRAEL ALVARADO	DJ Services for Nite at t	300.00
13346	ISS FACILITY SERVICES DENVER	FEB 19 JANITORIAL SERVICE	30,282.72
14501	J RAMOS ASSOCIATES LLC	FACILITATE COUNCIL WORK P	875.00
14239	JC GOLF ACCESSORIES	Resale Merchandise	220.49
11289	JVA INC	Louisville Lateral Piping	3,011.00
2780	KAISER LOCK & KEY SERVICE INC	PUMP STATION RE-KEY AND C	234.10
2360	KELLY PC	JAN 19 LEGAL SERVICES	32,115.40
14336	KRISTAN K WHEELER	FEB 19 MUNICIPAL JUDGE SE	2,600.00
14543	KUBWATER RESOURCES INC	WWTP Polymer	12,197.70
14233	LEADSONLINE LLC	INVESTIGATION SERVICE	2,462.00
14315	LIFELC TECHNOLOGIES INC	MOUTHPIECES PD	133.82
9087	LORIS AND ASSOCIATES INC	SH 42 Underpass Design	2,040.00
5432	LOUISVILLE FIRE PROTECTION DIS	BLOOD DRAW 1/5/19	35.00
5432	LOUISVILLE FIRE PROTECTION DIS	JAN 19 FIRE DISTRICT FEES	2,305.00
14731	MARY MULCAHEY	BLOOMIN SENIORS SUPPLIES	162.50

02/13/2019 15:55
kreated

City of Louisville, CO
DETAIL INVOICE LIST

P 5
apwarrnt

CASH ACCOUNT: 001000 101001

WARRANT: 021919 02/19/2019

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14071	MARY RITTER	CONTRACTOR FEES 13904-1	781.20
14071	MARY RITTER	CONTRACTOR FEES 13905-1	176.40
11463	MATTHEW BENDER & CO INC	REFERENCE BOOKS	25.66
6168	MOTION & FLOW CONTROL PRODUCTS	PARTS UNIT 3295	117.71
2046	MOUNTAIN STATES IMAGING LLC	DOCUMENT STORAGE FEES PD	63.00
9668	MUNICIPAL CODE CORPORATION	MUNICIPAL CODE 69, UPDATE	1,080.63
3605	NEWSBANK INC	NEWS BANK	5,275.00
99999	MARY WITCHER	ACTIVITY REFUND	32.00
99999	PETER DUQUETTE	ACTIVITY REFUND	75.00
99999	JILL SOMMERS	ART CENTER RENTAL REFUND	192.50
99999	ELITE ROOFING	PERMIT REFUND 795 NIGHTHA	1,194.72
99999	NATIONAL BUSINESS FURNITURE	CUBE WALL IT	1,237.95
13986	OPEN MEDIA FOUNDATION	FEB 19 WEB STREAM SERVICE	500.00
14155	PLASTICARDS INC	LIBRARY CARDS	1,210.00
14727	PROFESSIONAL RETAIL SERVICE	AUTOMATED MOISTURE BALANC	1,784.41
14394	PROS PLUS LLC	YOUTH BASKETBALL REFEREES	696.00
12840	QUALITY WATER BIOSYSTEMS INC	AIR FILTERS WTP	30.00
14078	RANGE SERVANT AMERICA INC	RANGE SUPPLIES	279.27
14024	RED DOG RADIOS LLC	KENWOOD RADIO BATTERIES	729.70
4160	SAFE SYSTEMS INC	SECURITY INSTALLATION ADD	473.11
14463	SCMS INC	USB/AUDIO INTERFACE	27.70
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES IPP	265.50
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES IPP	24.50
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES IPP	24.50
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES IPP	31.50
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES WWTP	523.50
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES WWTP	190.50
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES WWTP	109.00
5369	SGS NORTH AMERICA INC	LAB ANALYSIS FEES WWTP	54.50
11395	SHRED-IT USA LLC	SHRED SERVICE PD	30.00
13673	STERLING TALENT SOLUTIONS	BACKGROUND CHECKS	450.12

02/13/2019 15:55
kcreaged

City of Louisville, CO
DETAIL INVOICE LIST

P 6
apwarrnt

CASH ACCOUNT: 001000 101001		WARRANT: 021919	02/19/2019
VENDOR	VENDOR NAME	PURPOSE	AMOUNT
7917	THE AQUEOUS SOLUTION INC	POOL CHEMICALS	49.28
14729	THE PURPLE PIANO LLC	CONTRACTOR FEES 12200-1	403.20
11466	THE RUNNING GROUP LLC	CONTRACTOR FEES LOCO FIT	6,335.80
14353	TRANSPARENT INFORMATION SERVIC	BACKGROUND CHECKS	487.80
4765	UNCC	JAN 19 LOCATES #48760	462.92
13426	UNIQUE MANAGEMENT SERVICES INC	COLLECTION SERVICES	170.05
14690	VELOCITY CONSTRUCTORS INC	SCWTP Plate Settlers Inst	72,437.50
13851	VELOCITY PLANT SERVICES LLC	MIXER LINE SWTP	2,200.00
13851	VELOCITY PLANT SERVICES LLC	ACTUATOR INSTALL SWTP	405.00
13891	VERIS ENVIRONMENTAL LLC	Biosolids Hauling	4,513.81
13891	VERIS ENVIRONMENTAL LLC	Biosolids Hauling	3,058.84
13891	VERIS ENVIRONMENTAL LLC	Biosolids Hauling	1,533.11
13891	VERIS ENVIRONMENTAL LLC	Biosolids Hauling	2,435.97
4900	VRANESH AND RAISCH LLP	JAN 19 WINDY GAP LEGAL SE	1,202.98
11053	WATER TECHNOLOGY GROUP	Reuse Discharge Pump Repa	15,095.90
11168	WESTECH ENGINEERING INC	CLARIFIER BAFFLE WIPERS W	443.28
9511	WESTERN PAPER DISTRIBUTORS INC	JANITORIAL SUPPLIES CS	165.30
10884	WORD OF MOUTH CATERING INC	SR MEAL PROGRAM 1/28-2/8/	2,428.00
14390	WTS	2019 WTS MEMBERSHIP WOODS	105.00
3875	XCEL ENERGY	JAN 19 SPRINKLERS	97.72
13790	ZAYO GROUP LLC	FEB 19 INTERNET SERVICE	783.00
=====		=====	=====
193 INVOICES		WARRANT TOTAL	866,358.48
=====		=====	=====

CITY OF LOUISVILLE
PURCHASE CARD SUMMARY
STATEMENT PERIOD 12/21/18 - 01/18/19

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
1000BULBS.COM	800-624-4488	PHIL LIND	FACILITIES	01/14/2019	280.09
1000BULBS.COM	800-624-4488	PHIL LIND	FACILITIES	12/21/2018	874.84
1800 LARIMER, LLC	DENVER	EMILY KROPF	CITY MANAGER	01/08/2019	18.00
2019 SAVING PLACES CON	5712268300	ROBERT ZUCCARO	PLANNING	01/17/2019	250.00
2019 SAVING PLACES CON	5712268300	ROBERT ZUCCARO	PLANNING	01/17/2019	310.00
4 RIVERS EQUIPMENT	GREELEY	MASON THOMPSON	OPERATIONS	01/09/2019	38.52
4 RIVERS EQUIPMENT	GREELEY	MASON THOMPSON	OPERATIONS	01/02/2019	416.60
4IMPRINT	877-4467746	DIANE M KREAGER	FINANCE	01/14/2019	2,406.54
4IMPRINT	877-4467746	GINGER CROSS	GOLF COURSE	12/26/2018	586.72
740 FRONT STREET	LOUISVILLE	HEATHER BALSER	CITY MANAGER	12/21/2018	71.24
A & J GARAGE DOORS	DENVER	CONNOR POWERS	GOLF COURSE	12/28/2018	182.50
A-PAI	LONGMONT	KATIE MEYER	REC CENTER	12/27/2018	990.00
ACCUWEATHER INC	8142358650	KURT KOWAR	PUBLIC WORKS	01/01/2019	7.95
ACT*ACTIVE EVENTS REG	800-646-2633	ELIZABETH SCHETTLER	PLANNING	01/17/2019	950.00
AEROSUDS ACCESSORIES I	BROOMFIELD	MASON THOMPSON	OPERATIONS	01/15/2019	521.98
AIRGAS CENTRAL	TULSA	DAVID DEAN	GOLF COURSE	12/21/2018	63.81
AIRHEAD SPORTS GROUP	303-733-3722	DANIEL BIDLEMEN	REC CENTER	01/12/2019	288.02
ALARM PROCESSING CENTE	6308446300	JIM GILBERT	PARKS	01/02/2019	139.05
ALFALFA'S MARKET I	LOUISVILLE	KATIE BAUM	CITY MANAGER	01/10/2019	17.55
ALLDATA CORP #8601	ELK GROVE	MASON THOMPSON	OPERATIONS	01/01/2019	125.00
AMAZON.COM*MB2N41J10 A	AMZN.COM/BILL	JESSE DEGRAW	REC CENTER	01/09/2019	29.99
AMER SOC CIVIL ENGINEE	8005482723	KERRY HOLLE	PUBLIC WORKS	01/07/2019	270.00
AMZN MKTP US	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	12/20/2018	-49.94
AMZN MKTP US*M20JV8BK1	AMZN.COM/BILL	DAVID DEAN	GOLF COURSE	12/20/2018	42.93
AMZN MKTP US*M20QE3KK2	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/04/2019	48.18
AMZN MKTP US*M22169DU1	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	12/23/2018	55.47
AMZN MKTP US*M22IN26N1	AMZN.COM/BILL	BRIDGET BACON	LIBRARY	12/22/2018	147.99
AMZN MKTP US*M22PS38N0	AMZN.COM/BILL	CHERYL KELLER	POLICE	12/20/2018	43.82
AMZN MKTP US*M23084WV2	AMZN.COM/BILL	PAULA KNAPEK	HUMAN RESOURCES	01/08/2019	116.61
AMZN MKTP US*M235P50U2	AMZN.COM/BILL	PAULA KNAPEK	HUMAN RESOURCES	12/22/2018	18.97
AMZN MKTP US*M23791S82	AMZN.COM/BILL	PEGGY JONES	REC CENTER	01/03/2019	12.88
AMZN MKTP US*M23QU78S0	AMZN.COM/BILL	CHRISTOPHER NEVES	IT	12/21/2018	123.85
AMZN MKTP US*M23VY7UM2	AMZN.COM/BILL	DANIEL WOOLDRIDGE	IT	01/06/2019	125.90
AMZN MKTP US*M24EF8GU2	AMZN.COM/BILL	MEREDYTH MUTH	CITY MANAGER	12/23/2018	27.95
AMZN MKTP US*M24RH4G82	AMZN.COM/BILL	BRIDGET BACON	LIBRARY	12/23/2018	118.85
AMZN MKTP US*M25KB0520	AMZN.COM/BILL	CHERYL KELLER	POLICE	12/20/2018	138.10
AMZN MKTP US*M26E759U1	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	12/28/2018	375.98
AMZN MKTP US*M26MB1HM2	AMZN.COM/BILL	PAULA KNAPEK	HUMAN RESOURCES	12/28/2018	40.22

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
AMZN MKTP US*M27XN1QJ0	AMZN.COM/BILL	PAULA KNAPEK	HUMAN RESOURCES	12/21/2018	6.99
AMZN MKTP US*M299P7142	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	01/07/2019	23.96
AMZN MKTP US*MB02G5CQ1	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	01/03/2019	23.99
AMZN MKTP US*MB0EC4A10	AMZN.COM/BILL	BRIDGET BACON	LIBRARY	01/11/2019	7.93
AMZN MKTP US*MB0QG8P01	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/15/2019	76.30
AMZN MKTP US*MB15K7FA0	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/03/2019	60.92
AMZN MKTP US*MB1HG83Y1	AMZN.COM/BILL	JULIE SEYDEL	REC CENTER	01/09/2019	39.84
AMZN MKTP US*MB1X22TY1	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	01/10/2019	89.70
AMZN MKTP US*MB24K1EV1	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/13/2019	69.93
AMZN MKTP US*MB2SG41H0	AMZN.COM/BILL	JAMES VAUGHAN	REC CENTER	01/14/2019	37.53
AMZN MKTP US*MB3MV8NF2	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/16/2019	17.99
AMZN MKTP US*MB3VJ8NX0	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/08/2019	20.98
AMZN MKTP US*MB3WN0LC0	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	01/05/2019	12.48
AMZN MKTP US*MB41P53L0	AMZN.COM/BILL	DRUSILLA TIEBEN	PARKS	01/09/2019	183.71
AMZN MKTP US*MB4T04AB1	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/11/2019	39.60
AMZN MKTP US*MB4YF11E1	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/14/2019	12.50
AMZN MKTP US*MB6D52LX2	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	01/15/2019	40.61
AMZN MKTP US*MB6QM9A50	AMZN.COM/BILL	JAMES VAUGHAN	REC CENTER	01/11/2019	63.77
AMZN MKTP US*MB6QY34K0	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/05/2019	497.51
AMZN MKTP US*MB7QB4JB1	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	01/10/2019	20.80
AMZN MKTP US*MB7W09FQ2	AMZN.COM/BILL	BRIDGET BACON	LIBRARY	01/12/2019	33.88
AMZN MKTP US*MB7WC9TT0	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/10/2019	193.29
AMZN MKTP US*MB8DC1NF1	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	01/08/2019	127.99
AMZN MKTP US*MB8R64OA1	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	01/04/2019	24.99
AMZN MKTP US*MB98Q5GP1	AMZN.COM/BILL	CHERYL KELLER	POLICE	01/16/2019	129.50
AMZN MKTP US*MB9E12351	AMZN.COM/BILL	KERRY HOLLE	PUBLIC WORKS	01/09/2019	164.00
AMZN MKTP US*MB9ZN0AC1	AMZN.COM/BILL	KERRY HOLLE	PUBLIC WORKS	01/11/2019	14.75
AMZN MKTP US*MB9ZQ6E31	AMZN.COM/BILL	JAMES VAUGHAN	REC CENTER	01/12/2019	39.98
ARAMARK UNIFORM	800-504-0328	JULIE SEYDEL	REC CENTER	01/11/2019	86.24
ARC*SERVICES/TRAINING	800-733-2767	JOANN MARQUES	REC CENTER	01/13/2019	210.00
ARC*SERVICES/TRAINING	800-733-2767	JOANN MARQUES	REC CENTER	01/06/2019	228.00
ARC*SERVICES/TRAINING	800-733-2767	DANIEL BIDLEMEN	REC CENTER	12/21/2018	108.00
ARIAT INTERNATIONAL	5104777055	GREG VENETTE	WATER	01/08/2019	234.95
ARROW STAGE LINES QPS	402-7311900	KATIE BEASLEY	REC CENTER	01/11/2019	806.00
ASFPM MADISON WI	6088283000	KERRY HOLLE	PUBLIC WORKS	01/17/2019	160.00
AT&T DATA	8003310500	KURT KOWAR	PUBLIC WORKS	12/31/2018	30.00
AWWA.ORG	303-347-6197	KERRY HOLLE	PUBLIC WORKS	01/10/2019	208.00
AWWA.ORG	303-347-6197	KERRY HOLLE	PUBLIC WORKS	01/10/2019	790.00
AMAZON PRIME	AMZN.COM/BILL	VICKIE ILKO	OPERATIONS	01/11/2019	13.46
AMAZON.COM*M23635BR0	AMZN.COM/BILL	KURT KOWAR	PUBLIC WORKS	12/20/2018	897.00
AMAZON.COM*M269W0Y12	AMZN.COM/BILL	JULIE SEYDEL	REC CENTER	01/09/2019	44.99
AMAZON.COM*M27ZI6PL2	AMZN.COM/BILL	DANIEL WOOLDRIDGE	IT	12/21/2018	379.99

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
AMAZON.COM*MB0WK3L90	AMZN.COM/BILL	TERRELL PHILLIPS	WATER	01/05/2019	276.15
AMAZON.COM*MB0XK5TF0	AMZN.COM/BILL	JULIE SEYDEL	REC CENTER	01/10/2019	49.95
AMAZON.COM*MB1A25GE1	AMZN.COM/BILL	JESSE DEGRAW	REC CENTER	01/16/2019	83.64
AMAZON.COM*MB1CS4CJ1	AMZN.COM/BILL	JESSE DEGRAW	REC CENTER	01/03/2019	604.11
AMAZON.COM*MB1WL2NN1	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	01/08/2019	9.18
AMAZON.COM*MB1YI5X91	AMZN.COM/BILL	PATRICIA MORGAN	REC CENTER	01/17/2019	10.27
AMAZON.COM*MB2111LB0	AMZN.COM/BILL	PAMELA LEMON	REC CENTER	01/06/2019	321.93
AMAZON.COM*MB2AI70S1	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	01/13/2019	98.97
AMAZON.COM*MB33I8CJ2	AMZN.COM/BILL	KERRY HOLLE	PUBLIC WORKS	01/10/2019	25.98
AMAZON.COM*MB4CT7XL0	AMZN.COM/BILL	DRUSILLA TIEBEN	PARKS	01/16/2019	79.99
AMAZON.COM*MB6YZ4CZ2	AMZN.COM/BILL	JESSE DEGRAW	REC CENTER	01/10/2019	183.71
AMAZON.COM*MB8UD10V0	AMZN.COM/BILL	AMANDA PERERA	REC CENTER	01/13/2019	107.58
AMAZON.COM*MB9D48FE0	AMZN.COM/BILL	JESSE DEGRAW	REC CENTER	01/03/2019	395.78
AMAZON.COM*MB9LL73R0	AMZN.COM/BILL	JILL SIEWERT	LIBRARY	01/08/2019	60.04
BARON BARCLAY BRIDGE S	502-426-0410	KATIE BEASLEY	REC CENTER	01/04/2019	42.84
BILL NUMBER 4	7272016718	KURT KOWAR	PUBLIC WORKS	01/01/2019	10.48
BK TIRE, INC	FREDERICK	MASON THOMPSON	OPERATIONS	01/08/2019	534.28
BK TIRE, INC	FREDERICK	MASON THOMPSON	OPERATIONS	12/19/2018	80.00
BK TIRE, INC	FREDERICK	MASON THOMPSON	OPERATIONS	12/19/2018	534.28
BLACKJACK PIZZA OF LOU	LOUISVILLE	KATIE BEASLEY	REC CENTER	01/05/2019	226.63
BOBCAT GOLDEN	GOLDEN	VICKIE ILKO	OPERATIONS	01/10/2019	166.99
BOBCAT GOLDEN	GOLDEN	VICKIE ILKO	OPERATIONS	01/04/2019	371.69
BOULDER PARKING-CAGID	BOULDER	ROBERT ZUCCARO	PLANNING	01/15/2019	1.25
BOULDER PARKING-CAGID	BOULDER	DAVID D HAYES	POLICE	01/08/2019	1.25
BUFFALO LOCK AND KEY I	BOULDER	TRACY OKSANEN	GOLF COURSE	12/31/2018	134.00
BUGSANDBEYOND.NET	3037461129	TRACY OKSANEN	GOLF COURSE	01/12/2019	50.00
CAMPBELL PET COMPANY	3608929786	LAURA LOBATO	POLICE	01/10/2019	108.36
CENTENNIAL PRINTING CO	303-6650388	DAWN BURGESS	CITY MANAGER	01/15/2019	42.00
CENTENNIAL PRINTING CO	303-6650388	ERIN OWEN	LIBRARY	12/20/2018	169.65
CENTURYLINK/SPEEDPAY	800-244-1111	DIANE M KREAGER	FINANCE	12/30/2018	2,028.09
CO DEPT OF LABOR AND E	3035343468	TERRELL PHILLIPS	WATER	01/10/2019	36.55
CO DEPT OF LABOR AND E	3035343468	TERRELL PHILLIPS	WATER	01/10/2019	307.52
COGENT	816-221-0650	JUSTIN ELKINS	WASTEWATER	12/31/2018	40.00
COLORADO ARBORISTS AND	303-8507587	KERRY KRAMER	PARKS	01/08/2019	430.00
COLORADO ASSOCIATION O	303-4636400	KRISTEN BODINE	LIBRARY	01/09/2019	95.00
COLORADO ASSOCIATION O	303-4636400	KRISTEN BODINE	LIBRARY	01/09/2019	45.00
COLORADO MUNICIPAL LEA	303-8316411	DAWN BURGESS	CITY MANAGER	01/04/2019	220.00
COLORADO PARKS AND REC	WHEAT RIDGE	PAULA KNAPEK	HUMAN RESOURCES	01/08/2019	40.00
COLORADO PARKS AND REC	WHEAT RIDGE	JESSE DEGRAW	REC CENTER	12/28/2018	35.00
COMCAST CABLE COMM	800-COMCAST	KATHERINE ZOSS	CITY MANAGER	01/13/2019	109.95
COMCAST CABLE COMM	800-COMCAST	JIM GILBERT	PARKS	12/24/2018	292.42
COMCAST DENVER CS 1X	800-266-2278	JILL SIEWERT	LIBRARY	01/05/2019	298.44

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
COMCAST DENVER CS 1X	800-266-2278	DIANE M KREAGER	FINANCE	01/03/2019	33.93
COMPLETE MAILING SOLUT	3037610681	DIANE M KREAGER	FINANCE	01/08/2019	177.49
CPI*COLEPARMERINSTRUMT	800-323-4340	MARC DENNY	WASTEWATER	12/22/2018	95.70
DAILY CAMERA	3034443444	KATIE BEASLEY	REC CENTER	01/04/2019	314.60
DAILY CAMERA	3034443444	CHERYL KELLER	POLICE	12/24/2018	13.89
DENVER GOLF EXPO	CENTENNIAL	DAVID BARIL	GOLF COURSE	01/04/2019	1,195.00
DENVER REGIONAL LANDFI	ERIE	DAVID DEAN	GOLF COURSE	01/03/2019	719.97
DESKS INCORPORATED	TEL3037777778	DAWN BURGESS	CITY MANAGER	01/11/2019	478.18
DISPLAYS2GO	401-247-0333	PATRICIA MORGAN	REC CENTER	01/15/2019	165.31
DISPLAYS2GO	401-247-0333	PATRICIA MORGAN	REC CENTER	01/05/2019	165.31
DISPLAYS2GO	401-247-0333	PEGGY JONES	REC CENTER	12/21/2018	228.70
DOG WASTE DEPOT	800-789-2563	NICHOLAS POTOPCHUK	PARKS	01/18/2019	479.88
DSS*ACHIEVMNTPRODUCTS	800-482-5846	LANA FAUVER	REC CENTER	01/09/2019	39.51
DSS*ACHIEVMNTPRODUCTS	800-482-5846	LANA FAUVER	REC CENTER	01/10/2019	298.04
DTV*DIRECTV SERVICE	800-347-3288	DAVID BARIL	GOLF COURSE	01/11/2019	269.96
DURACARD	585-5826623	EMILY KROPF	CITY MANAGER	01/17/2019	52.63
DURACARD	585-5826623	EMILY KROPF	CITY MANAGER	01/15/2019	177.43
DURACARD	585-5826623	EMILY KROPF	CITY MANAGER	12/31/2018	176.02
E 470 EXPRESS TOLLS	303-5373470	DIANE M KREAGER	FINANCE	01/08/2019	22.20
EREPLACEMENTPARTS.COM	866-3229842	KERRY KRAMER	PARKS	01/09/2019	23.56
EVERNOTE	MOUNTAIN VIEW	JUSTIN ELKINS	WASTEWATER	12/27/2018	69.99
FACEBK ZCQMCJERV2	MENLO PARK	ERIN OWEN	LIBRARY	12/26/2018	25.00
FASTENAL COMPANY01	LOUISVILLE	CONNOR POWERS	GOLF COURSE	01/17/2019	9.05
FASTENAL COMPANY01	LOUISVILLE	CONNOR POWERS	GOLF COURSE	01/16/2019	6.16
FASTENAL COMPANY01	LOUISVILLE	DAVID DEAN	GOLF COURSE	01/14/2019	9.24
FASTENAL COMPANY01	LOUISVILLE	ANDY ELLIS	PARKS	01/09/2019	1.54
FASTENAL COMPANY01	LOUISVILLE	MARC DENNY	WASTEWATER	01/09/2019	30.85
FASTENAL COMPANY01	LOUISVILLE	JUSTIN ELKINS	WASTEWATER	01/04/2019	40.19
FEDEX 464236999	MEMPHIS	TRACY OKSANEN	GOLF COURSE	12/25/2018	29.67
FEDEX 466232682	MEMPHIS	TRACY OKSANEN	GOLF COURSE	01/14/2019	17.06
FIBERBUILT MANUFACTURI	CALGARY	DAVID BARIL	GOLF COURSE	01/09/2019	200.00
FIRST CHOICE-BOYER S C	303-9649400	DAWN BURGESS	CITY MANAGER	01/11/2019	180.60
FIRST CHOICE-BOYER S C	303-9649400	DAWN BURGESS	CITY MANAGER	01/11/2019	57.00
FIRST CHOICE-BOYER S C	303-9649400	DAWN BURGESS	CITY MANAGER	01/11/2019	64.00
FIRST CHOICE-BOYER S C	303-9649400	DAWN BURGESS	CITY MANAGER	01/11/2019	337.60
FIRST CHOICE-BOYER S C	303-9649400	TRACY OKSANEN	GOLF COURSE	01/04/2019	119.50
FORMS FULFILLMENT ONLN	9143456216	DIANE M KREAGER	FINANCE	01/15/2019	53.35
FRONT RANGE SIGNARAMA	303-4277446	JAMES VAUGHAN	REC CENTER	12/21/2018	230.92
FUN EXPRESS	OMAHA	AMANDA PERERA	REC CENTER	01/15/2019	191.76
GAYLORD BROS INC	N. SYRACUSE	BRIDGET BACON	LIBRARY	01/05/2019	65.28
GCSAA EIFG	7858323651	DAVID DEAN	GOLF COURSE	01/08/2019	585.00
GCSAA EIFG	7858323651	NORMAN MERLO	GOLF COURSE	01/08/2019	195.00

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
GCSAA EIFG	7858323651	DAVID DEAN	GOLF COURSE	01/02/2019	380.00
GENERAL AIR SERVICE	3038927003	MARC DENNY	WASTEWATER	01/15/2019	75.00
GENERAL AIR SERVICE	3038927003	MARC DENNY	WASTEWATER	01/15/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE	3038927003	JUSTIN ELKINS	WASTEWATER	01/14/2019	75.00
GENERAL AIR SERVICE &	7203419437	JUSTIN ELKINS	WASTEWATER	01/08/2019	74.77
GLOBAL MACHINERY (MOTO	DENVER	DRUSILLA TIEBEN	PARKS	01/08/2019	150.00
GOLF GENIUS SOFTWARE	8665455098	DAVID BARIL	GOLF COURSE	01/11/2019	300.00
GOLF SPORT SOLUTIONS L	LA SALLE	DAVID DEAN	GOLF COURSE	12/20/2018	411.27
GRAINGER	877-2022594	DAVID DEAN	GOLF COURSE	01/17/2019	117.74
GRAINGER	877-2022594	BRIAN GARDUNO	OPERATIONS	01/14/2019	162.98
GRAINGER	877-2022594	KERRY HOLLE	WATER	01/14/2019	254.00
GRAINGER	877-2022594	JAMES VAUGHAN	REC CENTER	01/11/2019	185.27
GRAINGER	877-2022594	MARC DENNY	WASTEWATER	01/09/2019	53.24
GRAINGER	877-2022594	JUSTIN ELKINS	WASTEWATER	01/02/2019	528.44
GRAINGER	877-2022594	ANTHONY POHL	REC CENTER	12/27/2018	56.61
GRAINGER	877-2022594	ANTHONY POHL	REC CENTER	12/26/2018	149.19
GRAINGER	877-2022594	MARC DENNY	WASTEWATER	12/20/2018	102.59
HACH COMPANY	LOVELAND	MARC DENNY	WASTEWATER	01/15/2019	954.42
HOBBY-LOBBY #0034	LONGMONT	LARISSA COX	REC CENTER	12/26/2018	118.12
HOMEDEPOT.COM	800-430-3376	DAWN BURGESS	CITY MANAGER	01/15/2019	-11.14
HOMEDEPOT.COM	800-430-3376	DAWN BURGESS	CITY MANAGER	01/11/2019	140.14
HOTSY EQUIPMENT COMP	BOULDER	JUSTIN ELKINS	WASTEWATER	01/08/2019	122.30
IBI - SUPPLYWORKS #225	8565333261	PATRICIA MORGAN	REC CENTER	01/16/2019	-44.41
IBI - SUPPLYWORKS #225	8565333261	ERIK SWIATEK	PARKS	12/21/2018	420.18
ICSC	NEW YORK	DAWN BURGESS	CITY MANAGER	12/31/2018	50.00
ID EDGE INC	303-6650405	KERRY HOLLE	PUBLIC WORKS	01/16/2019	164.20
IDEXX DISTRIBUTION INC	2075564294	MARC DENNY	WASTEWATER	12/26/2018	230.96
INSTRUMENT & SUPPLY WE	5012623282	BRIAN GARDUNO	OPERATIONS	12/31/2018	88.98
INT*IN *1-2-1 MARKETIN	407-3954701	DAVID BARIL	GOLF COURSE	01/03/2019	199.00
INT*IN *DOWNTOWN DECOR	315-4320646	DRUSILLA TIEBEN	PARKS	12/20/2018	627.68
INT*IN *KAISER LOCK &	LOUISVILLE	ANTHONY POHL	REC CENTER	01/14/2019	88.00
INT*IN *KAISER LOCK &	LOUISVILLE	PHIL LIND	FACILITIES	01/09/2019	25.00
INTERMOUNTAIN SAFETY S	GOLDEN	BOB BERNHARDT	PARKS	01/14/2019	117.85
INTUIT *IN *BIOBAG USA	727-7891646	ERIK SWIATEK	PARKS	12/21/2018	822.00
INSTANT IMPRINTS LOUIS	LOUISVILLE	LINDSEY WITTY	REC CENTER	01/08/2019	483.20

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
JAX OUTDOOR GEAR RANCH	BROOMFIELD	MICHAEL TOWERS	PARKS	01/10/2019	150.00
JAX RANCH & HOME	LAFAYETTE	ANDY ELLIS	PARKS	01/03/2019	60.17
JAX RANCH & HOME	LAFAYETTE	JUSTIN ELKINS	WASTEWATER	12/31/2018	339.95
JAX RANCH & HOME	LAFAYETTE	JACK MANIAN	OPERATIONS	12/26/2018	269.98
JUMP START TESTING LLC	617-8586771	MICHAEL CLEVELAND	OPERATIONS	01/11/2019	75.00
JUMP START TESTING LLC	617-8586771	BRIAN GARDUNO	OPERATIONS	12/28/2018	75.00
KING SOOPERS #0013	LOUISVILLE	PEGGY JONES	REC CENTER	01/17/2019	8.34
KING SOOPERS #0013	LOUISVILLE	MEREDITH KRAUTLER-KLEMI	REC CENTER	01/17/2019	478.89
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	01/17/2019	22.77
KING SOOPERS #0013	LOUISVILLE	JEFFREY FISHER	POLICE	01/16/2019	26.23
KING SOOPERS #0013	LOUISVILLE	BETH GALLOVIC	REC CENTER	01/16/2019	47.11
KING SOOPERS #0013	LOUISVILLE	KATHLEEN HIX	HUMAN RESOURCES	01/15/2019	217.66
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	01/07/2019	121.89
KING SOOPERS #0013	LOUISVILLE	PEGGY JONES	REC CENTER	01/03/2019	45.14
KING SOOPERS #0013	LOUISVILLE	PATRICIA MORGAN	REC CENTER	12/27/2018	88.36
KING SOOPERS #0013	LOUISVILLE	DAWN BURGESS	CITY MANAGER	12/20/2018	75.93
KING SOOPERS #0013	LOUISVILLE	KERRY HOLLE	PUBLIC WORKS	12/19/2018	39.42
KOHL'S #0343	LOUISVILLE	PHIL LIND	FACILITIES	01/17/2019	39.99
LAFAYETTE LUMBER COMPA	LAFAYETTE	DANIEL PEER	PARKS	01/08/2019	763.39
LAFAYETTE LUMBER COMPA	LAFAYETTE	DANIEL PEER	PARKS	01/04/2019	109.06
LANDS END BUS OUTFITTE	8005871541	SHAIRA WHITTLE	POLICE	12/21/2018	64.85
LEXISNEXIS RISK DAT	8883328244	CHERYL KELLER	POLICE	01/03/2019	279.60
LMUS	6308285949	KATHY MARTIN	REC CENTER	01/08/2019	529.00
LOGMEIN*GOTOMEETING	LOGMEIN.COM	JEFFREY FISHER	POLICE	01/05/2019	49.00
LOWES #00220*	LOUISVILLE	TRACY OKSANEN	GOLF COURSE	01/17/2019	9.40
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	01/17/2019	34.59
LOWES #00220*	LOUISVILLE	CONNOR POWERS	GOLF COURSE	01/17/2019	19.97
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	01/16/2019	300.00
LOWES #00220*	LOUISVILLE	DAVID DEAN	GOLF COURSE	01/16/2019	19.97
LOWES #00220*	LOUISVILLE	LINDSEY WITTY	REC CENTER	01/11/2019	175.73
LOWES #00220*	LOUISVILLE	BRIAN GARDUNO	OPERATIONS	01/09/2019	78.20
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	01/10/2019	122.25
LOWES #00220*	LOUISVILLE	BRIAN GARDUNO	OPERATIONS	01/09/2019	-45.33
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	01/08/2019	17.99
LOWES #00220*	LOUISVILLE	KERRY KRAMER	PARKS	01/08/2019	4.76
LOWES #00220*	LOUISVILLE	KERRY KRAMER	PARKS	01/08/2019	4.76
LOWES #00220*	LOUISVILLE	AUBREY HILTE	PARKS	01/05/2019	9.60
LOWES #00220*	LOUISVILLE	LANA FAUVER	REC CENTER	01/04/2019	-8.48
LOWES #00220*	LOUISVILLE	ANTHONY POHL	REC CENTER	01/03/2019	119.93
LOWES #00220*	LOUISVILLE	LANA FAUVER	REC CENTER	01/03/2019	112.30
LOWES #00220*	LOUISVILLE	ERIK SWIATEK	PARKS	01/03/2019	113.10
LOWES #00220*	LOUISVILLE	PEGGY JONES	REC CENTER	01/03/2019	17.54

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
LOWES #00220*	LOUISVILLE	ANTHONY POHL	REC CENTER	12/31/2018	899.00
LOWES #00220*	LOUISVILLE	DIANE EVANS	REC CENTER	12/27/2018	-16.56
LOWES #00220*	LOUISVILLE	DIANE EVANS	REC CENTER	12/27/2018	208.31
LOWES #00220*	LOUISVILLE	ANDY ELLIS	PARKS	12/21/2018	41.88
LOWES #00220*	LOUISVILLE	PHIL LIND	FACILITIES	12/21/2018	149.00
LUCKY PIE PIZZA & TAP	LOUISVILLE	REBECCA CAMPBELL	LIBRARY	01/07/2019	31.32
MARCO PROMOTIONAL PROD	9206511247	EMILY KROPF	CITY MANAGER	01/17/2019	264.46
MESA OIL INC	COMMERCE CITY	CONNOR POWERS	GOLF COURSE	01/15/2019	130.00
METAL SUPERMARKETS WHE	WHEAT RIDGE	DAVID ALDERS	PARKS	01/14/2019	435.68
MIKES CAMERA 1	BOULDER	GINGER CROSS	GOLF COURSE	01/02/2019	25.00
MESSAGE MEDIA	SAN FRANCISCO	EMILY KROPF	CITY MANAGER	01/03/2019	100.00
NAPA AUTO PART 0026903	LOUISVILLE	DIANE M KREAGER	FINANCE	01/17/2019	96.64
NAPA AUTO PART 0026903	LOUISVILLE	DIANE M KREAGER	FINANCE	01/17/2019	1,056.52
NAPA AUTO PART 0026903	LOUISVILLE	ANDY ELLIS	PARKS	01/07/2019	5.30
NAPA AUTO PART 0026903	LOUISVILLE	MARC DENNY	WASTEWATER	12/27/2018	41.16
NEW YORK, NEW YORK HOTEL AND	8552755733	RICKY BLACKNEY	POLICE	12/27/2018	164.40
NORTHWEST PARKWAY LLC	303-9262500	DIANE M KREAGER	FINANCE	12/27/2018	6.35
NATIONAL GOLF FOUNDATI	JUPITER	TRACY OKSANEN	GOLF COURSE	01/15/2019	250.00
O.C.P.O. /C.E.C.T.I.	303-3948994	JUSTIN ELKINS	WASTEWATER	01/14/2019	140.00
O.C.P.O. /C.E.C.T.I.	303-3948994	MARC DENNY	WASTEWATER	01/11/2019	35.00
O.C.P.O. /C.E.C.T.I.	303-3948994	MARC DENNY	WASTEWATER	01/10/2019	55.00
O.C.P.O. /C.E.C.T.I.	303-3948994	GREG VENETTE	WATER	01/09/2019	90.00
O.C.P.O. /C.E.C.T.I.	303-3948994	MARC DENNY	WASTEWATER	12/28/2018	35.00
O.C.P.O. /C.E.C.T.I.	303-3948994	TERRELL PHILLIPS	WATER	12/28/2018	35.00
O.C.P.O. /C.E.C.T.I.	303-3948994	MARC DENNY	WASTEWATER	12/26/2018	35.00
O.C.P.O. /C.E.C.T.I.	303-3948994	IAN HARPER	OPERATIONS	12/26/2018	35.00
O.C.P.O. /C.E.C.T.I.	303-3948994	VICKIE ILKO	OPERATIONS	12/26/2018	35.00
O.C.P.O. /C.E.C.T.I.	303-3948994	BRIAN GARDUNO	OPERATIONS	12/21/2018	35.00
OFFICE DEPOT #1080	800-463-3768	ELIZABETH SCHESSLER	PLANNING	01/10/2019	262.83
OFFICE DEPOT #1080	800-463-3768	DAVID BARIL	GOLF COURSE	01/10/2019	119.19
OFFICE DEPOT #1080	800-463-3768	DAVID BARIL	GOLF COURSE	01/08/2019	153.99
OFFICE DEPOT #1080	800-463-3768	DAVID BARIL	GOLF COURSE	01/07/2019	152.29
OFFICEMAX/DEPOT 6408	800-463-3768	DAVID BARIL	GOLF COURSE	01/09/2019	8.39
OFFICEMAX/DEPOT 6616	SUPERIOR	GREG VENETTE	WATER	01/08/2019	73.84
OFFICEMAX/DEPOT 6616	SUPERIOR	CATHERINE JEPSON	PARKS	01/02/2019	8.17
OFFICEMAX/DEPOT 6616	SUPERIOR	VICKIE ILKO	OPERATIONS	12/28/2018	21.92
OFFICEMAX/DEPOT 6616	SUPERIOR	LISA RITCHIE	PLANNING	12/20/2018	45.79
ORGANIC SANDWICH COMPA	8887072469	KATIE BAUM	CITY MANAGER	01/10/2019	82.40
PANERA BREAD #202432	7203047000	KATIE BAUM	CITY MANAGER	01/09/2019	142.42
PARTY CITY 922	SUPERIOR	GINGER CROSS	GOLF COURSE	01/13/2019	6.98
PARTY CITY 922	SUPERIOR	PATRICIA MORGAN	REC CENTER	01/03/2019	80.75
PARTY CITY 922	SUPERIOR	MEREDITH KRAUTLER-KLEMI	REC CENTER	12/26/2018	216.21

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
PAUL'S LAWNMOWER & OUT	WESTMINSTER	CONNOR POWERS	GOLF COURSE	01/07/2019	29.99
PAYFLOW/PAYPAL	8888839770	DIANE M KREAGER	FINANCE	01/02/2019	19.95
PAYFLOW/PAYPAL	8888839770	DIANE M KREAGER	FINANCE	01/02/2019	59.95
PAYPAL *CAPA	4029357733	CRAIG DUFFIN	PUBLIC WORKS	01/17/2019	250.00
PAYPAL *COLOWYOMUS	4029357733	BRIDGET BACON	LIBRARY	01/05/2019	60.00
PAYPAL *SOCIETYROCK	4029357733	BRIDGET BACON	LIBRARY	01/05/2019	25.00
PHILIPS MEDICAL SYSTEM	8009347372	KATHY MARTIN	REC CENTER	12/12/2018	1,170.65
PIONEER SAND CO 15	BROOMFIELD	MARYANN DORNFELD	PARKS	01/04/2019	41.95
PIONEER SAND CO 15	BROOMFIELD	MARYANN DORNFELD	PARKS	01/03/2019	41.95
PIZZA KING LOUISVILLE	LOUISVILLE	IAN HARPER	OPERATIONS	01/03/2019	65.44
PIZZA KING LOUISVILLE	LOUISVILLE	IAN HARPER	OPERATIONS	12/28/2018	45.45
PLUG N PAY INC	800-945-2538	JULIE SEYDEL	REC CENTER	01/04/2019	183.60
PRAIRIE MOUNTAIN MEDIA	8884549588	DIANE M KREAGER	FINANCE	01/16/2019	696.08
PROGREEN EXPO19	13037983664	BOB BERNHARDT	PARKS	01/10/2019	320.00
PROGREEN EXPO19	13037983664	CHRIS LICHTY	PARKS	01/04/2019	320.00
PROGREEN EXPO19	13037983664	MARYANN DORNFELD	PARKS	01/03/2019	320.00
PET SCOOP, INC. / PET	303-202-1899	DRUSILLA TIEBEN	PARKS	01/01/2019	480.00
QUALITY PIPE SERVICES	720-351-3159	JUSTIN ELKINS	WASTEWATER	01/17/2019	412.50
REMINGTON ARMS COMPANY	8002439700	CHERYL KELLER	POLICE	01/08/2019	475.00
REMINGTON ARMS COMPANY	8002439700	CHERYL KELLER	POLICE	01/08/2019	475.00
RENTAL CAR TOLLS	8775909711	MIKE MILLER	POLICE	01/12/2019	2.00
RME*THE GOLFWORKS	800-848-8358	DAVID BARIL	GOLF COURSE	01/02/2019	83.99
RMGCSA	303-4334446	NORMAN MERLO	GOLF COURSE	01/08/2019	165.00
RMGCSA	303-4334446	DAVID DEAN	GOLF COURSE	01/03/2019	165.00
ROOTER TOWN LLC	3035740830	MIKE KARBGINSKY	FACILITIES	12/21/2018	285.00
SAFEWAY #2812	LOUISVILLE	CHERYL KELLER	POLICE	01/15/2019	34.97
SAFEWAY #2812	LOUISVILLE	PAMELA LEMON	REC CENTER	01/14/2019	9.98
SAFEWAY #2812	LOUISVILLE	LANA FAUVER	REC CENTER	01/12/2019	55.96
SAI TEAM SPORTS	LOUISVILLE	KATIE MEYER	REC CENTER	01/14/2019	368.00
SAI TEAM SPORTS	LOUISVILLE	PEGGY JONES	REC CENTER	01/11/2019	212.50
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/28/2018	-49.50
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/28/2018	-73.50
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/27/2018	608.50
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/28/2018	-868.00
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/28/2018	-523.50
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/28/2018	-822.00
SGS	RUTHERFORD	KERRY HOLLE	WATER	12/28/2018	-118.50
SHRED-IT	8666474733	DIANE M KREAGER	FINANCE	12/27/2018	35.64
SHRED-IT	8666474733	CHERYL KELLER	POLICE	12/20/2018	30.00
SHRED-IT USA LLC	8666474733	CHERYL KELLER	POLICE	12/20/2018	120.00
SIP.US LLC	800-566-9810	TERRELL PHILLIPS	WATER	01/10/2019	24.95
SMARTPRESS.COM	952-934-1900	EMILY KROPF	CITY MANAGER	01/09/2019	99.00

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
SMARTPRESS.COM	952-934-1900	EMILY KROPF	CITY MANAGER	12/27/2018	355.21
SOURCE OFFICE - VITAL	GOLDEN	KATIE BEASLEY	REC CENTER	01/17/2019	443.11
SOURCE OFFICE - VITAL	GOLDEN	KATIE BEASLEY	REC CENTER	01/17/2019	9.48
SOURCE OFFICE - VITAL	GOLDEN	JIM GILBERT	PARKS	01/17/2019	24.40
SOURCE OFFICE - VITAL	GOLDEN	ANGELA NORENE	OPERATIONS	01/15/2019	152.30
SOURCE OFFICE - VITAL	GOLDEN	JIM GILBERT	PARKS	01/11/2019	16.48
SOURCE OFFICE - VITAL	GOLDEN	JULIE SEYDEL	REC CENTER	01/07/2019	792.72
SOURCE OFFICE - VITAL	GOLDEN	ANGELA NORENE	OPERATIONS	01/04/2019	33.42
SOURCE OFFICE - VITAL	GOLDEN	ANGELA NORENE	OPERATIONS	01/04/2019	8.69
SOURCE OFFICE - VITAL	GOLDEN	JIM GILBERT	PARKS	12/27/2018	213.25
SOUTHWEST AIRLINES	800-435-9792	ELIZABETH SCHESSLER	PLANNING	01/10/2019	189.48
SOUTHWEST AIRLINES	800-435-9792	CHRISTOPHER NEVES	IT	01/08/2019	20.00
SOUTHWEST AIRLINES	800-435-9792	CHRISTOPHER NEVES	IT	01/08/2019	20.00
SOUTHWEST AIRLINES	800-435-9792	CHRISTOPHER NEVES	IT	01/08/2019	268.96
SOUTHWEST AIRLINES	800-435-9792	ANDY SQUIRES	IT	01/08/2019	268.96
STAPLS7209007463000002	877-8267755	DIANE M KREAGER	FINANCE	12/27/2018	318.01
STAPLS7210322031000001	877-8267755	LINDA LEBECK	CITY CLERK	12/21/2018	21.09
STAPLS7210322031000002	877-8267755	LINDA LEBECK	CITY CLERK	12/21/2018	17.32
STAPLS7210570075000001	877-8267755	DIANE M KREAGER	FINANCE	01/01/2019	1,880.81
STAPLS7210570075000002	877-8267755	DIANE M KREAGER	FINANCE	01/01/2019	19.02
STAPLS7211165776000001	877-8267755	CHERYL KELLER	POLICE	01/09/2019	303.82
STK*SHUTTERSTOCK	8666633954	KATHY MARTIN	REC CENTER	01/10/2019	1,702.86
STREET CRIMES	8002754915	JEFFREY FISHER	POLICE	12/31/2018	299.00
STREET CRIMES	8002754915	JEFFREY FISHER	POLICE	12/31/2018	299.00
SWEET SPOT CAFE	LOUISVILLE	HEATHER BALSER	CITY MANAGER	01/15/2019	74.53
TARGET 00017699	SUPERIOR	KRISTEN PORTER	REC CENTER	01/16/2019	53.70
TARGET 00017699	SUPERIOR	MEREDITH KRAUTLER-KLEMI	REC CENTER	12/26/2018	249.95
TARGET 00017699	SUPERIOR	MEREDITH KRAUTLER-KLEMI	REC CENTER	12/26/2018	330.89
TARGET 00022186	LONGMONT	LARISSA COX	REC CENTER	01/17/2019	105.97
TBS WESTERN REGION	949-2674200	AMANDA PERERA	REC CENTER	12/19/2018	492.26
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	01/16/2019	104.35
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	01/15/2019	34.86
THE HOME DEPOT #1506	LOUISVILLE	ANDY ELLIS	PARKS	01/15/2019	30.21
THE HOME DEPOT #1506	LOUISVILLE	MIKE KARBGINSKY	FACILITIES	01/14/2019	196.96
THE HOME DEPOT #1506	LOUISVILLE	BRIAN GARDUNO	OPERATIONS	01/11/2019	50.68
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	01/10/2019	18.05
THE HOME DEPOT #1506	LOUISVILLE	JACK MANIAN	OPERATIONS	01/11/2019	69.79
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	01/09/2019	34.33
THE HOME DEPOT #1506	LOUISVILLE	IAN HARPER	OPERATIONS	01/09/2019	131.94
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	01/08/2019	135.05
THE HOME DEPOT #1506	LOUISVILLE	MIKE KARBGINSKY	FACILITIES	01/08/2019	61.68
THE HOME DEPOT #1506	LOUISVILLE	AARON GRANT	PARKS	01/08/2019	-3.58

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
THE HOME DEPOT #1506	LOUISVILLE	AARON GRANT	PARKS	01/08/2019	67.50
THE HOME DEPOT #1506	LOUISVILLE	AARON GRANT	PARKS	01/08/2019	55.86
THE HOME DEPOT #1506	LOUISVILLE	AARON GRANT	PARKS	01/08/2019	44.30
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	01/08/2019	-7.60
THE HOME DEPOT #1506	LOUISVILLE	DAKOTA DUNN	PARKS	01/07/2019	13.50
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	01/03/2019	64.44
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	01/03/2019	29.15
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	01/04/2019	16.94
THE HOME DEPOT #1506	LOUISVILLE	ANDY ELLIS	PARKS	01/04/2019	8.90
THE HOME DEPOT #1506	LOUISVILLE	DAKOTA DUNN	PARKS	01/04/2019	170.43
THE HOME DEPOT #1506	LOUISVILLE	KERRY KRAMER	PARKS	01/04/2019	11.61
THE HOME DEPOT #1506	LOUISVILLE	CONNOR POWERS	GOLF COURSE	01/04/2019	4.88
THE HOME DEPOT #1506	LOUISVILLE	DANIEL PEER	PARKS	01/04/2019	20.18
THE HOME DEPOT #1506	LOUISVILLE	PAUL BORTH	REC CENTER	01/03/2019	38.88
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	01/02/2019	14.78
THE HOME DEPOT #1506	LOUISVILLE	KATIE BEASLEY	REC CENTER	01/02/2019	777.66
THE HOME DEPOT #1506	LOUISVILLE	KATIE BEASLEY	REC CENTER	01/02/2019	62.47
THE HOME DEPOT #1506	LOUISVILLE	NORMAN MERLO	GOLF COURSE	12/31/2018	29.85
THE HOME DEPOT #1506	LOUISVILLE	KERRY KRAMER	PARKS	12/27/2018	17.44
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	12/29/2018	7.70
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	12/26/2018	198.56
THE HOME DEPOT #1506	LOUISVILLE	JAMES VAUGHAN	REC CENTER	12/21/2018	57.64
THE HOME DEPOT #1506	LOUISVILLE	ANTHONY POHL	REC CENTER	12/20/2018	71.22
THE HOME DEPOT #1506	LOUISVILLE	CATHERINE JEPSON	PARKS	12/21/2018	42.58
THE HOME DEPOT #1506	LOUISVILLE	KATHY MARTIN	REC CENTER	12/20/2018	1,073.54
THE HOME DEPOT #1506	LOUISVILLE	ANDY ELLIS	PARKS	12/20/2018	199.00
THE HOME DEPOT #1506	LOUISVILLE	ANDY ELLIS	PARKS	12/20/2018	29.48
THE HOME DEPOT #1506	LOUISVILLE	KERRY KRAMER	PARKS	12/21/2018	5.36
THE HOME DEPOT #1506	LOUISVILLE	CODY THOMPSON	PARKS	12/19/2018	39.94
THE HOME DEPOT #1506	LOUISVILLE	ANDY ELLIS	PARKS	12/19/2018	21.74
THE HOME DEPOT 1506	LOUISVILLE	ANTHONY POHL	REC CENTER	01/08/2019	99.57
THE HOME DEPOT 1506	LOUISVILLE	CONNOR POWERS	GOLF COURSE	01/08/2019	398.00
THE HOME DEPOT 1506	LOUISVILLE	MARC DENNY	WASTEWATER	01/08/2019	304.79
THE HOME DEPOT 1506	LOUISVILLE	DAKOTA DUNN	PARKS	01/03/2019	238.83
THE HOME DEPOT 1506	LOUISVILLE	KATIE MEYER	REC CENTER	12/31/2018	551.16
THE HOME DEPOT 1506	LOUISVILLE	JULIE SEYDEL	REC CENTER	12/31/2018	542.34
THE HOME DEPOT 1506	LOUISVILLE	ANTHONY POHL	REC CENTER	12/27/2018	84.03
THE HOME DEPOT 1506	LOUISVILLE	MICHAEL CLEVELAND	OPERATIONS	12/28/2018	253.84
THE SAGE CORPORATION	7177613931	IAN HARPER	OPERATIONS	01/11/2019	250.00
THE UPS STORE #5183	SUPERIOR	JUSTIN ELKINS	WASTEWATER	12/31/2018	14.90
TJ MAXX #803	SUPERIOR	KRISTEN PORTER	REC CENTER	01/04/2019	7.50
TOWN OF SUPERIOR	3034993675	DRUSILLA TIEBEN	PARKS	01/05/2019	21.77

SUPPLIER	SUPPLIER LOCATION	CARDHOLDER	DEPARTMENT	TRANS DATE	AMOUNT
TST* THE HUCKLEBERRY	LOUISVILLE	JEFFREY FISHER	POLICE	12/21/2018	44.90
TVY*SILVERSNEAKERS	480-444-5154	KATIE BEASLEY	REC CENTER	01/14/2019	60.00
UNITED AIRLINES	800-932-2732	KRISTEN BODINE	LIBRARY	01/03/2019	480.60
USA BLUE BOOK	8004939876	MARC DENNY	WASTEWATER	01/03/2019	227.69
USA BLUE BOOK	8004939876	MARC DENNY	WASTEWATER	12/20/2018	357.51
USGA MEMBERSHIP	8002230041	TRACY OKSANEN	GOLF COURSE	01/15/2019	150.00
USPS PO 0756700237	SUPERIOR	KATHLEEN HIX	HUMAN RESOURCES	01/03/2019	7.62
VANDERBILTS #7, INC	LOVELAND	MATT LOOMIS	PARKS	01/12/2019	129.99
VENNGAGE.COM	TORONTO	EMILY KROPF	CITY MANAGER	01/15/2019	19.00
VERDE LOUISVILLE	LOUISVILLE	DAWN BURGESS	CITY MANAGER	01/15/2019	122.79
VIA MOBILITY SERVICES	303-447-2848	DIANE M KREAGER	FINANCE	01/11/2019	2,287.50
VZWRLSS*MY VZ VB P	800-922-0204	DIANE M KREAGER	FINANCE	01/05/2019	2,827.86
VZWRLSS*PRPAY AUTOPAY	888-294-6804	CRAIG DUFFIN	PUBLIC WORKS	01/05/2019	20.00
WAL-MART #5341	BROOMFIELD	LINDSEY WITTY	REC CENTER	01/10/2019	165.31
WHENTOWORK INC	7143899695	KATIE MEYER	REC CENTER	12/20/2018	116.00
WHITESIDES BOOTS AND C	BRIGHTON	DESHAUN BECERRIL	OPERATIONS	01/17/2019	-40.00
WHITESIDES BOOTS AND C	BRIGHTON	DESHAUN BECERRIL	OPERATIONS	01/16/2019	169.99
WHITESIDES BOOTS AND C	BRIGHTON	IAN HARPER	OPERATIONS	01/16/2019	154.99
WHITESIDES BOOTS AND C	BRIGHTON	IAN HARPER	OPERATIONS	01/16/2019	156.98
WHITESIDES BOOTS AND C	BRIGHTON	IAN HARPER	OPERATIONS	01/16/2019	169.99
WHITESIDES BOOTS AND C	BRIGHTON	ERIK SWIATEK	PARKS	01/10/2019	119.99
WHITESIDES BOOTS AND C	BRIGHTON	AARON GRANT	PARKS	01/09/2019	149.99
WHITESIDES BOOTS AND C	BRIGHTON	DAKOTA DUNN	PARKS	01/09/2019	30.00
WHITESIDES BOOTS AND C	BRIGHTON	BRADLEY AUSTIN	PARKS	01/07/2019	119.99
WHITESIDES BOOTS AND C	BRIGHTON	ANDY ELLIS	PARKS	01/07/2019	109.99
WHITESIDES BOOTS AND C	BRIGHTON	KERRY KRAMER	PARKS	01/07/2019	149.99
WHITESIDES BOOTS AND C	BRIGHTON	DANIEL PEER	PARKS	01/07/2019	129.99
WHITESIDES BOOTS AND C	BRIGHTON	DAKOTA DUNN	PARKS	01/07/2019	119.99
WHITESIDES BOOTS AND C	BRIGHTON	JACK MANIAN	OPERATIONS	12/26/2018	129.99
WPY*CCCMA	855-4693729	DAWN BURGESS	CITY MANAGER	01/14/2019	450.00
WPY*CCCMA	855-4693729	EMILY KROPF	CITY MANAGER	01/14/2019	225.00
WPY*J C WALL ENTERPRI	855-4693729	DIANE M KREAGER	FINANCE	12/21/2018	998.00
ZORO TOOLS INC	855-2899676	MARC DENNY	WASTEWATER	12/21/2018	382.22
ZORO TOOLS INC	855-2899676	MARC DENNY	WASTEWATER	12/21/2018	262.48
		KERRY HOLLE	PUBLIC WORKS	01/17/2019	1,592.50
		GREG VENETTE	WATER	1/17/2019	-398.79
TOTAL					\$ 85,394.17

CITY OF LOUISVILLE
EXPENDITURE APPROVALS \$25,000.00 - \$99,999.99
JANUARY 2019

DATE	P.O. #	VENDOR	DESCRIPTION	AMOUNT
1/4/2019	2019001	Chemtrade Chemicals US LLC	Aluminum Sulfate for Water Treatment	\$60,000.00
			<i>An RFQ was created to initiate the 2019 bid process for chemicals to treat drinking water. Two bids were received with Chemtrade providing the lowest bid.</i>	
1/4/2019	2019003	Univar USA Inc.	Caustic Soda for Water Treatment	\$55,000.01
			<i>Three bids were received for caustic soda with Univar providing the lowest bid.</i>	
1/4/2019	2019006	Industrial Chemical Corp.	Sodium Silicate for Water Treatment	\$70,000.00
			<i>Only one bid was received for sodium silicate.</i>	
1/4/2019	2019008	Thatcher Company Inc.	Aluminum Chlorohydrate for Water Treatment	\$32,000.00
			<i>Two bids were received for aluminum chlorohydrate with Thatcher providing the lowest bid.</i>	
1/17/2019	2019013	Centennial Printing	City Newsletter Printing	\$33,471.00
			<i>A Request for Bid was processed for the printing of the 2019 City Newsletters. Three bids were received. Centennial Printing was not the lowest bid, but the lowest bid was difficult to understand and the vendor didn't follow instructions well. Staff did not find that the lower bid warranted a change in vendor for 2019.</i>	
1/17/2019	2019015	Dell Marketing LP	City Wide Surveillance Refresh	\$38,440.99
			<i>This purchase was made using State of Colorado contract government pricing.</i>	

DATE	P.O. #	VENDOR	DESCRIPTION	AMOUNT
1/25/19	2019030	Aquatic Resources LLC	Chlorine Supplies for Recreation Center	\$45,100.64
			<i>This was a sole source purchase. Accu-Tab chlorinators are designed for use with and UL listed for their own specific chlorine tablet. Distributors for this chlorine are designated by the manufacturer regionally. Our regional distributor is Aquatic Resources.</i>	
1/31/19	2019036	International Dioxide Inc.	Sodium Chlorite for Water Treatment	\$30,000.05
			<i>Two bids were received for sodium chlorite with International Dioxide providing the lowest bid.</i>	

City Council

Special Meeting Minutes

**January 29, 2019
Library Meeting Room
951 Spruce Street
6:00 PM**

Call to Order – Mayor Muckle called the meeting to order at 6:00 p.m.

Roll Call was taken and the following members were present:

City Council: **Mayor Robert Muckle**
 Mayor Pro Tem Jeff Lipton
 Councilmember Jay Keany
 Councilmember Chris Leh
 Councilmember Susan Loo
 Councilmember Dennis Maloney
 Councilmember Ashley Stolzmann

Staff Present: **Heather Balsler, City Manager**
 Megan Davis, Deputy City Manager
 Kevin Watson, Finance Director
 Nathan Mosely, Parks, Recreation, & Open Space Director
 Aaron DeJong, Economic Development Director
 Kurt Kowar, Public Works Director
 Rob Zuccaro, Planning & Building Safety Director
 Chris Neves, Information Technology Director
 Sharon Nemechek, Library Director
 Dave Hayes, Police Chief
 Kathleen Hix, Human Resources Director
 Emily Hogan, Assistant City Manager for Communications
 & Special Projects
 Meredyth Muth, City Clerk

Others Present: **June Ramos, Facilitator**

DISCUSSION/DIRECTION 2019 CITY COUNCIL WORK PLAN – PRIORITIZATION AND SCHEDULING OF ITEMS

Mayor Muckle introduced June Ramos the evening's facilitator. Ramos reviewed the goals 1) finalize priorities, 2) review the level and type of discussion and how much time for each item, and 3) review recommendations of timing.

Deputy City Manager Davis stated staff brought forward this list of items with the direction from Council from the previous meeting. It includes an estimate of timing for each item.

Mayor Pro Tem Lipton stated he struggles some with the prioritization levels of high, medium, and low in that items that require Council time will require Council time regardless of importance. High priorities should be those that advance the community regardless of the time required.

Members spent some time determining the definitions on high, medium, and low priority deciding low items are those that are ok if we don't accomplish this year. High priority is for those items that advance the community.

High priorities:

- Transportation Master Plan
- Trash Hauler Contract
- Recreation/Senior Center Fee Assessment
- Golf Course Fee Assessment
- Miners Cabins Location (moved to medium priority)
- McCaslin Redevelopment Plan
- Fiscal Policies
- 2020 Budget
- Tabor Revenue Options (moved to medium)

Councilmember Loo was concerned some of the items not listed as high will create angst in the community. For example Coyote Run must be dealt with while Miners Cabins are a choice to do.

Members agreed to move the miner's cabins to medium priority.

Members agreed to change the Trash Hauler RFP to include a policy discussion on composting and waste diversion in addition to approval of the contract; two meetings.

Members moved TABOR Options to medium priority.

Members combined Fiscal and Reserve Policies under one high priority item.

Medium Priorities

- South Boulder Road Connectivity
- Paving Update
- Water, Sewer Storm Rates
- Improve Medians/Landscaping

- Open Space/Parks Enforcement
- Coyote Run
- Reserve Policy – combined with fiscal policies under high
- Open Space Management Plan/Vision
- Open Space Zoning
- Marijuana Regulations
- Design Guidelines and Sign Code (moved to high)
- Affordable Housing Strategies
- Dark Sky Lighting (moved to low priority)
- Historic Preservation Funding
- Redevelopment Conoco-Philips Parcel
- BAP Policies
- Downtown Parking
- LRC Update
- New Technology and Engagement Tools
- Middle Mile Network
- 2021-22 Budget Process
- Polling (removed)
- Council Salary Survey
- Energy Future Collaboration
- Evaluation of Appointed officials

Mayor Pro Tem Lipton would like Design Guidelines and Sign Code moved to high. He stated as this is a strategic priority. Members agreed.

Members discussed what could be included in the affordable housing discussion. City Manager Balsler stated this is meant to look at a variety of strategies and how it connects with the County's ideas for a regional tax.

Councilmember Stolzmann stated this should be kept as a place holder and let the Consortium representative (Councilmember Keany) bring information from the County. Mayor Pro Tem Lipton stated this should be a low priority as we will not be taking the initiative on this.

Mayor Muckle said there may be some areas we want to address.

Councilmember Leh stated it may not be a high priority but it is something residents want to know we are working on. Mayor Pro Tem Lipton stated if the item of affordable housing is listed as a high priority there is an expectation we are going to do be able something.

Councilmember Maloney stated we need to understand the trigger on this one to know how to address this. We need to clarify what this is.

Mayor Muckle stated this has come in as a priority in our polling. He would like to address something around the mobile home park to maintain it as affordable.

Councilmember Stolzmann stated we should view this as a regional collaboration item and we need to participate with the County on what is happening. Funding will be the biggest issue. This is a priority but it will be to collaborate with the County. Councilmember Loo agreed.

Members decided to keep as medium but change the language to more of a regional collaboration item with Boulder County.

Mayor Pro Tem Lipton would like a separate item listed for protecting the mobile home park.

City Manager Balser stated this would require significant policy discussion if Council wants to do this this year.

Councilmember Stolzmann stated she doesn't think we are ready to have this conversation this year.

Members decided to leave the item as a collaboration item with medium priority. The general consensus was to hold the conversation until Q4 unless something forces the issue.

Councilmember Loo stated she would like the dark sky regulations to only apply to industrial/commercial areas.

Councilmember Stolzmann stated she would like to know what the options are and look at what code changes could bring. This could be a low priority.

Mayor Pro Tem Lipton stated residents want us to address the big lighting issues that happen with neighbors. Members made this a low priority.

Councilmember Keany stated the Council salary survey item should be an automatic review. Members agreed it should be done on a regular basis and moved it to a low priority.

Members removed downtown parking as it is now an operational issue not a work plan item.

Councilmember Stolzmann stated staff doesn't have the bandwidth to do both Conoco Philips and Sam's club. Sam's club is the priority. Director DeJong stated this may be more of a reactive item if someone submits a proposal. City Manager Balser stated if the project doesn't finalize a contract then we may want to discuss options for changes on the property.

Mayor Muckle stated Council may need to reaffirm what they want to see on the site; perhaps it is a low priority.

Mayor Pro Tem Lipton would like a discussion of it as the Comp Plan is not in alignment with the market, perhaps we need a market study. He would like to do it before we have a proposal in front of us. We should drive the conversation. He would like this a medium priority.

Councilmember Loo agreed the Council needs a better handle on the potential of the property and the pitfalls before a proposal comes in.

Members chose to leave it on the list as a medium priority, Q3-4.

Councilmember Maloney stated the Revitalization Commission update should be Q1-2. Members agreed.

Councilmember Leh would like polling in Q2; we need some information in a number of policy areas.

Councilmember Stolzmann stated the Council does not have enough direction or information to consider a tax question in 2019 so polling is not a priority.

City Manager Balser stated the polling would be for information on policies for a 2020 ballot question, not for 2019. It is a long process and staff would need Q2-3 to prepare for a 2020 Q1 poll.

Councilmember Leh stated he would like a poll on policy issues in general not polling specifically for issues going on the ballot. This would give Council a good feel for the pulse of the community on a variety of issues.

Councilmember Stolzmann stated she feels the City needs to get better engagement on individual topics not through polling.

Members agreed to remove the item from the list.

Councilmember Maloney would like to have the 2020 Work Plan discussion start in Q4 so it is ready early in 2020. Members decided to add it as a Q4 item.

Councilmember Maloney would like the City Manager evaluation scheduled in 2020 Q1 as well.

Low priorities

- Senior Services Update

- Public Art
- RE Zoning
- O zoning
- PUD Review and Waiver Criteria
- Sketch Plan Process (removed)
- Height Calculations (moved to medium)
- Open Space Zoning
- Strategic Plan Implementation
- Boards/Commissions Process and Appointments

Councilmember Maloney asked if the senior issues should come to the Rec Board first. Staff stated that will be a part of the process.

Councilmember Keany asked how Height Calculations fits in as a priority. Director Zuccaro stated it needs to be done, but it is not a high priority. Council agreed.

Councilmember Maloney asked staff if the sketch plan item is useful. Councilmember Stolzmann stated this was discussed last year and there was a full discussion of how it could happen, what the risks are, and a possible process, and that discussion and decision hasn't changed. She would remove it.

Councilmember Maloney stated BRaD would like it considered again. However, he feels we have already considered it and we don't need to do it again unless Councilmembers have changed their minds.

City Manager Balsler stated BRaD would like Council to consider a way for developers to have input earlier in the process without a full application.

Mayor Muckle stated as Council can't give a binding decision in such a process it isn't worth it to change our process.

Councilmember Leh stated without an early conversation we may be discouraging proposals that may be innovative and worthwhile. It is a practical way for someone to go through a complicated process.

Councilmember Stolzmann stated she feels we have all the regulatory processes we need and this additional one is not something we need to add.

Mayor Pro Tem Lipton stated this can be a very helpful process for developers to go through to understand if what they are thinking of doing is a good idea with the community. It is not however a high priority.

Members decided it is not a priority right now. They agreed to remove the item from the list for 2019.

Mayor Muckle asked if the Council should have a discussion about a senior advisory board. Members decided that will be determined by the senior services conversation.

Mayor Pro Tem Lipton stated he would like to add an item for a comprehensive review the boards and commissions. Members decided not to add this to the plan.

After additional considerations members moved height calculations to medium priority.

Members reviewed the scheduling of the items throughout the year and made a few adjustments.

ADVANCED AGENDA & IDENTIFICATION OF FUTURE AGENDA ITEMS

Members reviewed the advanced agenda. Staff noted the trash hauler RFP will be added to the agenda.

ADJOURN

Members adjourned at 8:52 pm.

Robert P. Muckle, Mayor

Meredyth Muth, City Clerk

City Council Meeting Minutes

**February 5, 2019
City Hall, Council Chambers
749 Main Street
7:00 PM**

Call to Order – Mayor Muckle called the meeting to order at 7:00 p.m.

Roll Call was taken and the following members were present:

City Council: **Mayor Robert Muckle**
 Mayor Pro Tem Jeff Lipton
 Councilmember Chris Leh
 Councilmember Susan Loo (arrived 7:28 pm)
 Councilmember Dennis Maloney
 Councilmember Ashley Stolzmann

Absent: **Councilmember Jay Keany**

Staff Present: **Heather Balsler, City Manager**
 Megan Davis, Deputy City Manager
 Aaron DeJong, Economic Development Director
 Kurt Kowar, Public Works Director
 Rob Zuccaro, Planning & Building Safety Director
 Lisa Ritchie, Senior Planner
 Dave Hayes, Police Chief
 Katie Zoss, Cultural Arts & Special Events Coordinator
 Emily Hogan, Assistant City Manager for Communications
 and Special Projects
 Meredyth Muth, City Clerk

Others Present: **Kathleen Kelly, City Attorney**

PLEDGE OF ALLEGIANCE

All rose for the pledge of allegiance.

APPROVAL OF AGENDA

Mayor Muckle called for changes to the agenda and hearing none, moved to approve the agenda, seconded by Councilmember Maloney. All in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Fire Chief Willson stated he was here for a quarterly update. Mayor Muckle asked what the average medical call response time was. Chief Willson stated all calls are at an average of five minutes from dispatch tone to arrival on the scene. He gave a safety tip to recommend people sleep with bedroom doors closed so a fire would not follow a current into a bedroom.

APPROVAL OF THE CONSENT AGENDA

MOTION: Mayor Muckle moved to approve the consent agenda as amended, seconded by Councilmember Maloney. All in favor.

- A.** Approval of Bills
- B.** Approval of Minutes: January 15, 2019; January 22, 2019
- C.** Approval of a Sole Source Agreement with Spronk Water Engineers for 2019 Water Rights Administration
- D.** Approval of Agreement with 9557 Paradise Lane for Water Service
- E.** Approval of Sole Source Purchase of Qwiksalt from Compass Mineral
- F.** Approval of Waste Disposal Agreement with Front Range Landfill Services
- G.** Approval of 2019 Fuel Purchase
- H.** Approval of Purchase of 2019 International 7400 Dump Truck
- I.** Approval of 2019 Sole Source On-Call Geographic Information System and Asset Management System Support Services Contract with Invision GIS, LLC
- J.** Approval of Summer Meeting Schedule
- K.** Approval of March 12 as a Special Meeting and Cancellation of March 26 Study Session

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

None.

CITY MANAGER'S REPORT

None.

REGULAR BUSINESS

PROCLAMATION DECLARING FEBRUARY 5, 2019 CINDY DOMENICO DAY

Mayor Muckle read the proclamation and thanked Commissioner Domenico for her service to Boulder County and Louisville. Domenico thanked everyone for the honor and recognition.

LIFE IN LOUISVILLE PHOTOGRAPHY CONTEST AWARDS

Katie Zoss, Cultural Arts & Special Events Coordinator, stated 38 Front Range residents submitted photographs depicting “Life in Louisville” for the 11th annual photography contest. These photos chronicle events and daily life in Louisville from January 1 to December 31, 2018 and will be added to the City’s archives to serve as a cultural reference for future generations. All images are available for public viewing on the City’s website. 30 finalist photos were selected and put on display at the Louisville Rec Center from January 25 to February 1, 2019. The public was invited to view the photos and to vote on the People’s Choice Award winner. Each of the winning photographs document a subject unique to Louisville and represents the history, community, and sense of place that makes Louisville a great place to live.

Council presented certificates to the winners of each category.

DISCUSSION/DIRECTION/ACTION – FINAL MCCASLIN PARCEL O DEVELOPMENT STUDY AND RECOMMENDATIONS

Director DeJong stated this is a final report from the consultants for the McCaslin Boulevard Parcel O. The process began in 2018 with the following goals:

- Understand the McCaslin area’s potential for retail and commercial development and supportive uses that could foster new investment and development,
- Review the rules and regulations upon properties in the area that may be limiting its full potential for redevelopment,
- Understand and incorporate the property owner’s, tenant’s, and public’s input into development and redevelopment options for the area,
- Evaluate various development scenarios, that focus on retail and commercial uses with possible residential development only as a secondary use, that meet market potential and provide exceptional fiscal benefits for the City by meeting or exceeding past tax revenue performance for the area, and
- Provide recommendations for regulatory changes or other actions that could create more certainty for the development community to encourage redevelopment.

The McCaslin Area Development Study process and final recommendations should take into account the following principles of importance to the City:

- Identify emerging markets and retail trends that will result in market supported development scenarios and that ensure the corridor continues to serve as the City’s primary retail sales tax base.

- Identify and evaluate development restrictions and regulatory and policy barriers to redevelopment and investment in the corridor.
- Ensure sustainable long-term fiscal health of the City and economic development of the McCaslin corridor by ensuring new development has an exceptional fiscal benefit to the City.
- Reflect residents' desired community character for the corridor in evaluation of development scenarios and study recommendations.

Dan Guimond, City consultant from EPS, stated the summary of the market analysis shows market conditions of sales tax trends increasing, higher than when Sam's closed in 2010. Accounting for inflation, sales tax generation is about \$150,000 above 2009. 2013 – 2017 show nearly 6 % annual growth; building materials and eating/drinking account for the majority of sales tax revenues. The six hotels in the subarea provide nearly 15 percent of sales tax generated. Convenience and shopper's goods sales are driven by the major stores such as Kohl's and Safeway.

Retail findings:

- Demand for retail from new growth over the next 10 years is 150,000 square feet
 - McCaslin Subarea has historically captured 20% of new growth
 - Estimated demand is 30,000 square feet
- Role as regional destination is diminishing
 - Limited inflow of sales other than to a few big boxes
 - New stores to the north and east are shrinking trade area
- Opportunity to attract more neighborhood/community retail stores
 - The subarea captures a relatively small amount of sales for everyday retail goods
 - Examples include additional grocery, specialty foods, beer/wine stores
- Opportunity for uses that attract more visitors to drive demand
 - Entertainment and hospitality uses will attract most visitors
 - Place-making is an essential element for attracting visitors
 - Multifamily and office uses will generate demand but to a lesser degree

Non retail findings

- Residential
 - Strong demand continues as employment growth outpaces housing growth
 - Product type and density are related to supportable rents/prices
- Office
 - Rental rates in the subarea and larger trade area have been growing steadily since 2010
 - Average rental rates in the subarea are reaching point where new development is supportable
 - Parcel O office demand likely limited to medical and community services
- Hotel
 - Limited hotel construction in past decade in the trade area

- New project in Superior indicates renewed demand
- Additional hotel supportable in next 5 years

Danica Powell, City consultant from Trestle, summarized the regulatory framework. She reviewed the regulations, both private and public, including the Comprehensive Plan, the McCaslin Boulevard Small Area Plan, the General Development Plan from 1984 with amendments over the years, the Planned Community Zone District (PCZD) zoning designation, the private covenants that require unanimous agreement from all of the owners, and additional agreements between some lot owners and some warranty deeds which prevent certain uses.

She noted permitted uses by zoning and covenants, those that might be allowed, limited uses, and those prohibited uses per the covenants.

Powell reviewed the public engagement process including meetings with various community groups, pop up stands at shops in the area and use of online platforms. They shared information about the limited uses and why along with what is changing in the market. What they heard from the community was a need for mixed-income housing, continued support for big box stores, need for more community spaces, desire for unique food and beverage venues, and make the McCaslin area more walkable and connected.

They also got comments from NextDoor which was a broader area than the immediate neighborhood. Retail, restaurants and shopping were the highest requests. They tracked the neighborhoods submitting answers.

When asked what you would like to see given the limitations and market trends, the answers included hospitality, food beverage, clothing and book store, entertainment, gym/spa, service shops, residential, office and hotel. Experience based retail, service retail, and unique opportunities with a complement to downtown or complement to other facilities. There was a lot of alignment among the groups.

Matt Prosser, EPS, presented the Alternatives Analysis in response to the market analysis and the public input. Parcel O is 44.6 acres with three large lots. He noted the criteria based on the project goals include market reality/development feasibility, community values, and strong fiscal performance. He noted the existing benchmarks include market value currently and fiscal impact of Parcel O.

He reviewed the three alternatives for the site:

- Alternative 1 – Re-Tenant, repurpose and re-tenant the big boxes, will likely need to repurpose the sites to smaller uses. Types of opportunities would be retail: liquor, sporting goods, furniture, and non-retail: fitness, entertainment, medical office uses.
- Alternative 2 – Partial Redevelopment: redevelopment of one or more larger lots with some reuse of existing buildings. Combination of parcels could be involved.

Remainder redeveloped/repurposed for some retail, small hotel, small retail, and 245 multifamily housing units on 7 acres.

- Alternative 3 - Major Redevelopment: Comprehensive redevelopment of Parcel O into mixed use development with existing retailer and businesses integrated. Assumptions of some retail space, some entertainment or fitness use, small hotel, office space and 525 multifamily housing units on 15 acres.

Councilmember Maloney asked if the land value has gone up from the 2014 price and noted it is currently on the market for much more than that. Prosser stated it might represent what the value would be under redevelopment versus just a retail scenario.

Councilmember Stolzmann asked what is inducing the demand for retail in the scenarios and how does development in Superior affect these options.

Prosser reviewed the summary table of the different alternatives. He reviewed the market support and challenges in each alternative:

- Alternative 1 – demand for larger regional retailers is limited, buildings not conducive to retail requirements, covenants do not support some uses.
- Alternative 2 – mix and amount of uses supportable, substantial demand for hotel and multifamily uses, General Development Plan (GDP) and private covenants need to be changed.
- Alternative 3 – mix and amount of uses supportable over a longer 5-10 year period, allows for better orientation of McCaslin Boulevard, assembly of all properties presents a major challenge and GDP and covenants need to be changed.

Financial Feasibility:

- Alternative 1 - residual land value = \$7.40 per sf, leasing vacant spaces may take longer than desired; ask price for Lot 2 limits redevelopment feasibility.
- Alternative 2 – most financially feasible, residual land value = \$10.94 per sf, hotel and multifamily provide highest land value, mix of uses increases attractiveness and value.
- Alternative 3 – residual land value = \$10.12 per sf, hotel and multifamily provide highest residual land value, office produces the lowest residual land value, assembling the parcels could be challenging and cost may make such a project infeasible.

Fiscal Impacts:

- Alternative 1 produced \$17.9 million over 20 years or \$895,000 per year.
- Alternative 2 produced \$18.5 million over 20 years or \$925,000 per year, strongest fiscal benefit.
- Alternative 3 produced \$14.8 million over 20 years or \$740,000 per year, model shows residential uses trigger marginal cost demand to city services.

Councilmember Stolzmann asked why alternative 2 would not support a marketplace concept. Prosser stated it might work but would be more challenging to try to come up with uses that would produce more revenue than cost. These are generally organically driven and it is a potential space for something like that but need an active property owner to work with and driven by either developer or property owner. It would be a challenge to produce the returns to take the financial risk.

Councilmember Stolzmann asked in Alternative 2 what the limitations are on a hotel there today. If it is allowed why has no one built one here. Prosser stated perhaps the owner doesn't want to take on redevelopment of the remaining part of the site. Director Zuccaro stated the current height limit is 35 feet in the design guidelines and might affect that use. Zoning allows hotels, but there is a financial feasibility issue and height issue.

Councilmember Stolzmann asked if there has been any interest with the current owners with any of these alternatives. Prosser stated there is some interest but they are interested in community input and more flexibility for some different alternatives.

Councilmember Maloney noted the current hotels are flattening in their taxes and asked if it is at saturation. Prosser stated from their data, hotels are growing and contributing to the sales tax collection in the area. Hotel growth is cyclical and there is some renewed demand for hotels.

Councilmember Loo asked if we have the population that is needed to make a marketplace type use work. Prosser stated there seems to be the community support for it, there is demand, but not sure about the density needed for a marketplace. These take a lot of risk. There needs to be an owner or developer passionate about this type of project. The City may need to incentivize such a use.

Ms. Powell noted the owners have said they want predictability in the process. She added marketplace ideas are getting smaller and will likely need to be part of a larger environment.

Powell reviewed the Community Support sections.

- Alternative 1 – showed limited community support for additional big boxes, does not achieve desired pedestrian friendly, walkable environment; lacks local, unique retail environment and experiences.
- Alternative 2 – entertainment and retail supported; limited support for big boxes, some community amenities can be added but remains auto-oriented; does not fully support desired environment.
- Alternative 3 – meets desire for entertainment and experience based uses, major site design can incorporate desired community amenities and connections; supports a diverse range of uses.

Councilmember Leh asked what the community support was for residential development in Parcel O. Powell stated residential did come up in a mixed use setting, particularly

senior housing, downsizing housing, affordable housing. Not much support for large standalone apartment complexes.

Mayor Pro Tem Lipton asked what is the role of housing in making this redevelopment successful. He asked how the number of units was determined for the overall success of the redevelopment. Prosser stated there is no perfect answer how much is needed to support the retail. Dwelling units in the redevelopment drive the financial feasibility; adds vitality to the area at times not currently being seen. Residential creates demand at later hours, throughout the day, on weekends, and diversifies the demand times.

Mayor Pro Tem Lipton asked given the fact Superior and Broomfield are adding housing units, how does this small number make this work. Prosser stated it is the integration with other uses that makes it financially feasibility; it is a desired use that supports other uses and vitality. Finding ways to diversify the users in the area can help make the site more attractive to retailers.

Mr. Guimond added the residential use is at a minimal increment for a developer to get it to operate at a reasonable level.

Guimond summarized the alternatives and next steps. He felt the big boxes would have been filled by now if it were not for the GDP and the covenants. He summarized the Alternative Analysis:

- Private covenants are likely a barrier in all scenarios and need to be addressed
- Re-tenanting may be achievable but does not support community desire
- Partial re-development is the most market supportable and a fiscal performer if the GDP and covenants are addressed but does not fully support community desires
- Major redevelopment meets the community desires but would occur over time

Recommended Implementation Steps:

- Modify the GDP and development agreement to allow for greater variety of uses, multifamily housing and greater density on site as incentive for retail development
- Provide an additional density allowance and greater allowance for non-sales tax generating uses within redevelopment projects that provide community amenities or enhance connectivity
- Modify focus on supporting and growing retail base to include focus on community-oriented uses
- Work with Parcel O property owners to modify the CCRs to allow for an expanded mix of retail and non-retail uses
- Invest in public improvements and amenities that allow Parcel O to succeed in an evolving commercial market

Public Comments

Ryan Atkin, lives in Superior and works for Real Capital Solutions on McCaslin Boulevard, stated the marketplace concept is cool, but the challenge here is unique because there is not the density of those locations. Within one mile of Stanley Marketplace there are 30,000 people but here it would be 7,600 and going further out there is still the density issue. He stated housing projects would work well but should consider condos or townhomes which would be desirable. This would give people the chance to get on the housing ladder and would be less expensive than Boulder. This is a great place to live, housing would be a good use at this location. We need a comprehensive solution.

Jeff Sheets, Koelbel and Company, 5291 E. Yale Avenue, stated the market is not filling the location so we need to consider the retail market is dynamic and is changing. This area is no longer a regional draw as it was 15 years ago; there is too much competition. We are left with community retail which is not the size and scale of what we have here. Carving up the boxes will be a challenge. His company will actively market the Kohl's store but trying to get a large store will be difficult. Alternative 1 is status quo, Alternative 3 is not likely achievable. That leaves Alternative 2. Louisville needs to take the lead in the GDP amendment, not the developers. The owners will take the lead on the private covenants because they are outdated.

Councilmember Leh asked what kinds of uses Sheets would like to see. Sheets stated a residential component would be integrated. That is what business parks are all doing. We need to make it a community draw. Other uses could be medical, a hotel, or variety of other uses. It will take the City and the private land owners to make this work. We don't have the density to do a large food hall; maybe a smaller one could make sense.

Cindy Bedell, 662 West Willow Street, stated she attended many Small Area Plan meetings and wondered why Council is considering scenarios that weren't considered in the Small Area Plan when the area is now producing sales tax. High density residential was taken out of the Small Area Plan because there was no community support. Livable small town feel does not support taller buildings. She asked what the occupancy rate is of other apartments as she had heard it is low.

John Pino, lives in Superior and works at Real Capital Solutions, stated retail is not dying it is just changing. He stated it is clear what existed there no longer functions. He also agreed challenges are low density, competition, poor access and visibility. He stated Superior is already challenged to fill its new retail because of the lack of density. A marketplace would be great but it would need to be smaller. A mix between Alternatives 2 and 3 is more viable with a strong residential component. There needs to be a good mixed use environment but retail there will be smaller than what it is currently as the numbers don't pencil out. There are a lot of these types of underused areas across the country.

Councilmember Maloney stated Sam's has been gone for 9 years, Kohl's is leaving, and this corridor is important for our long-term economic sustainability. It is time to do something as a Council. Council asked for this study and the goals have been met.

Councilmember Maloney recommended moving ahead with a discussion of Alternative 2. It is not the first choice to have residential, but we have unmet needs for senior housing and multi-income housing. We can address the GDP but will need the property owners to help with the covenants. There are a number of things in the fiscal analysis that need to be clarified and refined to clearly understand the fiscal impacts.

Mayor Muckle stated what we have been doing is not working. He wanted to be clear we have tried very hard to re-tenant the Sam's club; have talked to many tenants and developers. There is no evidence this is going to work as we have been doing it. We need to take a new tack on this. He stated he was not a huge fan of additional residential, but it is quite clear we likely need some residential to get this moving. We need to look at the GDP to give better options for a developer to get this moving. Supported a GDP amendment during the next few months.

Councilmember Stolzmann asked if a GDP amendment would require an ordinance. Director Zuccaro stated yes.

Councilmember Stolzmann stated we have a lot of input from the community for the Small Area Plan that is not in line with some of these alternatives. She stated her concern is moving forward with a GDP amendment does not solve the issue of the asking price and the ability to tenant it with something that would perform; she would like to do something to meet expectations of both the owner and the City. She thinks many of the problems with re-tenanting is due to the covenants. She would not like to throw out Alternative 1, but would like to keep 1 and 2, perhaps a hybrid. She would like the Finance Committee to explore fiscal options. She is concerned the path forward does not address the covenants and the imbalance between what the market will bear and the sales price. She would like to explore some of the barriers to re-tenanting such as outdoor sales limits.

Councilmember Leh stated we are trying to find the intersection of permitted uses, market analysis, and public input. The community doesn't want high density housing, perhaps senior or patio home uses would work. There is community concern there is nothing to help activate that area. The market analysis is sobering to fully understand we are not a regional draw and our density is never going to allow for that. City Hall and the Council don't drive the development, these are larger market forces and the covenants are a real impediment. We have to take some action here to help get something to happen; we can't wait for the market. We have to find something fiscally sustainable for the long haul. This corridor supports City services and we can't pretend we don't need it. Alternative 2 is a path or part of the path.

Mayor Muckle moved to direct staff to initiate a GDP amendment to allow for community supported uses allowed for in Alternative 1 or 2 and working with property owners on the covenants. Councilmember Loo seconded.

Mayor Pro Tem Lipton stated Parcel O has been an issue since 1984. Things are different now than in 1984 and those aspirations have changed. The market reality is much different than the planning that got us here. What we do here sends a message to the whole corridor which is critical to our long-term success. What we have been doing isn't working; he would like to remove Alternatives 1 and 3. We need to find something that works in the next 2-3 years. He suggested Alternative 2 or something very close to it to give us a roadmap to understand what actions we need to make get it moving. Alternative 2 or something similar is the only practical option.

Mayor Muckle stated he agreed. The only part of Alternative 1 that might work is an option for re-tenanting that might work with the removal of some covenants or changes to the GDP. Mayor Pro Tem Lipton felt working with Alternative 2 might allow for some of that as well.

Mayor Muckle repeated the motion: staff to initiate a GDP amendment to allow for the market and community supported uses shown in Alternative 2 leaving Alternative 1 as an option. Mayor Pro Tem Lipton offered friendly amendment to direct staff to initiate a GDP amendment to allow for the market and community supported uses shown in Alternative 2. Mayor Muckle noted the motion would also include directing staff to begin working with the owners on the covenants. Councilmember Loo agreed with amendment.

Councilmember Stolzmann would like to include tenanting not currently allowed in the GDP. Why not explore those options and not take Alternative 1 off the table.

Mayor Muckle restated the motion to direct staff to initiate a GDP amendment to allow for the market and community supported uses shown in Alternative 2 and to work with the property owners to modify private covenants.

Councilmember Stolzmann offered a friendly amendment to say within the alternatives. Mayor Pro Tem Lipton seconded for purposes of discussion.

Mayor Pro Tem Lipton asked Mayor Muckle to reframe the motion to somehow not eliminate the uses under Alternative 1.

Mayor Muckle made a motion to change it to include within the alternatives.

Vote: Motion failed 1 -5; Council Member Stolzmann voting yes

Members voted on the original motion with Mayor Muckle adding without precluding re-tenanting. Councilmember Loo accepted the change.

Vote: Motion passed 5-1; Councilmember Stolzmann voting no.

ORDINANCE NO. 1769, SERIES 2019 – AN ORDINANCE AMENDING TITLES 5 AND 17 OF THE LOUISVILLE MUNICIPAL CODE CONCERNING MEDICAL AND RETAIL

MARIJUANA BUSINESSES – 2ND READING, PUBLIC HEARING (advertised *Daily Camera* 1/13/19)

Mayor Muckle introduced the item and opened the public hearing.

Director Zuccaro stated this is to update both the medical and retail marijuana regulations. It amends Title 5 (Licensing) and Title 17 (Zoning), amends the Medical Regulations First Adopted in 2011 and Retail Regulations First Adopted in 2013. He reviewed the current regulations.

The proposed regulations would allow medical and retail sales in certain zone districts, create a 500-foot buffer from designated uses; and allow for a store up to 5,000 sf. It would allow for manufacturing in certain zone districts and require ventilation and odor control requirements. It would allow testing in certain zone districts with ventilation and odor control requirements. It would allow cultivation only in the I zone also with ventilation and odor control requirements.

Director Zuccaro reported the Planning Commission reviewed the ordinance and recommended approval with the following conditions:

1. Limit the number of stores to 8.
2. Remove the requirement for 1,500-foot spacing between stores.
3. Maintain the current buffer distance of 1,320 feet and maintain the current buffer requirements between stores and public or private preschools, elementary, middle, junior high, or high school; public playground or outdoor pool; an outdoor education facility serving children; an alcohol or drug treatment facility; the principal campus of a college, university, or seminary; or a residential childcare facility.
4. Require a Special Review Use (SRU) for retail and medical manufacturing the C-B zone district.

Director Zuccaro stated staff recommends approval with the following changes:

1. Limit total cultivation within the City to 150,000 sq. ft. of building area.
 - Ensure adequate staff resources to oversee licensing, odor mitigation, and any potential code enforcement.
 - Helps to ensure diversity of uses in industrially zoned areas.
 - Limit could be modified in future if there is demand and staff capacity.
2. Place cultivation excise tax on ballot in November.
 - Tax would help provide funding for indirect administrative, enforcement and public safety costs.

Councilmember Loo asked if the 150,000 sf limit for cultivation could be in one single facility. Director Zuccaro stated it could be one user or multiple smaller users.

Councilmember Maloney asked if the citizens vote for an excise tax would solve the first issue, would then have more resources to cover requirements. Director Zuccaro stated

staff doesn't know how much an excise would get us, and it would likely be used to supplement staffing and education.

Director Zuccaro suggested the following discussion items:

1. Increase to allow store size to 5,000 square feet
2. Align allowed districts for testing and manufacturing
 - Allow manufacturing in I district
 - Require SRU for manufacturing in C-B instead of use by right
3. Change limits and buffers for sales
 - Limit on number of stores and/or spacing between stores (no limit with 1,500 but spacing; or no spacing with 8 store limit)
 - Preferred buffer distance (1,320; 1,000; or 500 feet)
 - Buffer from currently designated list of uses or a modified list of uses
4. Allow manufacturing in I district
 - Limit total cultivation in City to 150,000 sq. ft. of building area
 - Direct staff to draft excise tax measure for November ballot

Public Comments

Virginia Caranci, 1101 Main Street, stated she can't believe Council would consider more marijuana shops. The current ordinance is working. She feels 8-14 more shops is the wrong way to go. People move here to have safe, happy town to raise children. She doesn't want shops close to the things that involve our children.

Pattie Ross, 3361 West Monmouth, Englewood, stated most people are fine with what we have, but don't want more shops. She understands people want parity with alcohol but felt it is really about sales tax. There is mounting evidence that for every dollar brought in we spend more on marijuana related issues. Cultivation has environmental issues including emissions and water usage. High potency marijuana is more addictive and newer products are higher in THC. It is dangerous stuff. There are additional public health and social problems. Young people are affected by this. You can't be family friendly and allow this. She doesn't want these shops by our kids.

Dale Ferguson, on behalf of Dave Ferguson, stated he uses CBD oil and it is a great help for arthritis. However we only need a couple outlets to supply what we need in Louisville.

Richard Mackay, 884 W. Tamarisk Street, stated he is opposed to regulation changes. He objects to staff saying uniformity is needed in the code. He is aware residents voted for it but many did not and their views are not being considered. He referred to past minutes saying it does not represent our community and lacked well thought out debates. He urged Council to reconsider.

Sharon Reese, 765 Pinehurst Court, stated his opposition. A 500-foot buffer to schools is ridiculous. Many teens have serious issues with pot some after just one use. She read a note from a friend about the effects on youth. Ms. Reese was mortified about signs at

McCaslin advertising marijuana. Should be keeping it away from kids with developing brains. She noted marijuana can lead to psychosis in youth.

Don Ringle, 994 Arapahoe Circle, stated his opposition. Don't change what is not broken. We don't need to change what we currently have in place, vote no on changes. Find another way to generate revenue. Marijuana can lead to higher forms of abuse and addiction. Doesn't make sense to make to add to the current regulations.

Cindy Thomas, 1245 Grant Avenue and owner at CTC with Etkin Johnson, also president of CTC board. Stated CTC is a class A business park today with many national companies. If changes are made to allow for cultivation, testing and manufacturing of marijuana, it will degrade the value of the buildings already there and impact the value from a debt and equity perspective since it is still federally illegal. The owners association feels the covenants allow them to deny the use in the park.

Deanna Marx, 933 St. Andrews Lane, stated her opposition. She is raising grand children in Louisville and agreed to raise them because they would be safe here and she wants it to remain that way.

Marianne Kranker, 680 W. Hickory St., on behalf of her extended family asking for a no vote. Since 2009 Louisville has been voted a great place to live and has invested in many amenities; a vote for this would tarnish the reputation of the community.

Eric Fowles, has lived here 20 years with 6 kids, picked Louisville for the family friendly atmosphere and as a marketer and brand consultant he thinks this will affect the town. Allowing more pot will reduce the brand we have tried to build. Why not ask residents what they want. He has not heard any reasons why this would be good for the community; keep it as it is.

Evan Anderson, 4730 Table Mesa, Boulder, stated he was 10 years as a business owner. Doesn't hear opposition to hemp or CBD. Need to acknowledge the history of hemp. Ten years in this industry and invested in this community. He noted the industry exists and operates with the most restrictive regulations and they want to be here.

Dan Waldrip, 1172 Grove Ct., said this deserves the same study as the McCaslin Boulevard study. Represent the people; this is a small town and quality of life is everything. He has found no one who wants change. People want small town activities with their kids not a pot-centered economy. Money is not more important than safety and quality of life.

Bradley Spiedell, chief sales officer of the Green Solution, stated they have 17 dispensaries in Colorado. It is Important to know people who sell this are responsible vendors. If licenses are available, they should go to responsible vendors; those who do proper ID checks. He noted his company is a responsible member of the community.

Education is important as is parental responsibility. He wanted to note there are people doing this the right way.

Donna Hammond, a Louisville native, noted she loves this town. She noted she is a caregiver and has bought medical products for clients. She wonders how the businesses operate in just cash and how the City gets taxes.

Cindy Bedell, 662 West Willow Street stated she was recently approached by a panhandler and noted he took cash to go to the pot store. She stated she recently saw a man sitting in his car on Main Street smoking from a bong. She would like marijuana kept away from kids and not closer to schools. She is concerned about odor from manufacturing facilities.

Christopher Tew, 2395 Evans Ave., stated he is concerned about underage access to marijuana. The best way to keep away from youth is to responsibly regulate.

Ted McDonald, 851 W. Mulberry St., has seen enough marijuana use to see a negative impact. It seems to lead to negative impacts. Driving under the influence is a huge problem. It can lead to a lot of destruction.

Michael Deborski, 601 Pine Street, felt those opposed to the changes are preserving values, those in support want to make a buck. This does not preserve our town values. The ordinance would forever change Louisville. He urged Council to preserve our community.

Jean Morgan, 1131 Spruce Street, in a world of rising addiction the City should not allow up to 15 stores. A buffer zone reduction is irresponsible and should keep pool, daycares, etc. She wants to be sure odor is regulated from cultivations. There are not long lines from current stores. She read a comment from Angela Headley asking to think about the kids, more crime, impaired driving. Don't allow near parks.

Laura Wolton, 1112 Hillside Lane, doesn't agree with the ordinance and met with neighbors who agreed. The neighborhood doesn't want pot shops closer to their street, they are worried about property values, don't reduce buffer or have unlimited number of stores. There is no reason for it to be sold next to schools, daycares, or parks. Alcohol is legal in all 50 states, pot is not. Existing stores are enough. Please vote no.

Teresa Peck, 1316 Franklin Avenue, asked why Council wants to decrease buffers, why allow bigger stores and cultivation. Is it being driven by money? What is the purpose of such an expansion?

Timothy Hjelstrom, St. Louis pastor, felt this is the wrong message for our young people. He has seen destruction from this and gets the calls from families that need help. It can change the nature of the town and community. This ordinance seems to undermine the good and invites other vices into the community. He encouraged Council to say no.

Councilmember Stolzmann stated there are a variety of outlooks on this topic. She has spoken to many people. Most who are against it don't want marijuana at all or have had problems with their kids. She had a hard time drawing a parallel between stores and problems with youth. She noted she never used it and voted against legalization of marijuana, but people voting for said they want it regulated like alcohol. It is here and we do need to regulate it. There are still problems in cities that have banned it. She sees a lot of logic aligning with liquor regulations. She is supportive of the changes as written.

Councilmember Loo stated she thinks the buffers should be 1000 feet to align with Federal rules. She would support limiting the number of stores from 6-8. She is in favor of cultivation; if done right there is no smell. She would like to see some limitations on the size of grow operations. She would support an excise tax ballot question.

Mayor Muckle stated the testimony is significant. He doesn't support substantial changes to what we have now.

Councilmember Maloney stated he heard a lot about public safety and asked Chief Hayes if there are concerns with what we have or an expansion. Hayes stated from the two establishments we have; there have been maybe two calls to the stores. The business seems to run without law enforcement intervention; at the same time we have seen higher use and an increase in driving under the influence.

Mayor Pro Tem Lipton stated it is unfortunate this has demonized those who use it legally and appropriately. It is the same set of issues as alcohol use if it is over used. He is not sure why we are singling out this industry. He represents those who don't use or support it and those who do; but we overwhelming voted to legalize. We have no violations and it is not available to those who shouldn't have it. We don't need wholesale changes, but there is some sentiment for a few more stores. He likes the 1000-foot buffer. He has concerns about spacing between stores so there is no concentration of stores in one area. He supports allowing manufacturing and testing. He supports the excise tax measure in part to pay for costs and funding other related things. He doesn't support an unlimited number of stores, fewer can maintain character; but more flexibility than what we have today would be good.

Councilmember Leh asked Director DeJong what Business Retention & Development Committee had to say on this topic. Director DeJong stated the committee's recommendation were a ¼ mile buffer from existing land uses, 1500 buffer between stores, and no cap on the number as the buffers will take care of that. Regarding cultivation the committee was tied on that.

Councilmember Leh stated it is legal in Colorado; our regulatory efforts to date are working; the industry does adhere to the regulations and keep minors from accessing the stores; there is no appreciable rise in crime based on the stores. Now we have to decide what is right for our town. The public reaction to the draft ordinance has been great and

what resonates the most is “if it ain’t broke don’t fix it.” It makes sense to reevaluate it but it makes sense to take the temperature of the community. He has heard significant changes to the current regulations are not supported.

Councilmember Leh was not supportive of increasing store size, supports aligning testing and manufacturing, not sure we are ready for cultivation and manufacturing, and suggested some polling on an excise tax. A buffer consistent with federal law is appropriate and he does not want to further limit designated list of uses for the buffers. He heard loudly that people don’t want much if any increase in the number of stores we allow. He felt we should listen to the community that doesn’t want large changes.

Public Comments

Jessica Toberman, works at Ajoya Dispensary, addressed the increase in store size. Stating Ajoya would like to increase space only to build out for office use and storage, not retail sales space.

Cyndi Thomas, 1245 Grant, noted people shouldn’t mix and match hemp and marijuana. Hemp is legal federally.

Elizabeth Stahr, 549 Lincoln, noted she would know what was in a beer she might drink but was not sure the ingredients in a marijuana edible would be identified. She was concerned about the psychosis and other things possibly caused by marijuana.

Jody Ringle, 994 Arapahoe Circle, the comment it is here to stay doesn’t mean it is right. She worried about the message we are sending to our children.

Pattie Ross, asked why those in support of this have not shown up tonight. Municipalities get to decide what they want to do. The crime rate around the City seems to be going up and asked if it is related to marijuana. The advertising is what makes youth interested, we must pay attention to that.

Ted McDonald, 851 W. Mulberry Street, was concerned about the public safety and driving under the influence of both alcohol and marijuana.

Brad Speidell, the Green Solution, noted their stores always try to follow the rules and he commended the research that had been done on the subject.

Michael Deborski, 601 Pine Street, felt many would never approve Amendment 64 again knowing what we do now. He encouraged Council to listen those who have spoken out.

Abeer Tarazi, 2791 Whitetail Circle, Lafayette, wondered why the rush to allow more stores when the four allowed are all not operating. She noted the licensing regulations for marijuana allow someone to own more than one.

Michele Logan, 816 West Mulberry, mom of three, noted she was not opposed to marijuana or demonizing store operators. She said even voters who approved this initially may not want it expanded. She asked if data might show the impact of more and larger shops will increase unlawful use by youth. She advised caution and moving slowly.

Tyler Vines, Westminster, noted she works in the industry and has not felt unsafe. The industry is heavily regulated and operates very safely. The State does compliance checks on a regular basis.

Sharon Reese, 765 Pinehurst Court, expressed concern about the edibles and marijuana and what might happen when it leaves the shop. She was also concerned marijuana could be the gateway to other things.

Dan Waldrip, 1172 Grove Court, asked Council not to dismiss the people who have spoken in opposition. He wanted more public engagement.

Mayor Muckle closed the public hearing.

Councilmember Stolzmann moved to approve Ordinance No. 1769, Series 2019 amending the spacing to the 1000-foot buffer; Councilmember Loo seconded.

Members reviewed each item individually:

- Increase store size – Councilmember Leh opposed
- Aligning medical and retail zone testing and medical – no opposition
- Changing buffers to 1000 feet – no opposition
- Leave current ¼ mile buffer regulations including parks, etc., the more expansive list – two in favor

Mayor Pro Tem Lipton asked about the practical consequence; he would like more information. Do we have preschools in commercial areas that create a large buffer?

Mayor Muckle thought this list and a good buffer would go a long way to making the community happier; alternatively we can limit the number of stores.

Mayor Pro Tem Lipton noted there is a concern about buffering from schools and he supported increasing that.

Councilmember Stolzmann stated the Federal 1,000-foot buffer is reasonable and addresses many of the comments.

Director Zuccaro noted the Federal buffer list includes:

- Within 1,000 feet of:
 - a public or private elementary, vocational, or secondary school
 - a public or private college, junior college, or university,

- a playground, or housing facility owned by a public housing authority,
- Within 100 feet of:
 - a public or private youth center,
 - public swimming pool, or
 - video arcade facility

Councilmember Maloney stated the Federal rules seem more reasonable. Mayor Muckle asked if that would be acceptable to Councilmember Stolzmann.

Councilmember Stolzmann stated she supports 1000 feet from schools.

Mayor Pro Tem Lipton asked what other communities are doing. City Clerk Muth noted it varies by community.

Mayor Muckle made an intervening motion that Council use the controlled substances act list (federal list) for the 1000-foot buffer; Councilmember Maloney seconded.

Councilmember Stolzmann spoke against the intervening motion stating the list is excessive. She supports 1000 feet from schools only.

Councilmember Maloney prefers a definition for the buffer from other stores and schools but not preschools and kindergartens.

Voice vote on intervening motion: Councilmember Leh and Mayor Muckle in favor, motion dies.

- Spacing between stores versus limit on number. Director Zuccaro stated a 1500 buffer between stores would mean no single shopping center would have more than one, versus a simple limit on the number which might create a district.

Mayor Muckle supported 1500 feet spacing and limit of 6 stores. Councilmember Loo and Councilmember Maloney agreed.

Council supported a limit of 6 stores and 1500 foot spacing.

- Cultivation

Councilmember Leh moved to go to the voters on cultivation and the excise tax, including a note that the City would not move forward with cultivation without the excise tax. Mayor Muckle seconded.

Councilmember Maloney agreed.

Councilmember Stolzmann clarified staff would remove cultivation from the proposed ordinance and draft language for a vote in the fall.

Vote: All in favor.

City Manager Balsler reviewed the motion as amended to approve an increase in store size to 5000 square feet, align the testing and manufacturing rules, include buffers from schools at 1000 feet, include 1500 feet between stores, and a limitation of 6 stores. The cultivation and excise tax will not be included in this ordinance and staff will draft language for the November ballot concerning those.

Vote: Motion carried by unanimous roll call vote.

Councilmember Leh moved to reconsider. Councilmember Stolzmann seconded. Councilmember Leh withdrew the motion.

Councilmember Loo left the meeting at 12:05 am.

ORDINANCE NO. 1770, SERIES 2019 – AN ORDINANCE AMENDING TITLE 17 OF THE LOUISVILLE MUNICIPAL CODE REGARDING LOT COVERAGE STANDARDS FOR THE RESIDENTIAL ESTATE ZONE DISTRICT – 2ND READING, PUBLIC HEARING (advertised *Daily Camera* 1/13/19)

City Attorney Kelly introduced the item and Mayor Muckle opened the public hearing.

Planner Ritchie stated the 2018 City Council Work Plan included a review of Residential Estate (RE) Zone District standards related to lot coverage with the intent to reduce the significant number of nonconformities. This affects approximately 1,750 residential properties, roughly 53% exceed the maximum allowed lot coverage of 20%, properties over 20% cannot expand without a variance, and 53 homeowners have sought a variance and many more regularly inquire.

The RE Zone District standards require a minimum lot size of 12,000 square feet and a maximum lot coverage of 20%, along with other standards such as setbacks and height. The RE Zone District has been in place with the same yard and bulk standards since at least 1976. Ordinance 1147, Series 1994 also prohibits the City from rezoning properties to RE when the City updated its residential zone district standards.

There are 27 subdivisions, along with a handful of replats and smaller subdivisions, with properties zoned RE. The City platted these areas between 1959 (Scenic Heights) and 1995 (Centennial II). There are three platted subdivisions that do not have accompanying PUDs, including Louisville North, Ridgeview, and Continental Estates. These three subdivisions generally meet the minimum lot size standard. However, as the City approved newer subdivisions with accompanying PUDs, the City also approved plats with smaller lot sizes than is supported by the underlying zoning. When analyzing existing conditions for lot size and lot coverage, a substantial portion of RE properties do not comply. Ritchie reviewed the public outreach.

The proposed ordinance does the following:

- For a lot having a lot area of less than 5,000 square feet: 35 percent
- For a lot having a lot area of 5,000 to 9,000 square feet: 30 percent, or 1,750 sf whichever is greater
- For a lot having a lot area of 9,001 to 12,000 square feet: 25 percent, or 2,700 sf whichever is greater
- For a lot having a lot area of 12,000 square feet or greater: 20 percent, or 3,000 sf whichever is greater (the 20% lot coverage max gets applied at a 15,000 sf lot)

Staff recommends approval of the ordinance.

Public Comments – None.

Mayor Muckle closed the public hearing.

Councilmember Stolzmann moved to approve Ordinance No. 1770, Series 2019, Mayor Pro Tem Lipton seconded.

Mayor Muckle asked if staff thinks we'll see significant changes to the neighborhoods. Ritchie said no, staff does not expect significant changes.

Vote: Motion carried by unanimous roll call vote

CITY ATTORNEY'S REPORT

None.

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

None.

ADJOURN

Members adjourned at 12:13 am.

Robert P. Muckle, Mayor

Meredyth Muth, City Clerk

SUBJECT: APPROVAL OF FEBRUARY 26 AS A SPECIAL MEETING

DATE: FEBRUARY 19, 2019

PRESENTED BY: MEREDYTH MUTH, CITY CLERK

SUMMARY:

Staff requests the City Council make the February 26 study session a special meeting for the purpose of conducting interviews of the applicants for the vacant seat on the Revitalization Commission.

FISCAL IMPACT:

None

RECOMMENDATION:

Approve February 26 as a special meeting.

ATTACHMENT(S):

None

**SUBJECT: APPROVAL OF APPOINTMENTS TO THE BOARD OF
ADJUSTMENT AND THE RECREATION ADVISORY BOARD**

DATE: FEBRUARY 19, 2019

PRESENTED BY: MEREDYTH MUTH, CITY CLERK

SUMMARY:

The City currently has two vacancies on the Board of Adjustment and one on the Recreation Advisory Board. The Mayor and Mayor Pro tem have reviewed the applications and recommend appointing Allison Gorsevski to the Board of Adjustment and Angie Layton to the Recreation Advisory Board.

As these are midyear appointments each will expire at the end of 2019 but the applicants may reapply to serve full terms in the annual appointment process in the fall.

FISCAL IMPACT:

None.

RECOMMENDATION:

Approve appointment of Allison Gorsevski to the Board of Adjustment and the appointment of Angie Layton to the Recreation Advisory Board.

ATTACHMENT(S):

1. Gorsevski Application
2. Layton Application

2019 Board and Commission General Application

All applicants must complete this general application *AND ALSO* submit the supplemental questionnaire for each board to which you are applying.

You **MUST** meet the following criteria to serve on ANY Louisville Board or Commission:

- You must reside in the City of Louisville (exception for Business Retention Cmte)
- You may not be an employee of the City of Louisville

Name of Applicant: **Alison Gorsevski**

Date of Birth: [REDACTED]

Home Address: **711 Pine Needle Lane, Louisville 80027**

Home Phone Number: **720-644-6471** Cell Phone Number: **303-503-9950**

Email Address: **alisonione@hotmail.com**

Occupation: **Attorney**

Employer: **Moses, Wittemyer, Harrison & Woodruff, P.C.**

Length of Time Living in Louisville: **approx. 11 years**

Education: **Gustavus Adolphus College (BA); University of Colorado (JD)**

On which Board(s) or Commission(s) would you like to serve?

You must also complete the questionnaire for each board to which you are applying.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Recreation Advisory Board |
| <input type="checkbox"/> Building Code Board of Appeals | <input checked="" type="checkbox"/> Revitalization Commission |
| <input type="checkbox"/> Business Retention & Development Committee | <input type="checkbox"/> Sustainability Advisory Board |

It is the policy of the City Council to make appointments to the citizen boards, commissions, committees, and task forces based on the needs of the City as well as the interests and qualifications of each applicant without discrimination based on race, color, national origin or ancestry, gender, religious convictions, disability, age, or sexual orientation.

OTHER BOARDS:

If asked, would you be interested in serving on a board you did not choose above? Yes No

CURRENTLY SERVING ON A BOARD:

Do you currently sit on a City Board or Commission? YES NO
If Yes, please identify that board.

SCHEDULING CONFLICTS:

What times Monday through Thursday are you generally **unavailable** to attend meetings? (The meeting times of each board are available on the City's web site at www.LouisvilleCO.gov.)

N/A

DISCLOSURES:

Within the last ten years, have you ever been convicted of a crime or received a suspended sentence, deferred sentence or deferred prosecution, or forfeited bail, for any offense in criminal or military court, or do you have any criminal charges currently pending against you? Exclude minor traffic violations.

YES NO If yes, list for each case: (1) date of offense; (2) charge; (3) jurisdiction; (4) court name and (5) disposition:

Within the last ten years, has your driver's license in any state ever been suspended or revoked, or have you ever been denied a driver's license in any state YES NO If Yes, please explain below:

Have you ever been involved in an incident involving child/elder abuse or child/elder neglect for which a report was filed with or issued by any law enforcement agency or social services agency? YES NO If Yes, please explain below:

Do you or a company you work for or own do business with the City of Louisville? YES NO If Yes, please explain below:

My law firm represents the Goodhue Ditch Company. The City owns shares in the ditch.

Please note:

- **All Board and Commission members serve without compensation.**
- **Anyone applying to a Board or Commission is subject to a background check.**
- **The City may reject an applicant for any lawful reason. An appointed Board or Commission member may be removed during his/her term of office for cause as defined in the City Charter and Resolution No. 16, Series 2009. Reasons for rejection or removal from office include, without limitation, where a background investigation reveals an arrest, conviction, or pending charges for a criminal offense (excluding minor traffic violations).**
- **All information on this application is public record and may be available for public review.**

I certify the information in this application is true and complete. I understand false statements, misrepresentations or omissions of information in this application may result in rejection of this application. The City is expressly authorized to investigate all statements contained in this application and, in connection therewith, to request a criminal history. I consent to the release of information about my ability and fitness for volunteer assignment by employers, schools, criminal justice agencies, and other individuals and organizations to investigators, personnel staffing specialists, and other authorized employees of the City of Louisville, and release all parties for all liability for any damage that may result from furnishing such information.

In the event that I am selected to serve on a City of Louisville Board or Commission, I agree to comply with all of its ordinances, rules, and regulations. I fully understand and agree to provide my services to the City of Louisville as a volunteer in a voluntary capacity and that I will receive no compensation or benefits for services provided.

I understand that I am NOT insured by the City of Louisville Worker's Compensation Insurance and NOT covered by any Accident Medical Insurance Policy while I am a volunteer with the City of Louisville. I authorize that all necessary first aid steps may be taken as prescribed by qualified personnel.

I grant full permission to use any photographs, videotapes, recordings or any other record of my volunteer participation as a Board or Commission member.

The City will provide any applicant who is rejected as a result of a background investigation information on how to obtain the report and contact information for the reporting agency. Determinations to reject an applicant as a result of the criminal background investigation report are final.

BY SIGNING BELOW, I AGREE THAT I UNDERSTAND AND CONSENT TO THE ABOVE STATEMENT:

Alison I.D. Gorsevski

Signature

1/21/19

Date

Please submit your application by email to MeredythM@LouisvilleCO.gov or deliver it to the City Clerk's Office, 749 Main Street.

Questions about a board or about the application process may be directed to Meredyth Muth (MeredythM@LouisvilleCO.gov or 303.335.4536).

2019 Board of Adjustment – Supplemental Questions

The Board of Adjustment (BOA) is a quasi-judicial board that hears and decides requests for variances from the City's zoning ordinances. The BOA meets the third Thursday of each month at 6:30 pm. Terms are three years. You must be a resident of Louisville to apply.

PLEASE PRINT OR TYPE YOUR ANSWERS TO ALL OF THE FOLLOWING QUESTIONS in the space provided and return this questionnaire *with your application* to the City Clerk's Office (749 Main Street) or email it to MeredythM@LouisvilleCO.gov.

1. *Briefly explain your interest on serving on the BOA. (please limit to 400 words)*

Having lived in Louisville for over a decade, I have been fortunate to watch our small town become a regional "attraction" for foodies, music lovers, artists, and those craving the comfortable atmosphere of a small town. Many of Louisville's charms arise organically from the planning and design choices made by our predecessors; however, other of our predecessors' choices did not achieve such success. Today's Louisvillians – me included – are more aware than ever of the structural and aesthetic consequences of our built environment. Connectivity, human-scale construction, durable styles, cultural elements, and outdoor open spaces draw our city's residents outdoors and into a community on warm summer evenings, and even on bright, crisp winter mornings. I am interested in participating in and guiding the shape of our city, in the hope that future growth preserves our collective sense of community and improves on structural foundation left to us by our predecessors.

2. *What is your knowledge of/experience with the variance process?
(please limit to 300 words)*

I was appointed to a temporary seat on the City's Board of Adjustment. I served as an alternate member for about 4-5 months, and I was called to participate as a voting member 3 or 4 times. I gained valuable experience while serving on this quasi-judicial board, and I enjoyed learning and applying the City's zoning, variance, and special use policies, regulations, and ordinances.

As discussed in more detail below, I am an attorney, and during my tenure on the BOA, my experience in reading, interpreting, and applying the law was useful to help guide and focus the BOA's review of an application before us. Also, I took several relevant classes in law school, including but not limited to Land Use Planning and Local Governments.

3. *What technical/professional qualifications, skill sets and relevant experiences do you have for this position (such as educational degrees, specialized training, service on governing or decision-making boards, etc.)? (please limit to 300 words)*

I am an attorney who specializes in water rights. My firm's clients include towns and cities, special districts (e.g., water and sanitation districts), boards of directors for private irrigation ditch companies, and private water clients, including individual landowners and aspiring developers. I understand the complexities of the development process; the real-life impacts of zoning, regulations, taxation, and real property covenants on the viability of proposed development; and from the city's perspective, the ripple-effects of developing and attracting successful businesses into our area. Through my law practice, I have significant experience in reading, applying, and deciding issues based on the relevant decision-making criteria, and then being able to communicate my process and the rationale for my decisions to a variety of audiences. I routinely communicate with my client's city administrators/managers, engineers, and board members in writing and in presentations.

I previously served a term on the City's Open Space Advisory Board. While on OSAB, our board was involved in, among other things, the development of the Davidson Mesa pedestrian underpass, efforts to seek renewal of the so-called Open Space Tax, and the initiation of the City's (on-going) way-finding project. I enjoyed being involved in these efforts, and I learned a lot about local governance and the important role of public input in the City's process.

4. *APPLYING FOR REAPPOINTMENT ONLY: Should you be reappointed, what two things would like to see the BOA accomplish in your next term? (please limit to 300 words)*

N/A

2019 Board and Commission General Application

Applications due by 4 PM, November 5, 2018

All applicants must complete this general application AND ALSO submit the supplemental questionnaire for each board to which you are applying.

You MUST meet the following criteria to serve on ANY Louisville Board or Commission:

- You must reside in the City of Louisville (exception for Business Retention Cmte)
- You may not be an employee of the City of Louisville

Name of Applicant: Anaie Layton

Date of Birth: [REDACTED]

Home Address: 619 W Juniper Ct. Louisville

Home Phone Number: 319261197 Cell Phone Number: 7209349497

Email Address: angehique.layton@gmail.com

Occupation: attorney

Employer: Self

Length of Time Living in Louisville: since Sept 2001

Education: Law School

On which Board(s) or Commission(s) would you like to serve?

You must also complete the questionnaire for each board to which you are applying.

- | | |
|---|--|
| <input type="checkbox"/> Board of Adjustment | <input type="checkbox"/> Open Space Advisory Board |
| <input type="checkbox"/> Building Code Board of Appeals | <input type="checkbox"/> Parks and Public Landscaping Advisory Board |
| <input type="checkbox"/> Business Retention & Development Committee | <input type="checkbox"/> Recreation Advisory Board |
| <input type="checkbox"/> Cultural Council | <input type="checkbox"/> Revitalization Commission |
| <input type="checkbox"/> Historic Preservation Commission | <input type="checkbox"/> Sustainability Advisory Board |
| <input type="checkbox"/> Historical Commission | <input checked="" type="checkbox"/> Boulder County Housing & Human Services Advisory Committee |
| <input type="checkbox"/> Library Board of Trustees | |
| <input type="checkbox"/> Local Licensing Authority | |

For the January process Angie is most interested in BRaD and Sustainability, but has also submitted questionnaires for Recreation and Revitalization.
It is the policy of the City Council to make appointments to the citizen boards, commissions, committees, and task forces based on the needs of the City as well as the interests and qualifications of each applicant without discrimination based on race, color, national origin or ancestry, gender, religious convictions, disability, age, or sexual orientation.

OTHER BOARDS:

If asked, would you be interested in serving on a board you did not choose above? **Yes** **No**

CURRENTLY SERVING ON A BOARD:

Do you currently sit on a City Board or Commission? **YES** **NO**
If Yes, please identify that board.

_____ Louisville Cultural Council

SCHEDULING CONFLICTS:

What times Monday through Thursday are you generally **unavailable** to attend meetings? (The meeting times of each board are available on the City's web site at www.LouisvilleCO.gov.)

_____ 1st Tues / Wed 2nd

DISCLOSURES:

Within the last ten years, have you ever been convicted of a crime or received a suspended sentence, deferred sentence or deferred prosecution, or forfeited bail, for any offense in criminal or military court, or do you have any criminal charges currently pending against you? Exclude minor traffic violations.

YES **NO** If yes, list for each case: (1) date of offense; (2) charge; (3) jurisdiction; (4) court name and (5) disposition:

Within the last ten years, has your driver's license in any state ever been suspended or revoked, or have you ever been denied a driver's license in any state **YES** **NO** If Yes, please explain below:

Have you ever been involved in an incident involving child/elder abuse or child/elder neglect for which a report was filed with or issued by any law enforcement agency or social services agency? **YES** **NO** If Yes, please explain below:

Do you or a company you work for or own do business with the City of Louisville? **YES** **NO** If Yes, please explain below:

Please note:

- **All Board and Commission members serve without compensation.**
- **Anyone applying to a Board or Commission is subject to a background check.**
- **The City may reject an applicant for any lawful reason. An appointed Board or Commission member may be removed during his/her term of office for cause as defined in the City Charter and Resolution No. 16, Series 2009. Reasons for rejection or removal from office include, without limitation, where a background investigation reveals an arrest, conviction, or pending charges for a criminal offense (excluding minor traffic violations).**
- **All information on this application is public record and may be available for public review.**

I certify the information in this application is true and complete. I understand false statements, misrepresentations or omissions of information in this application may result in rejection of this application. The City is expressly authorized to investigate all statements contained in this application and, in connection therewith, to request a criminal history. I consent to the release of information about my ability and fitness for volunteer assignment by employers, schools, criminal justice agencies, and other individuals and organizations to investigators, personnel staffing specialists, and other authorized employees of the City of Louisville, and release all parties for all liability for any damage that may result from furnishing such information.

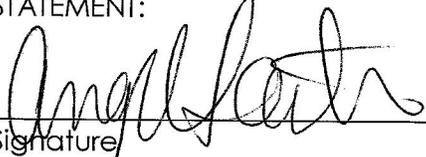
In the event that I am selected to serve on a City of Louisville Board or Commission, I agree to comply with all of its ordinances, rules, and regulations. I fully understand and agree to provide my services to the City of Louisville as a volunteer in a voluntary capacity and that I will receive no compensation or benefits for services provided.

I understand that I am NOT insured by the City of Louisville Worker's Compensation Insurance and NOT covered by any Accident Medical Insurance Policy while I am a volunteer with the City of Louisville. I authorize that all necessary first aid steps may be taken as prescribed by qualified personnel.

I grant full permission to use any photographs, videotapes, recordings or any other record of my volunteer participation as a Board or Commission member.

The City will provide any applicant who is rejected as a result of a background investigation information on how to obtain the report and contact information for the reporting agency. Determinations to reject an applicant as a result of the criminal background investigation report are final.

BY SIGNING BELOW, I AGREE THAT I UNDERSTAND AND CONSENT TO THE ABOVE STATEMENT:


Signature

10/22/18
Date

Please submit your application by email to MeredythM@LouisvilleCO.gov or deliver it to the City Clerk's Office, 749 Main Street.

City Council will decide which applicants to interview based on the written application. If you are chosen for an interview, staff will contact you to set up your interview time. Applicant interviews are *tentatively* scheduled for Monday & Tuesday, December 10th & 11th from 5:30 – 10:00 PM.

Questions about a board or about the application process may be directed to Meredyth Muth (MeredythM@LouisvilleCO.gov or 303.335.4536).

2019 Recreation Advisory Board – Supplemental Questions

The Recreation Advisory Board promotes recreation and golf in Louisville, advises the City Council in determining the community’s needs and desires for recreation and golf facilities. The Board will tentatively meet the fourth Monday of each month at 6:30 pm. Terms are three years. You must be a resident of Louisville to apply.

PLEASE PRINT OR TYPE YOUR ANSWERS TO ALL OF THE FOLLOWING QUESTIONS in the space provided and return this questionnaire *with your application* to the City Clerk’s Office (749 Main Street) or email it to MeredythM@LouisvilleCO.gov.

1. *Briefly explain your interest on serving on the Recreation Advisory Board.
(please limit to 400 words)*

I believe that the recreation possibilities in Louisville are part of the reason that the community is such a desirable place to move and contributes much to our quality of life.

2. *What is your vision for the City's Recreation/Senior Services programs and the Coal Creek Golf Course? (please limit to 300 words)*

There is a great deal of excitement and press around the new rec center and the revitalized golf course and I would like to make sure that that excitement continues and grows.

3. If appointed, what would you like to accomplish on the Recreation Advisory Board during your term? (please limit to 300 words)

Ensure that we continue to meet the needs of the community and ensure that we deliver quality services to all ages in our town

4. *What is your favorite thing about the Recreation Center or Coal Creek Golf Course? Why? (please limit to 300 words)*

I love the new rec center and i believe the outdoor swimming area will be a great asset and make the pool much more fun to use.

5. *What qualifications, skill sets and relevant experiences do you have for this position? (please limit to 300 words)*

I have been an avid swimmer for years and my entire family hikes, bikes and walks the paths in the city all the time.

SUBJECT: APPROVAL OF CONTRACT BETWEEN THE CITY OF LOUISVILLE AND CGRS INC. FOR THE CONSTRUCTION OF THE PIPELINE CONTROL VAULT PROJECT AND THE APPROVAL OF THE DESIGN AND CONSTRUCTION MANAGEMENT SERVICE ADDENDUM

DATE: FEBRUARY 19, 2019

PRESENTED BY: KURT KOWAR, PUBLIC WORKS DIRECTOR

SUMMARY:

Staff recommends approval of a contract with CGRS, Inc. in the amount of \$361,000 along with a 10% contingency of \$36,000 for the construction of a new control vault on the Louisville Raw Water Pipeline near Marshall Lake. In addition, staff recommends approval of a contract addendum to SM&RC in the amount of \$5,080 for adjustments in design and construction management services.

The new vault design allows for the remote control of raw water deliveries to either water treatment plant from the Louisville Pipeline that supplies approximately 30% of the City's total water supply.

Current operations require the manual adjustment of valves in the field including locations within McCaslin Boulevard and on the shoulder of Marshall Road (Highway 170). The automated process will remove staff from the majority of these situations, allow for faster response times in flow changes, and provide the new ability to spilt flows between the two water treatment plants.

Another aspect of the project plans to improve the intake structure screen cleaning process where the pipeline diverts water from South Boulder Creek in Eldorado Springs. During times of excessive debris in South Boulder Creek, the cleaning process must be manually performed several times a day. Without the cleaning process, the intake can clog which restricts the amount of diversions that the City is legally entitled and thereby reduces the City's water supply. Under this project the cleaning process can be fully automated and occur at precise times when predetermined conditions are met.

Overall the increase in flexibility that the control vault and the associated work will provide is vital to greater efficiencies in managing water supply operations.

The City advertised for bids in January of 2019 and received bids from five contractors. The bids were reviewed by Public Works as well as SM&RC. Based on the bid amount and qualifications, staff recommends award to CGRS, Inc. The bid summary is below:

SUBJECT: PIPELINE CONTROL VAULT PROJECT

DATE: FEBRUARY 19, 2019

PAGE 2 OF 3

COMPANY	BID
T. Lowell	\$581,000
CGRS	\$361,000
Glacier	\$396,620
Glacier Construction	\$386,404
CGRS	\$564,417

In addition to the construction contract, Staff is seeking a contract addendum with SM&RC to cover additional design and construction management services associated with a related project being performed by CDOT. CDOT is replacing and lowering a section of the Louisville Pipeline, farther to the west of the vault project, to facilitate the construction of a new drainage culvert. The vault project looks to incorporate the automation of the CDOT improvements to the Pipeline with the intent of reducing the time requirements for the intake cleaning process by upwards of 50%. The original design contract did not include the activities associated with the CDOT portion. As a result, Staff is recommending an addendum to SM&RC design contract for a total of \$5,080.

FISCAL IMPACT:

Budget (501499-660243) \$247,400

Expenses	
Engineering	\$44,025
Engineering Addendum No.1	\$10,442
Engineering Addendum No.2	\$5,080
Construction	\$361,000
Contingency (10%)	\$36,000
Total	\$456,547
Shortage	\$209,147

The shortage is mostly derived from the change in material and labor costs from the engineering estimates made during design last year. The largest impacts were associated with the change in pricing with concrete and piping. The concrete pricing came in 70% higher than anticipated and is a reflection of the increased construction demand along the Front Range. Piping and associated valves and meters are also experiencing high demand but have the added impacts resulting from the imposed 2018 tariffs, specifically steel. Finally, the low unemployment rates are driving higher labor rates as contractors compete for skilled workers. Given the relatively good grouping with the bottom three bidders, the pricing would indicate that these bids are more a reflection of current market conditions.

SUBJECT: PIPELINE CONTROL VAULT PROJECT

DATE: FEBRUARY 19, 2019

PAGE 3 OF 3

Staff discussed the line item shortfall with the Director of Finance and the shortfall will be resolved through a budget amendment. The budget amendment will appropriate an additional \$209,147 within the Water Capital Projects Fund.

Additional, the revised cost was incorporated in to the Financial Rate Model and sufficient fund reserves are maintained to allow for this increase in cost without modification to the proposed long term water rates.

The Control Vault Project has been included in the routine project update discussion with the Utility Committee on numerous occasion. However, the bid opening occurred after the most recent meeting and therefore this overage has not been discussed with the Utility Committee.

RECOMMENDATION:

Staff recommends City Council award CGRS, Inc. the Construction of the Pipeline Control Vault Project in the amount of \$361,000, authorize staff to execute change orders up to \$36,000 and authorize the Mayor, Public Works Director and City Clerk to execute contract documents.

Staff recommends City Council award SM&RC the addendum for additional construction management services in the amount of \$5,080 and authorizes the City Manager, Public Works Director and City Clerk to execute contract documents.

ATTACHMENT(S):

1. CGRS Construction Contract
2. Addendum to SM&RC Professional Services Contract

**INDEPENDENT CONTRACTOR AGREEMENT
BY AND BETWEEN THE CITY OF LOUISVILLE
AND CGRS, INC.
FOR CONSTRUCTION SERVICES**

1.0 PARTIES

This INDEPENDENT CONTRACTOR AGREEMENT (this "Agreement") is made and entered into this ____ day of _____, 2019 (the "Effective Date"), by and between the **City of Louisville**, a Colorado home rule municipal corporation, hereinafter referred to as the "City", and CGRS, Inc., a Corporation, hereinafter referred to as the "Contractor".

2.0 RECITALS AND PURPOSE

- 2.1 The City desires to engage the Contractor for the purpose of providing Construction services as further set forth in the Contractor's Scope of Services (which services are hereinafter referred to as the "Services").
- 2.2 The Contractor represents that it has the special expertise, qualifications and background necessary to complete the Services.

3.0 SCOPE OF SERVICES

The Contractor agrees to provide the City with the specific Services and to perform the specific tasks, duties and responsibilities set forth in Scope of Services attached hereto as Exhibit "A" and incorporated herein by reference. Contractor shall furnish all tools, labor and supplies in such quantities and of the proper quality as are necessary to professionally and timely perform the Services. Contractor acknowledges that this Agreement does not grant any exclusive privilege or right to supply Services to the City.

4.0 COMPENSATION

- 4.1 The City shall pay the Contractor for Services under this Agreement a total not to exceed the amounts set forth in Exhibit "A" attached hereto and incorporated herein by this reference. For Services compensated at hourly or per unit rates, or on a per-task basis, such rates or costs per task shall not exceed the amounts set forth in Exhibit A. The City shall not pay mileage and other reimbursable expenses (such as meals, parking, travel expenses, necessary memberships, etc.), unless such expenses are (1) clearly set forth in the Scope of Services, and (2) necessary for performance of the Services ("Pre-Approved Expenses"). The foregoing amounts of compensation shall be inclusive of all costs of whatsoever nature associated with the Contractor's efforts, including but not limited to salaries, benefits, overhead, administration, profits, expenses, and outside Contractor fees. The Scope of Services and payment therefor shall only be changed by a properly authorized amendment to this Agreement. No City employee has the authority to bind the City with regard to any payment for any Services which exceeds the amount payable under the terms of this Agreement.
- 4.2 The Contractor shall submit monthly an invoice to the City for Services rendered and a detailed expense report for Pre-Approved Expenses incurred during the previous month. The invoice shall document the Services provided during the preceding month, identifying by work category and subcategory the work and tasks performed and such other

information as may be required by the City. The Contractor shall provide such additional backup documentation as may be required by the City. The City shall pay the invoice within thirty (30) days of receipt unless the Services or the documentation therefor are unsatisfactory. Payments made after thirty (30) days may be assessed an interest charge of one percent (1%) per month unless the delay in payment resulted from unsatisfactory work or documentation therefor.

5.0 PROJECT REPRESENTATION

- 5.1 The City designates Cory Peterson as the responsible City staff to provide direction to the Contractor during the conduct of the Services. The Contractor shall comply with the directions given by Cory Peterson and such person's designees.
- 5.2 The Contractor designates _____ as its project manager and as the principal in charge who shall be providing the Services under this Agreement. Should any of the representatives be replaced, particularly _____, and such replacement require the City or the Contractor to undertake additional reevaluations, coordination, orientations, etc., the Contractor shall be fully responsible for all such additional costs and services.

6.0 TERM

- 6.1 The term of this Agreement shall be from the Effective Date to December 31, 2019, unless sooner terminated pursuant to Section 13, below. The Contractor's Services under this Agreement shall commence on [(the Effective Date) or (on another date desired by the City, after the Effective Date)] and Contractor shall proceed with diligence and promptness so that the Services are completed in a timely fashion consistent with the City's requirements.
- 6.2 Nothing in this Agreement is intended or shall be deemed or construed as creating any multiple-fiscal year direct or indirect debt or financial obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20 or any other constitutional or statutory provision. All financial obligations of the City under this Agreement are subject to annual budgeting and appropriation by the Louisville City Council, in its sole discretion. Notwithstanding anything in this Agreement to the contrary, in the event of non-appropriation, this Agreement shall terminate effective December 31 of the then-current fiscal year.

7.0 INSURANCE

- 7.1 The Contractor agrees to procure and maintain, at its own cost, the policies of insurance set forth in Subsections 7.1.1 through 7.1.4. The Contractor shall not be relieved of any liability, claims, demands, or other obligations assumed pursuant to this Agreement by reason of its failure to procure or maintain insurance, or by reason of its failure to procure or maintain insurance in sufficient amounts, durations, or types. The coverages required below shall be procured and maintained with forms and insurers acceptable to the City. All coverages shall be continuously maintained from the date of commencement of Services hereunder. The required coverages are:

- 7.1.1 Workers' Compensation insurance as required by the Labor Code of the State of Colorado and Employers Liability Insurance. Evidence of qualified self-insured status may be substituted.
 - 7.1.2 General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall include the City of Louisville, its officers and its employees, as additional insureds, with primary coverage as respects the City of Louisville, its officers and its employees, and shall contain a severability of interests provision.
 - 7.1.3 Comprehensive Automobile Liability insurance with minimum combined single limits for bodily injury and property damage of not less than \$400,000 per person in any one occurrence and \$1,000,000 for two or more persons in any one occurrence, and auto property damage insurance of at least \$50,000 per occurrence, with respect to each of Contractor's owned, hired or non-owned vehicles assigned to or used in performance of the Services. If the Contractor has no owned automobiles, the requirements of this paragraph shall be met by each officer or employee of the Contractor providing services to the City of Louisville under this contract.
- 7.2 The Contractor's general liability insurance and automobile liability and physical damage insurance shall be endorsed to include the City, and its elected and appointed officers and employees, as additional insureds, unless the City in its sole discretion waives such requirement. Every policy required above shall be primary insurance, and any insurance carried by the City, its officers, or its employees, shall be excess and not contributory insurance to that provided by the Contractor. Such policies shall contain a severability of interests provision. The Contractor shall be solely responsible for any deductible losses under each of the policies required above.
- 7.3 Certificates of insurance shall be provided by the Contractor as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect, and shall be subject to review and approval by the City. No required coverage shall be cancelled, terminated or materially changed until at least 30 days prior written notice has been given to the City. The City reserves the right to request and receive a certified copy of any policy and any endorsement thereto.
- 7.4 Failure on the part of the Contractor to procure or maintain policies providing the required coverages, conditions, and minimum limits shall constitute a material breach of contract upon which the City may immediately terminate this Agreement, or at its discretion may procure or renew any such policy or any extended reporting period thereto and may pay any and all premiums in connection therewith, and all monies so paid by the City shall be repaid by Contractor to the City upon demand, or the City may offset the cost of the premiums against any monies due to Contractor from the City.
- 7.5 The parties understand and agree that the City is relying on, and does not waive or intend to waive by any provision of this contract, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, § 24-10-101 et seq., C.R.S., as from time to time amended, or otherwise available to the City, its officers, or its employees.

8.0 INDEMNIFICATION

To the fullest extent permitted by law, the Contractor agrees to indemnify and hold harmless the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss, or damage, which arise out of or are connected with the Services hereunder, if such injury, loss, or damage is caused by the negligent act, omission, or other fault of the Contractor or any subcontractor of the Contractor, or any officer, employee, or agent of the Contractor or any subcontractor, or any other person for whom Contractor is responsible. The Contractor shall investigate, handle, respond to, and provide defense for and defend against any such liability, claims, and demands. The Contractor shall further bear all other costs and expenses incurred by the City or Contractor and related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if the court determines that these incurred costs and expenses are related to such negligent acts, errors, and omissions or other fault of the Contractor. The City shall be entitled to its costs and attorneys' fees incurred in any action to enforce the provisions of this Section 8.0. The Contractor's indemnification obligation shall not be construed to extend to any injury, loss, or damage which is caused by the act, omission, or other fault of the City.

9.0 QUALITY OF WORK

Contractor's Services shall be performed in accordance with the highest professional workmanship and service standards in the field to the satisfaction of the City.

10.0 INDEPENDENT CONTRACTOR

It is the expressed intent of the parties that the Contractor is an independent contractor and not the agent, employee or servant of the City, and that:

- 10.1. **CONTRACTOR SHALL SATISFY ALL TAX AND OTHER GOVERNMENTALLY IMPOSE RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, PAYMENT OF STATE, FEDERAL AND SOCIAL SECURITY TAXES, UNEMPLOYMENT TAXES, WORKERS' COMPENSATION AND SELF-EMPLOYMENT TAXES. NO STATE, FEDERAL OR LOCAL TAXES OF ANY KIND SHALL BE WITHHELD OR PAID BY THE CITY.**
- 10.2. **CONTRACTOR IS NOT ENTITLED TO WORKERS' COMPENSATION BENEFITS EXCEPT AS MAY BE PROVIDED BY THE INDEPENDENT CONTRACTOR NOR TO UNEMPLOYMENT INSURANCE BENEFITS UNLESS UNEMPLOYMENT COMPENSATION COVERAGE IS PROVIDED BY THE INDEPENDENT CONTRACTOR OR SOME ENTITY OTHER THAN THE CITY.**
- 10.3. Contractor does not have the authority to act for the City, or to bind the City in any respect whatsoever, or to incur any debts or liabilities in the name of or on behalf of the City.
- 10.4. Contractor has and retains control of and supervision over the performance of Contractor's obligations hereunder and control over any persons employed by Contractor for performing the Services hereunder.
- 10.5. The City will not provide training or instruction to Contractor or any of its employees regarding the performance of the Services hereunder.

- 10.6. Neither the Contractor nor any of its officers or employees will receive benefits of any type from the City.
- 10.7. Contractor represents that it is engaged in providing similar services to other clients and/or the general public and is not required to work exclusively for the City.
- 10.8. All Services are to be performed solely at the risk of Contractor and Contractor shall take all precautions necessary for the proper and sole performance thereof.
- 10.9. Contractor will not combine its business operations in any way with the City's business operations and each party shall maintain their operations as separate and distinct.

11.0 ASSIGNMENT

Contractor shall not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder without the City's prior written consent.

12.0 DEFAULT

Each and every term and condition hereof shall be deemed to be a material element of this Agreement. In the event either party should fail or refuse to perform according to the terms of this Agreement, such party may be declared in default.

13.0 TERMINATION

- 13.1 This Agreement may be terminated by either party for material breach or default of this Agreement by the other party not caused by any action or omission of the other party by giving the other party written notice at least thirty (30) days in advance of the termination date. Termination pursuant to this subsection shall not prevent either party from exercising any other legal remedies which may be available to it.
- 13.2 In addition to the foregoing, this Agreement may be terminated by the City for its convenience and without cause of any nature by giving written notice at least fifteen (15) days in advance of the termination date. In the event of such termination, the Contractor will be paid for the reasonable value of the Services rendered to the date of termination, not to exceed a pro-rated daily rate, for the Services rendered to the date of termination, and upon such payment, all obligations of the City to the Contractor under this Agreement will cease. Termination pursuant to this Subsection shall not prevent either party from exercising any other legal remedies which may be available to it.

14.0 INSPECTION AND AUDIT

The City and its duly authorized representatives shall have access to any books, documents, papers, and records of the Contractor that are related to this Agreement for the purpose of making audits, examinations, excerpts, and transcriptions.

15.0 DOCUMENTS

All computer input and output, analyses, plans, documents photographic images, tests, maps, surveys, electronic files and written material of any kind generated in the performance of this Agreement or developed for the City in performance of the Services are and shall remain the sole

and exclusive property of the City. All such materials shall be promptly provided to the City upon request therefor and at the time of termination of this Agreement, without further charge or expense to the City and in hardcopy or an electronic format acceptable to the City, or both, as the City shall determine. Contractor shall not provide copies of any such material to any other party without the prior written consent of the City. Contractor shall not use or disclose confidential information of the City for purposes unrelated to performance of this Agreement without the City's written consent.

16.0 ENFORCEMENT

- 16.1 In the event that suit is brought upon this Agreement to enforce its terms, the parties shall each bear and be responsible for their own attorneys' fees and court costs.
- 16.2 This Agreement shall be deemed entered into in Boulder County, Colorado, and shall be governed by and interpreted under the laws of the State of Colorado. Any action arising out of, in connection with, or relating to this Agreement shall be filed in the courts of Boulder County or the federal district court for the District of Colorado, and in no other court. Colorado law shall apply to the construction and enforcement of this Agreement.

17.0 COMPLIANCE WITH LAWS; WORK BY ILLEGAL ALIENS PROHIBITED

- 17.1 Contractor shall be solely responsible for compliance with all applicable federal, state, and local laws, including the ordinances, resolutions, rules, and regulations of the City; for payment of all applicable taxes; and obtaining and keeping in force all applicable permits and approvals.
- 17.2 Exhibit B, the "City of Louisville Public Services Contract Addendum-Prohibition Against Employing Illegal Aliens", is attached hereto and incorporated herein by reference. There is also attached hereto a copy of Contractor's Pre-Contract Certification which Contractor has executed and delivered to the City prior to Contractor's execution of this Agreement.

18.0 INTEGRATION AND AMENDMENT

This Agreement represents the entire Agreement between the parties and there are no oral or collateral agreements or understandings. This Agreement may be amended only by an instrument in writing signed by the parties.

19.0 NOTICES

All notices required or permitted under this Agreement shall be in writing and shall be given by hand delivery, by United States first class mail, postage prepaid, registered or certified, return receipt requested, by national overnight carrier, or by email transmission, addressed to the party for whom it is intended at the following address:

If to the City:

City of Louisville
Attn: Cory Peterson
749 Main Street
Louisville, CO 80027
e-mail: cpeterson@louisvilleco.gov

If to the Contractor:

Except for notices by email transmission, any notice required or permitted under this Agreement shall be effective when received as indicated on the delivery receipt, if by hand delivery or overnight carrier; on the United States mail return receipt, if by United States mail. Notices by email transmission shall be effective on transmission, so long as no message of error or non-receipt is received by the party giving notice. Either party may by similar notice given, change the address to which future notices or other communications shall be sent.

20.0 EQUAL OPPORTUNITY EMPLOYER

- a) Contractor will not discriminate against any employee or applicant for employment because of age 40 and over, race, sex, color, religion, national origin, disability, genetic information, sexual orientation, veteran status, or any other applicable status protected by state or local law. Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without regard to any status set forth in the preceding sentence. Such action shall include but not be limited to the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notice to be provided by an agency of the federal government, setting forth the provisions of the Equal Opportunity Laws.
- b) Contractor shall be in compliance with the applicable provisions of the American with Disabilities Act as enacted and from time to time amended and any other applicable federal, state, or local laws and regulations. A signed, written certificate stating compliance with the Americans with Disabilities Act may be requested at any time during the life of this Agreement or any renewal thereof.

21.0 NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Contractor, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than City or Contractor receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

22.0 SUBCONTRACTORS

Contractor may utilize subcontractors identified in its qualifications submittal to assist with non-specialized works as necessary to complete projects. Contractor will submit any proposed subcontractor and the description of its services to the City for approval. The City will not work directly with subcontractors.

23.0 AUTHORITY TO BIND

Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement.

In witness whereof, the parties have executed this Agreement to be effective as of the day and year first above written.

CITY OF LOUISVILLE

By: _____
Mayor

Attest: _____
City Clerk

CONTRACTOR:

By: _____
Title: _____

Exhibit A – Scope of Services

CONTRACTOR shall perform and furnish all Work as specified or indicated in the Contract Documents for the Contract price and within the Contract time indicated in the Bid and in accordance with the other terms and conditions of the Contract Documents. The Work is generally described but, is not necessarily limited to, as follows: the furnishing of labor, materials and equipment for the construction of a new underground concrete vault. The vault will include new valves and meters for the automation of the City’s 16-inch raw waterline and related appurtenances. Work also includes a new electrical service for a second location on the waterline within Boulder County, Colorado.

The OWNER shall pay in current funds, and the CONTRACTOR agrees to accept in full payment for performance of the Work, subject to additions and deductions from extra and/or omitted work and determinations of actual quantities as provided in the Contract Documents, the Contract Price of “Three Hundred and Sixty One Thousand” (\$361,000) as set forth in the Bid Form of the CONTRACTOR dated February 11, 2019 and outlined in the Schedule of Unit Pricing below:

As provided in paragraph 11.9 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by ENGINEER as provided in paragraph 9.10 of the General Conditions. Unit prices have been computed as provided in paragraph 11.9 of the General Conditions.

SCHEDULE OF UNIT PRICES

PROJECT: 2019 PIPELINE CONTROL VAULT PROJECT
OWNERS PROJECT NUMBER: 501499-660243
OWNER: CITY OF LOUISVILLE, COLORADO

ITEM NO. and DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
BASE BID				
1. Mobilization/Demobilization	N/A	Lump Sum	\$	\$9,600
2. Traffic Control	N/A	Lump Sum	\$	\$4,400
3. Selective Site Demolition	N/A	Lump Sum	\$	\$6,400
4. Earthwork	N/A	Lump Sum	\$	\$46,000
5. Reinforced Structural Concrete	CY	38	\$1,700	\$64,600
6. Metalwork	N/A	Lump Sum	\$	\$2,200
7. Piping	N/A	Lump Sum	\$	\$155,000
8. Electrical and Instrumentation	N/A	Lump Sum	\$	\$53,400
9. Paving	N/A	Lump Sum	\$	\$3,100
10. Seeding	N/A	Lump Sum	\$	\$5,000
11. Elec. Work at Eldorado Springs Dr.	N/A	Lump Sum	\$	\$11,300
BASE BID PRICE:				\$361,000

Exhibit B

City of Louisville Public Services Contract Addendum Prohibition Against Employing Illegal Aliens

Prohibition Against Employing Illegal Aliens. Contractor shall not knowingly employ or contract with an illegal alien to perform work under this contract. Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this contract.

Contractor will participate in either the E-verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the public contract for services. Contractor is prohibited from using the E-verify program or the Department program procedures to undertake pre-employment screening of job applicants while this contract is being performed.

If Contractor obtains actual knowledge that a subcontractor performing work under this contract for services knowingly employs or contracts with an illegal alien, Contractor shall:

- a. Notify the subcontractor and the City within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with an illegal alien; and
- b. Terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this paragraph the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

Contractor shall comply with any reasonable request by the Department of Labor and Employment made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

If Contractor violates a provision of this Contract required pursuant to C.R.S. § 8-17.5-102, City may terminate the contract for breach of contract. If the contract is so terminated, the Contractor shall be liable for actual and consequential damages to the City.

Pre-Contract Certification in Compliance with C.R.S. Section 8-17.5-102(1)

The undersigned hereby certifies as follows:

That at the time of providing this certification, the undersigned does not knowingly employ or contract with an illegal alien; and that the undersigned will participate in the E-Verify program or the Department program, as defined in C.R.S. § § 8-17.5-101(3.3) and 8-17.5-101(3.7), respectively, in order to confirm the employment eligibility of all employees who are newly hired for employment to perform under the public contract for services.

Proposer:

By _____

Title: _____

Date

EXHIBIT D

Addendum No. 2 to Service Agreement

This Addendum to that certain Services Agreement dated August 15, 2017 is made effective as of February ____, 2018, by and between the undersigned parties.

1. Services to be provided:

Task 1.0 – Electrical and controls design work for the new equipment CDOT is installing as part of project to install a new culvert near Eldorado Springs.

Task 2.0 – Review construction submittals for the proposed work and will provide one site visit to observe the finished electrical work.

2. Fees: Additional fees approved by this change order are \$5,080.

3. Schedule: The schedule has been extended to December 31, 2019.

CITY OF LOUISVILLE
749 Main Street
Louisville, CO 80027

By: _____
Heather Balser, City Manager

Attest: _____
Meredyth Muth, City Clerk

Company: SM&RC Structural Engineers Inc.

Address: 215 S. Wadsworth Blvd, Suite 320
Lakewood, Colorado 80226

By: _____
Dave Blanchette, President

Attest: _____

**SUBJECT: APPROVAL OF SCOPE OF SERVICES FOR AVIATION
CONSULTANT AGREEMENT**

DATE: FEBURARY 19, 2019

**PRESENTED BY: HEATHER BALSER, CITY MANAGER
EMILY HOGAN, ASSISTANT CITY MANAGER FOR
COMMUNICATIONS & SPECIAL PROJECTS**

SUMMARY:

The City of Louisville has been invited to participate in a noise mitigation project for the Rocky Mountain Metropolitan Airport (RMMA) with the Town of Superior. Following a number of complaints from Louisville and Superior residents regarding noise from RMMA, a community informational meeting was held on August 29, 2018 with representatives from Superior, Louisville, Jefferson County and RMMA. A number of residents attended the meeting and shared concerns about noise.

Following the meeting, Superior solicited proposals from aviation consultants to develop task orders and measurable outcomes associated with the noise mitigation project. The scope of services for the aviation consultant agreement includes the following tasks:

- Identify and establish communication on behalf of Superior and Louisville with airport stakeholders, including airport staff, flight schools, airport tenants, the FAA and air traffic control personnel.
- Complete an assessment of baseline conditions, including a review of airport facilities, airspace, traffic patterns, flight procedures, fleet mix, the current noise abatement program and land use/zoning around the airport and in proximity to flight corridors.
- Work in cooperation with airport stakeholders to implement realistic noise abatement solutions with initial focus on flight schools.
- Help broker solutions that meet industry needs, are consistent with regulatory limitations and help protect and enhance the local quality of life.
- Provide technical support and ongoing engagement with airport stakeholders to ensure success and work on behalf of Superior and Louisville, advocating for the interests of the community as subject matter experts.
- Create a citizen working group/formal roundtable and/or multiple working groups as directed by Superior and Louisville.

Superior hired Aviation Compatibility Consultants (ACC) to complete a scope of services and started working on a number of the tasks identified above. Superior reached out to Louisville to see if there is interest in partnering on the project and

potentially sharing the cost for some remaining tasks. The attached Exhibit A Scope of Services with ACC, which includes Louisville participation is attached for consideration.

Next steps for the consultant to complete the attached Exhibit A Scope of Services include: working with staff to identify key stakeholders to engage; reviewing documentation to complete the baseline assessment; scheduling on-site meetings with industry stakeholders to encourage collaboration and gather additional data; identifying specific community concerns and developing a public engagement strategy; and summarizing findings in a report with impact reduction strategies and concepts, as well as costs, benefits, potential constraints and likelihood of success.

PROGRAM/SUB-PROGRAM IMPACT:

One of the objectives of the Public Information & Involvement Sub-Program is giving residents the opportunity to get involved and influence decision-making. The noise mitigation project incorporates resident input and develops solutions to address concerns. It also incorporates a collaborative approach with a regional partner to address an issue of mutual interest, which is a Critical Success Factor from the City's Strategic Plan.

FISCAL IMPACT:

The agreement with ACC states that the scope of services shall not exceed \$30,000, which will be split between Superior (\$15,000) and Louisville (\$15,000). Funding for this item was not included in the adopted 2019 budget and will require a future budget amendment.

RECOMMENDATION:

Staff recommends approval of Exhibit A Scope of Services for the agreement with ACC and expenditure of funds for Louisville's share of the project.

ATTACHMENT(S):

1. Exhibit A Scope of Services for Consultant Agreement
2. Aviation Compatibility Consulting Profile

EXHIBIT A SCOPE OF SERVICES

Contractor's Duties

During the term of this Agreement, Contractor shall perform the following duties, as directed by the Town and City of Louisville:

Phase I – Baseline Assessment

Phase I shall involve identifying and establishing initial communication, on behalf of the Town and City of Louisville, with airport stakeholders including airport staff, flight schools, airport tenants, FAA, and air traffic control personnel. Phase I shall include an assessment of the baseline conditions including a review of the airport facilities, airspace, traffic patterns, flight procedures, fleet mix, current noise abatement programs, and land-use/zoning around the airport and in proximity to dominant flight corridors.

Phase II – Strategy Development

Phase II shall involve working in cooperation with airport stakeholders to implement realistic noise abatement solutions with initial prioritization focusing on flight schools operating out of the airport. Contractor shall help broker solutions that meet industry needs, are consistent with regulatory limitations, and help protect and enhance the local quality of life.

Phase III – Implementation

Phase III shall include technical support and ongoing engagement with airport stakeholders to ensure success. Contractor shall work on behalf of the Town and the City of Louisville, advocating for the interests of the community as subject matter experts. As directed by the Town and the City of Louisville, Phase III shall include creating a citizen working group/formal roundtable, and/or multiple working groups.

Contractor's Deliverables

In performance of the duties described above, Contractor shall deliver the following items to the Town and City of Louisville:

- A report summarizing the findings in the baseline assessment.
- A list of realistic noise abatement strategies that can be implemented and are consistent with regulatory limitations established by the FAA and air traffic control town personnel.
- Establishing work plans detailing specific tasks, stakeholder roles and responsibilities and timeline for implementation.
- As directed by the Town and City of Louisville, support with citizen engagement including providing updates answering questions and presenting to elected officials as requested.

EXHIBIT B COMPENSATION

Contractor shall be paid on an hourly basis for the time spent by Contractor's employees performing the work described in **Exhibit A**, Scope of Services. Contractor shall provide itemized invoices detailing the work performed, and shall bill in increments of not less than 15 minutes. Such invoices shall be submitted to the Town on a monthly basis. Invoices shall be paid within 30 days from the date of submission. Work shall not exceed \$30,000 without direction from the Town and City of Louisville.

The hourly rates for Contractor's employees are as follows:

- Base Rate \$200 per hour
- Air Traffic Modelling and Procedure Design \$250 per hour
- Noise and Environmental Modelling \$350 per hour

In addition to the hourly rates established above, Contractor shall be entitled to invoice the Town for the following out-of-pocket expenses, at Contractor's actual cost without mark-up:

- Standard Economy Airfare
- Hotel
- Rental Car
- Meals and Incidental Expenses



AVIATION COMPATIBILITY CONSULTING
ADVOCATE | COLLABORATE | EDUCATE

www.aviationcompatibility.com

✉ Info@aviationcompatibility.com

WELCOME TO



AVIATION COMPATIBILITY CONSULTING

Aviation connects us all. While it's an important part of our culture, aviation can also adversely impact communities, especially those located near airports or below busy flight corridors. This can impact quality of life and result in conflicts between the aviation industry and the communities they serve.

ACC provides consulting services and technical support to both the aviation industry and communities. We specialize in addressing community noise impacts, by identifying strategies to reduce noise impacts while expanding collaboration and engagement among both industry and community stakeholders. We leverage extensive aviation experience and proven engagement strategies to identify effective impact mitigation as well as strategies to develop and strengthen collaborative relationships between aviation stakeholders and local communities.

OUR EXPERIENCE

With more than two decades of aviation experience, Jason Schwartz founded ACC with the intent of sharing his expertise with airports and communities across the US. For more than 25 years, Jason has worked with commercial, general aviation, and military airports and their communities, to develop strategies to balance the needs and interests of airports, those who use them, and impacted communities. To this end, Jason also provides support to professional organizations and industry groups, advocating for a greater understanding of community interests and impacts, while leveraging the local and regional benefits of airports and aviation.

Jason's industry experience includes working with the International Civil Aviation Organization (ICAO), Airports Council International, NextGen Advisory Committee, Airports Council International, and the National Business Aviation Association. He is a long-time supporter and technical advisor for the National Organization to Insure a Sound Controlled Environment (N.O.I.S.E.) and his work has appeared in numerous publications. He has also been a featured speaker at conferences held across North America and Europe.

WHO WE SERVE

Aviation is complex, and managing the relationship between the industry and community can be challenging and often frustrating for all sides. Understanding, respecting, and advocating for the interests of all stakeholders is at the heart of our success. We seek compatibility through service to both industry and communities.



Airports and Heliports

Airports are important regional economic engines attracting business development and creating jobs. They also enable convenient access to air travel, air cargo services, and support emergency services. While enhancing regional quality of life for many, noise and other impacts can have a negative effect on nearby residents. We work with airports, heliports, and other facilities to help maximize the benefits of aviation while minimizing the negative impacts.



Aircraft Operators

While safety is the top priority, aviators often want to minimize their impacts on others. ACC works with airlines, corporate aviation, general aviation, flight schools, fixed-based operators, public agencies, law enforcement, emergency services, and the military. We can help develop strategies to reduce community impacts as well as effective engagement programs to strengthen relationships with the public.



Local Government

We support local, regional, state governments and public agencies. We help our clients navigate the complexities of the national airspace system, aviation operations and federal aviation regulations. We also help develop and deploy effective engagement strategies that encourage collaboration among industry and community stakeholders.



Communities

Minimizing the negative impacts of aviation on communities is at the heart of what we do. We work with community groups, neighborhood associations, airport roundtables, advisory groups, and individual residents. With decades of experience, we've developed an approach founded on "Bridging the gap between aviation and the community." This commitment is based on incorporating education, collaboration, engagement strategy and technical expertise to identify strategies enabling aviation and the community to co-exist.

WHAT WE DO



Noise Office Management

Whether you need support establishing a Noise Management department, training staff, solving a specific noise issue, or you want to outsource these functions, ACC can help. Our experience includes establishing new noise offices and noise programs, enhancing existing programs, and developing policies and procedures to support or supplement staff on a part-time or on-demand basis.

Services include:

- Outsourced noise office functions
- Policy and procedure development
- Noise complaint processing: Investigation, response, reporting
- Recruiting, education and training



Noise Abatement Programs

Aircraft noise programs address community concerns associated with aircraft operations and noise. Effective noise programs include operational policies and procedures and incorporate education and engagement to encourage compliance with program elements and the public's understanding of what can and cannot be mandated. This also includes education and engagement strategies to ensure pilots and air traffic controllers participate in the program.

Services include:

- Pilot and air traffic control engagement and education
- Flight tracking systems and support
- Fly Quiet and Fly Friendly programs
- Advisory committees and roundtables



Outreach and Engagement

Stakeholder engagement is a critical element to the success of any program aimed at addressing adverse aviation impacts on the community. We deliver expert engagement strategy experience, people skills, and a thorough understanding of stakeholder roles and interests to assist stakeholders in establishing, maintaining, and strengthening their relationships with the goal of transforming stakeholders into partners.

Services include:

- Advocacy, outreach, and engagement strategy
- Outreach materials, web content, social media
- Industry Engagement: airports, regulators, aircraft operators
- Public engagement: community, community groups, local government

WHAT WE DO



NextGen / Performance Based Navigation

NextGen solutions for NextGen challenges. NextGen is coming; in fact, for many airports and their communities, it's already here. Are you prepared for performance-based navigation and area navigation (RNAV), along with the benefits and potential challenges it may bring to your airport or community? ACC helps airports and communities navigate the NextGen planning and implementation process by identifying potential benefits and impacts for all stakeholders, and encouraging development of procedures that balance the interests of both the industry and community stakeholders.

Services include:

- Advocacy, education, engagement
- Procedure design and regulatory support
- Document review and analysis



Unmanned Aerial Systems (UAS)

Unmanned aerial systems or "drones" represent a new era in aviation. This rapidly evolving technology offers many benefits but at the same time, raise privacy, safety, and other public concerns. ACC supports airports, UAS operators, local governments, and communities providing clarity about the regulatory requirements for UAS operations. We support the establishment of policies and procedures that enable businesses to leverage this new technology while addressing the concerns of local communities.

Services include:

- Industry and community education and outreach
- Organizational policy and procedure development
- Regulatory support



Technical & On-Call Support

ACC's expert technical support is available when you need it by phone, text, email, or at your location. We provide on-demand expertise and offer flexible, cost-effective options. We're there when you need us.

Services include:

- Advocacy, outreach and engagement
- Education and training
- Regulatory support



AVIATION COMPATIBILITY CONSULTING
ADVOCATE | COLLABORATE | EDUCATE

 360.773.6978  Info@aviationcompatibility.com

 www.aviationcompatibility.com

SUBJECT: RESOLUTION NO. 5, SERIES 2019 – A RESOLUTION APPROVING A FINAL PUD TO ALLOW FOR A 22,020 SQUARE-FOOT COMMERCIAL BUILDING WITH A 5,802 SQUARE-FOOT PARKING GARAGE ON TWO LOTS TOTALING 14,114 SQUARE FEET ZONED CC; A FINAL PLAT TO VACATE THE LOT LINE BETWEEN LOTS 8 & 9, BLOCK 3, TOWN OF LOUISVILLE; AND A SPECIAL REVIEW USE TO ALLOW FOR A PARKING GARAGE AND OUTDOOR SALES FOR RETAIL GOODS AND EATING AND DRINKING ESTABLISHMENTS – *applicant requests continuance to 3/19/19*

DATE: FEBRUARY 19, 2019

PRESENTED BY: ROB ZUCCARO, PLANNING AND BUILDING SAFETY DIRECTOR

SUMMARY:

Public notice for this item was sent out in January for a February 19th City Council hearing. The applicants now request the City Council continue the public hearing to City Council's March 19, 2019 regular meeting (see Attachment 1 for request letter). The property owners are not available due to recent scheduling issues, and therefore, request the continuance.

STAFF RECOMMENDATION:

Staff recommends the City Council continue the resolution to the March 19, 2019 City Council meeting.

ATTACHMENT:

1. Applicant Continuance Request Letter



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

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

Mr. Rob Zuccaro, AICP, Planning & Building Safety Director
Mr. Aaron DeJong, Economic Development Director
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

14 February, 2019

Re: 712-722 Main Street – Terraces on Main
Final PUD Including Replat and SRU
LRC Property Tax Increment Rebate Agreement

Rob and Aaron,

Due to some recent scheduling issues, the ownership will not be available to attend the currently scheduled City Council meeting on February 19 for consideration of this PUD, Replat and SRU, as well as the LRC Rebate Agreement. Furthermore, we understand that the Tax Increment Rebate Agreement will need to be reviewed again at the LRC meeting on March 11th.

Therefore, we are requesting that these applications currently scheduled for public hearing at the February 19th City Council meeting be postponed until the meeting on March 19, 2019 when they can be considered together and the owners can be in attendance.

Please let us know if there is any additional information that may be required regarding this request. Thank you for your assistance.

Sincerely,

J. Erik Hartronft, AIA, LEED® AP

pc David Sinkey, President, Boulder Creek Neighborhoods
Rick Woodruff, CFO, Boulder Creek Neighborhoods
File – Proj#: 1451 City Corresp.

SUBJECT: RESOLUTION NO. 6, SERIES 2019 – A RESOLUTION APPROVING AN AMENDMENT TO THE FOUNDRY PLANNED UNIT DEVELOPMENT (PUD) PHASING PLAN TO MODIFY THE REQUIREMENT THAT BOTH APPROVED COMMERCIAL BUILDINGS BE CONSTRUCTED CONCURRENT WITH THE RESIDENTIAL DEVELOPMENT

DATE: FEBRUARY 19, 2019

PRESENTED BY: ROB ZUCCARO, PLANNING AND BUILDING SAFETY DIRECTOR

VICINITY MAP:



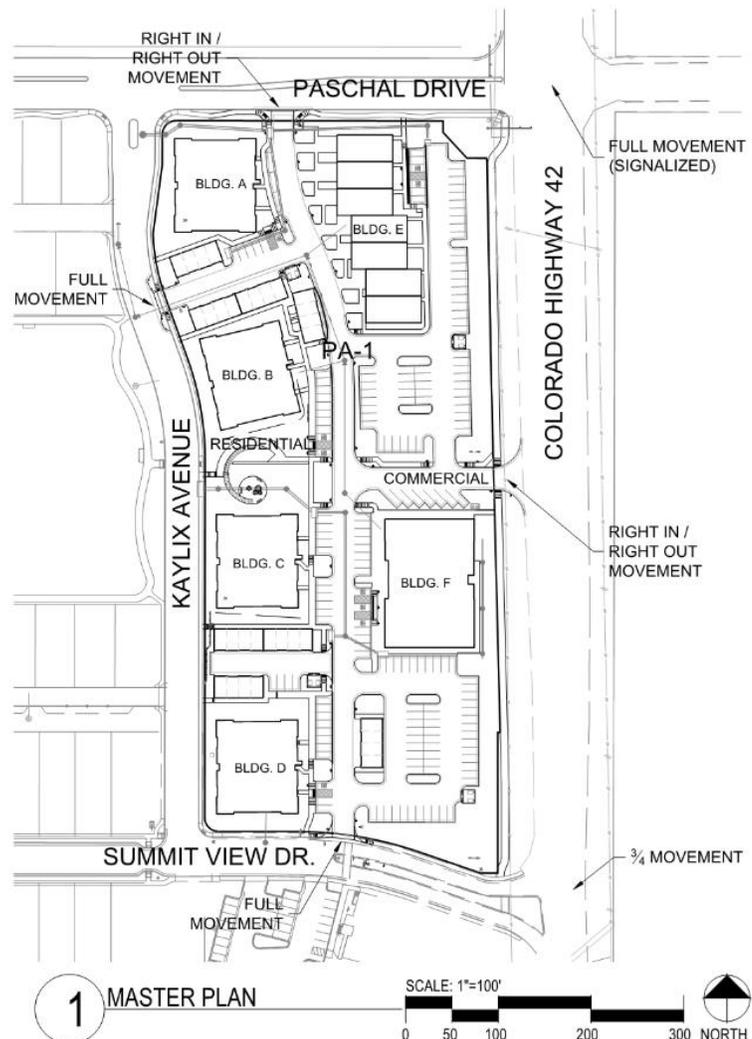
SUMMARY:

The applicant proposes to change the Foundry Planned Unit Development (PUD) phasing plan so that only one of the two proposed commercial buildings is required to be constructed concurrent with the residential development. The applicant states that change in phasing is needed due to current market and financing conditions that would make it difficult to construct both commercial buildings concurrent with the residential development. The following is the specific proposed phasing language:

- Residential building permits for the condominiums shall be obtained concurrent with or subsequently with the building permit for one of the two commercial buildings, and
- The last certificate of occupancy for one of the residential 8-plex buildings shall be withheld until: 1) start of construction of the first commercial building commences, as defined by the 2018 International Building Code, which includes the first placement of permanent construction of a building, such as pouring of a slab or footings, installation of pilings or construction of columns; and 2) 30% of the net leasable space has identified tenants with proof being as an executed Letter of Intent coupled with a security deposit.

BACKGROUND:

The City approved the Foundry PUD, subdivision plat and a General Development Plan (GDP) Amendment on January 16, 2016 (see Attachment 3 for City Council approval resolution, Attachments 4-6 for approved plans, and Attachments 7 and 8 for City Council and Planning Commission minutes respectively). The proposed development included a rezoning of the 5.82-acre property from commercial (PCZD-C) to mixed commercial and residential (PCZD-C/R), and approved a PUD for 31,960 square feet of commercial development in two buildings (Buildings E and F), and 32 residential condominium units (24 restricted to senior housing) in four, eight-plex buildings (Buildings A through D). The two commercial buildings include a 17,850 sq. ft. in-line commercial building (Building E) and a 14,110 sq. ft. flex commercial building (Building F). The Foundry is part of the Takoda (Streel Ranch) GDP, and was originally planned as a commercial hub for the Takoda development.



One of the conditions of approval in the City Council resolution of approval for the PUD, subdivision and GDP amendment (see Attachment 3, Condition No. 5, Resolution No. 3, 2016) was that the “Residential and Commercial Development shall be constructed concurrently.” The staff memo to City Council stated the following:

...staff believes it is important to require the applicant construct the commercial structures concurrent with the residential development and place a condition stating such. Planning Commission endorsed the condition as they are also concerned with the long-term reduction of commercially zoned property.

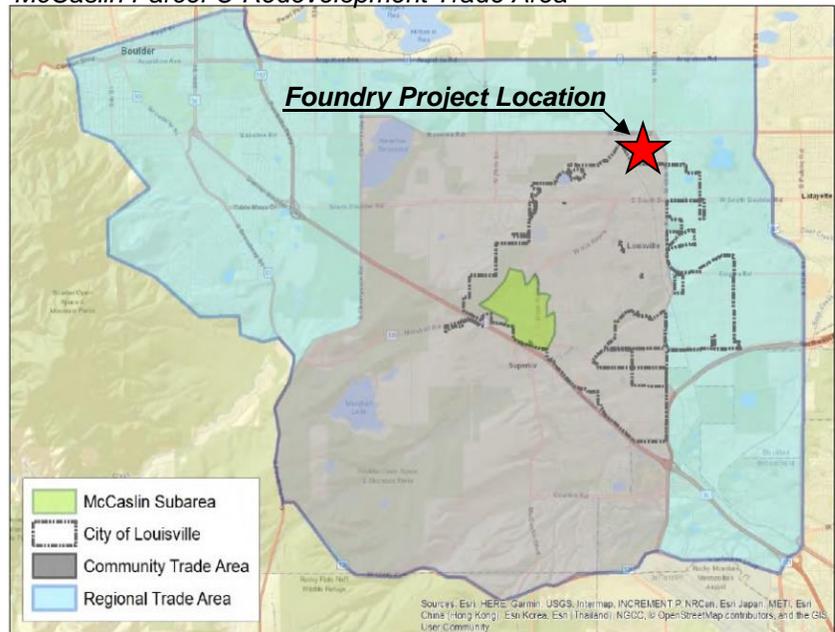
The condition of concurrent commercial and residential development would be enforced through the development agreement where the City can use the issuance of building permits and certificates of occupancy to ensure concurrent development.

The concern with replacing commercial development with residential development is that it could have a negative fiscal impact on the City due to lower sales tax revenues. A requirement for concurrent commercial and residential development was intended to ensure fiscal balance for the Takoda/Steel Ranch development. The original GDP for the property anticipated 76,055 sq. ft. of commercial development on the Foundry property, which was reduced with the current development scenario to 31,960 sq. ft.

ANALYSIS:

The applicant notes in their request letter that there is limited market demand for new retail and commercial development, and cite as an example that the Delo Plaza development, constructed in 2017, continues to have high vacancy rates and undeveloped pad sites. The lack of strong retail market demand is supported by the recent [market analysis](#) conducted by the City for the McCaslin Corridor, which concluded that within the next ten years there is anticipated market demand for 150,000 sq. ft. of new retail development in the regional market trade area. The amount that could be captured within any particular development is only a small portion of the total market demand. For example, in the McCaslin Corridor the study concludes that

McCaslin Parcel O Redevelopment Trade Area



approximately 20% of the market demand for new retail demand (30,000 sq. ft.) is likely to occur in the McCaslin corridor. Other supportive uses, such as office, residential and entertainment could help make retail viable within any particular development.

Staff ran the City’s fiscal impact model under three scenarios to better understand the potential implications to City services as a result of changing the phasing. The first scenario shows the full absorption (time to build and occupy the space) of both commercial buildings in two years, which matches the fiscal analysis conducted when the City originally approved the PUD and GDP amendment in 2016. The second scenario reflects absorption of Building F between three and five years and Building E between eight and 10 years, which represents a possible scenario allowing the commercial phasing as proposed if both buildings end up being constructed. The third scenario reflects absorption of Building F between three and five years with Building E never being developed as a “worst case” scenario. With all scenarios, the commercial development is modeled with 30% office space and 70% retail space.

Fiscal Model Inputs

	Scenario 1	Scenario 2	Scenario 3
Residential Units	32	32	32
<i>Market Value</i>	\$600,000	\$600,000	\$600,000
<i>Construction Value</i>	\$480,000	\$480,000	\$480,000
<i>Household Income</i>	\$90,000	\$90,000	\$90,000
<i>Absorption</i>	years 2-5	years 2-5	years 2-5
Commercial Building E			
<i>Market Value/Sq. Ft.</i>	\$250	\$250	\$250
<i>Construction Value/Sq. Ft.</i>	\$175	\$175	\$175
<i>Retail Sales/Sq. Ft.</i>	\$200	\$200	\$200
<i>Absorption</i>	year 2	years 8-10	no development
Commercial Building F			
<i>Market Value</i>	\$250	\$250	\$250
<i>Construction Value</i>	\$175	\$175	\$175
<i>Retail Sales/Sq. Ft.</i>	\$200	\$200	\$200
<i>Absorption</i>	year 2	years 3-5	years 3-5

The fiscal model table on the following page provides the 20-year totals (per \$1,000) for revenue, expenditures and net fiscal impact. The model shows that all scenarios provide a net positive fiscal impact. Scenario 1 estimates a 20-year positive fiscal impact of \$2.2 million or an average of \$111,200 per year. Scenario 2 estimates a 20-year positive fiscal impact of \$1.8 million or an average of \$91,300 per year. Scenario 3 estimates a 20-year positive fiscal impact of \$954,000 or an average of \$47,000 per year.

Fiscal Impact Model

Revenue by Fund 20-year totals (x\$1000)	SCENARIO					
	Scenario 1	%	Scenario 2	%	Scenario 3	%
General Fund	\$2,113	60%	\$1,687	59%	\$1,095	59%
Open Spaces & Parks Fund	\$350	10%	\$286	10%	\$189	10%
Lottery Fund	\$0	0%	\$0	0%	\$0	0%
Historic Preservation Fund	\$122	3%	\$100	3%	\$66	4%
Capital Projects Fund	\$956	27%	\$781	27%	\$514	28%
TOTAL REVENUE	\$3,541	100%	\$2,854	100%	\$1,865	100%
Expenditures by Fund						
General Fund	\$887	67%	\$681	66%	\$578	63%
Open Spaces & Parks Fund	\$22	2%	\$22	2%	\$21	2%
Lottery Fund	\$0	0%	\$0	0%	\$0	0%
Historic Preservation Fund	\$0	0%	\$0	0%	\$0	0%
Capital Projects Fund	\$408	31%	\$324	32%	\$312	34%
TOTAL EXPENDITURES	\$1,317	100%	\$1,027	100%	\$911	100%
NET FISCAL RESULT BY FUND						
General Fund	\$1,226		\$1,007		\$517	
Open Spaces & Parks Fund	\$328		\$264		\$168	
Lottery Fund	\$0		\$0		\$0	
Historic Preservation Fund	\$122		\$100		\$66	
Capital Projects Fund	\$548		\$456		\$202	
NET FISCAL IMPACT	\$2,224		\$1,826		\$954	

Criteria related to fiscal impact are by reference in the PUD approval criterion to policies of the City’s Comprehensive Plan.

Sec. 17.28.120B.1. – PUD Review Criteria

Development shall be in accordance with the adopted elements of the comprehensive development plan of the city, and in accordance with any adopted development design standards and guidelines.

The requested rezoning is located in the Highway 42 Urban Corridor of the Comprehensive Plan. The Comprehensive Plan includes a policy on fiscal performance stating that “Land use mix demonstrates positive fiscal benefits....”

Based on the City fiscal model results, staff finds that the request is likely to provide a positive fiscal benefit under the proposed phasing plan. Allowing a first phase of development could help activate the area as a local commercial hub, establishing a demand for the second commercial phase to take place.

SUBJECT: RESOLUTION NO. 6, SERIES 2019

DATE: FEBRARY 19, 2019

PAGE 6 OF 6

PLANNING COMMISSOIN REVIEW:

The Planning Commission reviewed the request on February 14, 2019 and voted to recommend approval of the change in phasing. The Planning Commission and City Council meetings were scheduled close together so as not to constrain the development schedule. Because of this scheduling, meeting minutes are not available. The meeting video is available at this [link](#).

PUBLIC COMMENTS:

Staff received one public comment in support of the project (see Attachment 9).

STAFF RECOMMENDATION:

Staff recommends approval of Resolution 6, Series 2019; approving an amendment to the Foundry PUD phasing plan to allow only one of the two proposed commercial buildings to be constructed concurrent with the residential development.

ATTACHMENTS:

1. Resolution No. 6, Series 2019
2. Application Letter
3. City Council Resolution 3, 2016
4. Foundry PUD
5. Foundry Plat
6. Takoda GDP – 3rd Amendment
7. January 19, 2016 City Council Meeting Minutes
8. December 5, 2015 Planning Commission Minutes
9. Public Comments
10. Staff Presentation

**RESOLUTION NO 6
SERIES 2019**

**A RESOLUTION AMENDING THE FOUNDRY PLANNED UNIT DEVELOPMENT
(PUD) PHASING PLAN TO MODIFY THE REQUIREMENT THAT BOTH APPROVED
COMMERCIAL BUILDINGS BE CONSTRUCTED CONCURRENT WITH THE
RESIDENTIAL DEVELOPMENT**

WHEREAS, there has been submitted to the Louisville City Council an application to amend the phasing plan for the Foundry PUD to allow construction of only one of two commercial buildings concurrent with the residential development approved under the PUD; and

WHEREAS, the City Council approved the Foundry PUD on January 19, 2016 and adopted a condition of approval through Resolution 4, Series 2016 requiring the residential and commercial development to be constructed concurrently as part of the Foundry development phasing plan; and

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

WHEREAS, the Planning Commission has considered the application at a duly noticed public hearing on February 14, 2019, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated February 14, 2019 and recommends approval without conditions; and

WHEREAS, City Council has reviewed the application, including the recommendation of the Planning Commission and finds that said PUD amendment to allow a change in phasing should be approved.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve the request to amend the Foundry PUD phasing plan to modify and replace the requirement that both commercial buildings be constructed concurrent with the residential development with the following:

1. Residential building permits for the condominiums shall be obtained concurrent with or subsequent to the building permit for one of the two commercial buildings, and
2. The last certificate of occupancy for one of the residential 8-plex buildings shall be withheld until: 1) start of construction of the first commercial building commences, as defined by the 2018 International Building Code, which includes the first placement of permanent construction of a building, such as pouring of a slab or footings, installation of pilings or construction of columns; and 2) 30% of

the net leasable space has identified tenants with proof being an executed Letter of Intent coupled with a security deposit.

PASSED AND ADOPTED this 19th day of February, 2019.

By: _____
Robert P. Muckle, Mayor

Attest: _____
Meredyth Muth, City Clerk



January 18, 2019

Rob Zuccaro
Planning and Building Safety Director
City of Louisville
749 Main Street
Louisville, CO 80027

Via e-mail: rzuccaro@louisvilleco.gov

Mr. Zuccaro:

We are committed to completing the Foundry which will become the flagship project of Steel Ranch. The Foundry represents the final phase of the Steel Ranch neighborhood and will become an iconic gateway to the City of Louisville along Highway 42. The overall development plan for the Foundry at Steel Ranch envisions an approximate 14,100 square foot “Foundry” building consisting of retail and restaurant space (including a rooftop deck), 17,800 square feet of in-line commercial/retail space and 32 condominiums inclusive of a landscaped plaza, public and private parking including pedestrian connections throughout the community.

The Foundry Final Development Plan / Planned Unit Development (PUD) and final plat were approved by the Louisville City Council on January 19, 2016. Lack of clarity within the resolution of approval (Resolution No. 3, Series 2016) has led to a difference of opinion between City Staff and Foundry Builders regarding the timing of construction. Current market and financing conditions make it impossible to construct both the Foundry commercial building and in-line commercial space (which total approximately 32,000 square feet) prior to completing some or all of the condominiums. In response to these challenges we respectfully request an amendment to the PUD and associated resolution of approval that will provide clarity to the development schedule for both the commercial and residential components of the Foundry project.

Our primary concern is the market viability to secure tenants for all 32,000 square feet of commercial space at once. This proposed amendment will allow us to build out the commercial component in a phased approach by commencing with one of the commercial buildings first (prior to or concurrent with the residential condominiums) to be followed by the second commercial building in a later phase as market conditions and financing dictate. As an example, DeLo Plaza, the 14,000 square foot retail center, is still experiencing high retail vacancy since the building was completed in 2017. In addition to existing vacancy at DeLo Plaza, two approved pad commercial buildings have yet to be constructed on site.

This proposed amendment to the PUD and resolution of approval will provide clarity in the development schedule and allow us to commence construction on one commercial building and the residential portion of the Foundry project. Specifically, we request the following amendment to the Foundry PUD, and associated resolution of approval to reflect the following conditions:

- Residential building permits for the condominiums approved concurrent with or subsequently after approval of the building permit for one of the two commercial buildings; and
- Last Certificate of Occupancy (C/O) for one of the residential 8-plex buildings is withheld until: (1) start of construction of the first commercial building commences, which, per International Building Code utilized by the City of Louisville, is defined as the first placement of permanent construction of the principal building, such as pouring of a slab or footings, installation of pilings or construction of columns; and (2) 30% of the net leasable space has identified tenants with proof being an executed Letter of Intent (LOI) coupled with a security deposit
- An acknowledgement of an estoppel on the residential and commercial building permits CD's as submitted under the 2012 ICC Building Code that was stamped by the City, coupled with ongoing City review to work together to finalize building permit approvals

Please feel free to contact me anytime at 303-475-2106 or at justin@foundrybuilders.com with any questions or if we can be of further assistance.

We look forward to advancing the Foundry project and completing this final phase of the Steel Ranch neighborhood.

Best Regards,



1.18.19

Justin McClure
President

**RESOLUTION NO. 3
SERIES 2016**

A RESOLUTION APPROVING A REZONING, FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) TO CONSTRUCT A MULTI-USE DEVELOPMENT CONSISTING OF 24 AGE RESTRICTED CONDOMINIUMS, 8 NON-RESTRICTED CONDOMINIUMS, AND 38,000 SF COMMERCIAL/OFFICE.

WHEREAS, there has been submitted to the Louisville Planning Commission an application approving a rezoning, final Plat and final Planned Unit Development (PUD) to construct a multi-use development consisting of 24 age restricted condominiums, 8 non-restricted condominiums, and 38,000 sf commercial/office; 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;

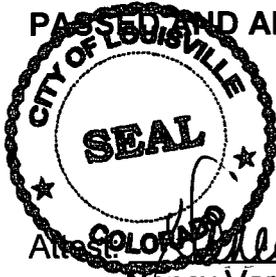
WHEREAS, after a duly noticed public hearing on December 10, 2015, where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission Staff Report dated December 10, 2015, the Planning Commission recommends the PUD for the Foundry to City Council, with the following conditions:

1. The 24 age 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, and a covenant agreement enforceable by the City of Louisville.
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 continue to work with the Parks Department on the type and location of additional trees along Highway 42, prior to recordation.
4. The applicant shall continue to work with the Public Works Department on the items listed in the October 25, 2015 memo. Each item shall be completed prior to recordation.
5. Residential and Commercial Development shall be constructed concurrently.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve Resolution No. 9, Series 2016, a resolution approving a rezoning, final Plat and final Planned Unit Development (PUD) to construct a multi-use development consisting of 24 age restricted condominiums, 8 non-restricted condominiums, and 38,000 sf commercial/office, with the following conditions:

1. The 24 age 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, and a covenant agreement enforceable by the City of Louisville.
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 continue to work with the Parks Department on the type and location of additional trees along Highway 42, prior to recordation.
4. The applicant shall continue to work with the Public Works Department on the items listed in the October 25, 2015 memo. Each item shall be completed prior to recordation.
5. Residential and Commercial Development shall be constructed concurrently.
6. Add a sentence to the PA-1B General Notes, item 1, stating "This PUD authorizes only condominium project type development." Further, revise the phrase "a potential amount of units" to state instead "24 units."

PASSED AND ADOPTED this 19th day of January, 2016.



Nancy Varra

Nancy Varra, City Clerk
City of Louisville, Colorado

By: *Robert P. Muckle*

Robert P. Muckle, Mayor
City of Louisville, Colorado



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

BULK AND DIMENSION STANDARDS

	RESIDENTIAL	COMMERCIAL
MIN. LOT AREA	MF: NA	1,500 SF
MIN. LOT WIDTH	55'	30'
MAX. LOT COVERAGE	NA	NA
BUILDING SETBACKS**		
MIN. FRONT YARD SETBACK (PRINCIPAL USES)	5' (ALL CONDITIONS)	0'
MIN. SIDE YARD SETBACK* (PRINCIPAL USES)	0' (IN BLDG) 5' (ALL OTHER CONDITIONS)	0'
MIN. SIDE YARD SETBACK* (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'
MAX. BUILDING HEIGHT		
PRINCIPAL USES	MF: 35'	35'
ACCESSORY USES*	20'	20'

*IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
**ACCESSORY USES TO INCLUDE GARAGES.
*NO MAXIMUM BUILDING SETBACKS ARE REQUIRED
*CORNER, CANOPY, EAVE, PATIO, FIRE PLACE, WING WALL OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK.

DEVELOPMENT SUMMARY

GROSS DEVELOPABLE LAND AREA	MAXIMUM # OF UNITS	DENSITY	MAXIMUM FAR	MAXIMUM ALLOWABLE COMMERCIAL
5.82 ACRES	32	5.50 DU/AC	0.30	76,055 SF

GENERAL NOTES AND STANDARDS

- THE REQUIRED LAND DEDICATION SHALL BE MET VIA A CASH IN LIEU PAYMENT CONSISTENT WITH SECTION 16.16(B) OF THE CITY CODE.
- PROPOSED PEDESTRIAN AREAS ARE INTENDED TO ASSIST IN THE CONNECTION OF STEEL RANCH PARK, TO THE BULL HEAD GULCH OPEN SPACE TRAIL SYSTEM, AND TO DOWNTOWN LOUISVILLE, AS WELL AS, CONNECTING TO THE NEIGHBORING STEEL RANCH AND NORTHERN COMMUNITIES.
- THE DEVELOPER MAY CONDUCT ACTIVITIES (INCLUDING BUT NOT LIMITED TO GRADING) ON ALL DEDICATED LANDS FOR THE PURPOSE OF CONSTRUCTING PUBLIC AND PRIVATE IMPROVEMENTS.
- ENTRY MONUMENTS, PROJECT IDENTITY, ILLUSTRATIVE RENDERINGS AND WAY-FINDING SIGNAGE ARE CONCEPTUAL IN NATURE AT THE LOCATIONS SHOWN WITHIN THIS DEVELOPMENT PLAN. FINAL LOCATIONS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PROCESS, BUT SHALL CONFORM TO THE STANDARDS WITHIN THIS DEVELOPMENT PLAN.
- NO HISTORIC STRUCTURES EXIST ON THE PROPERTY.
- THE LIGHTING CONFIGURATION, DESIGN, FIXTURE TYPES, ETC. AS DEPICTED HEREIN ARE SUBJECT TO FURTHER ANALYSIS, DESIGN AND AVAILABILITY, AND AS SUCH, MAY VARY FROM THE FINAL PUD TO FINAL CONSTRUCTION DOCUMENTS. PROPOSED LIGHTING WILL INCLUDE DIRECTIONAL COVERS AND SHALL BE DIRECTED AWAY FROM THE RESIDENCES WITHIN THE FOUNDRY AND STEEL RANCH.
- THE ILLUSTRATIONS AND ANNOTATIONS WITHIN THIS FINAL DEVELOPMENT PLAN SUPERSEDE ALL PREVIOUS ENTITLEMENT DOCUMENTS IN THE EVENT OF A CONFLICT.
- TIMING OF THE DEVELOPMENT SHALL BE DEPENDENT ON MARKET CONDITIONS.
- DRAINAGE, CONVEYANCE WATER QUALITY AND DETENTION HAS ALREADY BEEN ACCOMMODATED FOR THIS SITE WITHIN THE STEEL RANCH COMMUNITY AND THROUGH REGIONAL POND X.
- THE SIDEWALK AND LANDSCAPE IMPROVEMENTS (WEST OF THE SIDEWALK) ALONG HIGHWAY 42 FROM PASCHAL DRIVE TO SUMMIT VIEW DRIVE WILL BE COMPLETED PRIOR TO ANY CONSTRUCTION OR OCCUPANCY ASSOCIATED WITHIN THE DEVELOPMENT ARE ISSUED.
- IMPROVEMENTS DEPICTED ADJACENT TO AND WITHIN THE HIGHWAY 42 ROW SHALL BE REFINED WITHIN THE CONSTRUCTION DOCUMENTS TO ENSURE HORIZONTAL AND VERTICAL LOCATIONS AND ASSOCIATED CONSTRUCTABILITY.

REQUESTED VARIANCE

VARIANCE	EXISTING CODE (CITY OF LOUISVILLE)	REQUEST	LOCATION
LANDSCAPE	PLANT STREET TREES 20' ON CENTER (CO05G)	PLANT AS NECESSARY TO AVOID EXISTING EASEMENTS AND SIGHT LINES.	HWY 42, PASCHAL DR, SUMMIT VIEW DR. AND KAYLIX AVE.

USE CHART

PRINCIPAL USE GROUP	USES	LOCATION
RESIDENTIAL	MULTI-UNIT FOR SALE DWELLINGS	BLOCK 1, 2, 3, 4 & 7
COMMERCIAL	PROFESSIONAL AND BUSINESS OFFICES, PERSONAL SERVICES, EATING AND DRINKING ESTABLISHMENTS, RETAIL & RETAIL CONVENIENCE GOODS	BLOCK 5 & 6

*ALL USES PER SECTION 17.72.006 ARE ALLOWED WHICH MAY FURTHER THE DIVERSITY AND RANGE OF USES WITHIN THE PROJECT.



1 MASTER PLAN SCALE: 1"=100' 0 50 100 200 300 NORTH



OWNER'S REP
RACS, INC.
21 SOUTH SUNSET STR.
LONGMONT, CO 80503
P. 720.524.3620

PLANNING & LA
PCS GROUP, INC.
1001 16TH STR., 3B-180
DENVER, CO 80265
P. 303.531.4905
WWW.PCSGROUP.CO

ENGINEERING
J3 ENGINEERING CONSULTANTS
2011 CHERRY STREET SUITE 206
LOUISVILLE, CO 80027
P. 720.975.0177

ARCHITECTURE
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO 80205
P. 303.861.5704
WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
Checked By: PMS

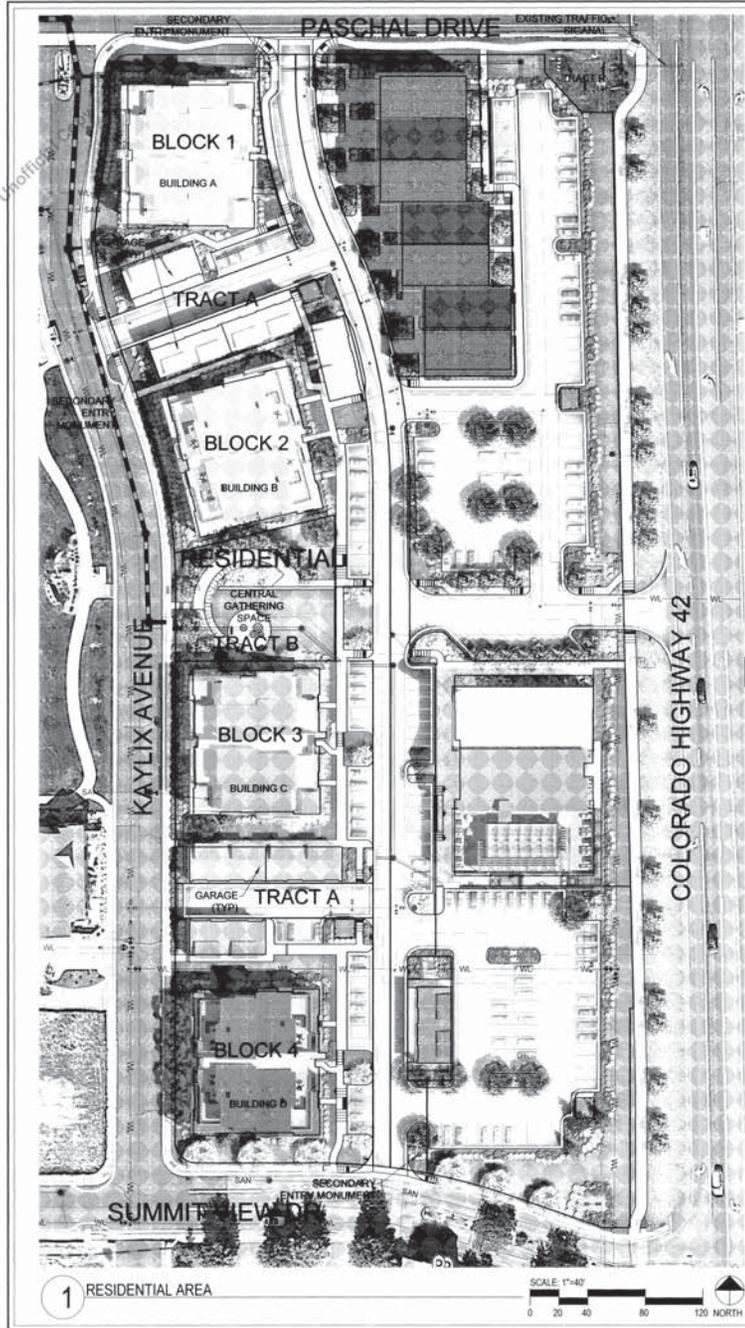
Drawn By: KLM
Project #: 03000701

THE FOUNDRY

**FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT**

SHEET 2 OF 22

MASTER PLAN AND GENERAL NOTES



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

MULTI UNIT DWELLING SUMMARY

LAND USE FOR SALE MULTI DWELLING UNITS (PROPOSED)	PC2D-CR 32 D.U.
---	--------------------

PARKING SUMMARY

RESIDENTIAL CRITERIA	DWELLING UNITS	REQUIRED	PROVIDED	PARKING RATIO
2 BEDROOM & LARGER X.2 SP/ DU	32	64	PRIVATE GARAGE *32 OFF STREET 32	2.0
		64	64	

BULK AND DIMENSION STANDARDS

	RESIDENTIAL
MIN. LOT AREA	MF: NA
MIN. LOT WIDTH	55'
MAX. LOT COVERAGE	NA

BUILDING SETBACKS**

MIN. FRONT YARD SETBACK (PRINCIPAL USES)	5' (ALL CONDITIONS)
MIN. SIDE YARD SETBACK* (PRINCIPAL USES)	0' (IN BLDG) 5' (ALL OTHER CONDITIONS)
MIN. SIDE YARD SETBACK* (ACCESSIBLE USES)	0'
MIN. REAR YARD SETBACK (PRINCIPAL USES)	5'
MIN. REAR YARD SETBACK (ACCESSORY USES)	0'
SETBACK FROM HWY 42 ROW	NA

SETBACK FROM COLLECTOR STREET ROW	PARKING: 10' BUILDING: 10'
SETBACK FROM LOCAL STREET ROW	PARKING: 5' BUILDING: 10'
SETBACK FROM GREEN WAYS AND OPEN SPACE	PARKING: 0' BUILDING: 0'
MIN. BUILDING SEPARATION	10'

MAX. BUILDING HEIGHT

PRINCIPAL USES	MF: 35'
ACCESSORY USES*	20'

*IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
 **ACCESSORY USES TO INCLUDE GARAGES.
 *NO MAXIMUM BUILDING SETBACKS ARE REQUIRED.
 *CORNICE, CANOPY, LEAVE PATIO, FIRE PLACE, WING WALL OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK.

GENERAL NOTES - RESIDENTIAL AREA

- INTENT: RESIDENTIAL AREA IS INTENDED TO BE INTEGRATED INTO THE NEIGHBORHOOD WITHIN STEEL RANCH. THE CONDOMINIUM PRODUCT TYPES LENDS ITSELF TO THE COMMUNITY BY ADDING TO THE DIVERSITY OF HOUSING WITH 75% OF UNITS BEING AGE RESTRICTED.
- THE RESIDENTIAL AREA SHALL ACCOMMODATE UP TO 32 DWELLING UNITS, ASSOCIATED PARKING, AND GREENSPACE AREAS. THE UNIT COUNT MAY VARY DEPENDING ON FINAL HOUSING PRODUCT DESIGN, BUT IN NO EVENT SHALL THE TOTAL NUMBER OF DWELLING UNITS EXCEED 32.
- THE RESIDENTIAL AREA WILL BE ORGANIZED BY A PRIMARY POINT OF ACCESS KNOWN AS SUMMIT VIEW DRIVE, AND THREE SECONDARY ACCESS POINTS OFF PASCHAL DRIVE, KAYLIX AVENUE AND HIGHWAY 42. THE SITE LAYOUT ENHANCES ACCESS TO COMMON OPEN AREAS, GREEN SPACES, AND MULTI-MODAL TRANSPORTATION OPPORTUNITIES.
- REFER TO THE SUBDIVISION AGREEMENT FOR DELINEATION OF MAINTENANCE RESPONSIBILITIES.
- BUILDINGS MAY BE BUILT AT ONE, TWO, OR THREE STORY HEIGHTS, OR COMBINATIONS THEREOF, SUBJECT TO THE MAXIMUM BUILDING HEIGHT REQUIREMENTS.
- THE RESIDENTIAL AREA MAY HAVE ADDITIONAL CONDITIONS, COVENANTS AND RESTRICTIONS (CCRS) TO BE DEVELOPED BY THE FOUNDRY'S COMMERCIAL OWNERS ASSOCIATION (F.C.O.A.).
- SITE SPECIFIC BULK AND DIMENSION STANDARDS ON THIS SHEET SHALL GOVERN DEVELOPMENT OF THE RESIDENTIAL AREA.
- LANDSCAPE DEPICTED WITHIN THIS SHEET IS CONCEPTUAL IN NATURE AND MAY BE REVISED WITHIN THE CONSTRUCTION DOCUMENTS.
- LOW IMPACT TO SCHOOLS AND PUBLIC SERVICES WILL ENSUE BECAUSE OF THE AGE TARGETED NATURE OF THE PROJECT AND PRODUCT TYPE PROPOSED.
- THE REQUIRED LAND DEDICATION WITHIN THE TAKODA GDP 3RD AMENDMENT SHALL BE MET VIA A CASH IN LIEU PAYMENT CONSISTENT WITH SECTION 16.16.608 OF THE CITY CODE.
- TRACTS DESIGNED AS AMENITY SPACES SHALL BE AVAILABLE FOR PUBLIC USE, AND WILL BE FUNDED AND MAINTAINED PRIVATELY BY THE FOUNDRY HOA.
- TRASH ENCLOSURE LOCATIONS WILL BE FINALIZED AND COORDINATED DURING THE CONSTRUCTION DOCUMENT PHASE.
- BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL USES.



OWNER'S REP
 RMCS, INC.
 21 SOUTH SUNSET STR.
 LONGMONT, CO 80503
 P. 720.524.3620

PLANNING & LA
 PCS GROUP, INC.
 1001 16TH STR, 3B-180
 DENVER, CO 80205
 P. 303.531.4905
 WWW.PCSGROUP.CO

ENGINEERING
 J3 ENGINEERING
 CONSULTANTS
 2011 CHERRY STREET
 SUITE 206
 LOUISVILLE, CO 80027
 P. 720.975.0177

ARCHITECTURE
 OZ ARCHITECTURE
 3003 LARIMER STREET
 DENVER, CO 80205
 P. 303.861.5704
 WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

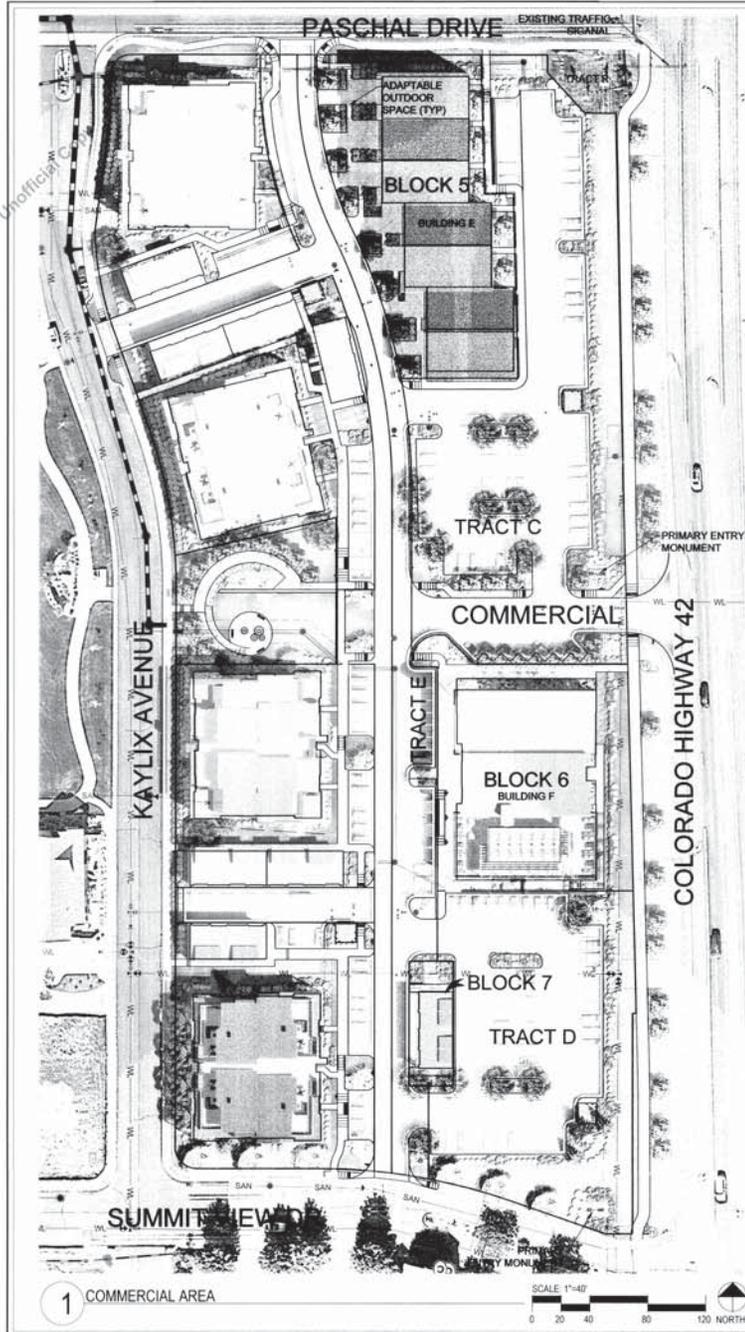
Designed By: SA
 Checked By: PMS

Drawn By: KJM
 Project #: 03000701

**FINAL DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT**

SHEET 3 OF 22

RESIDENTIAL AREA -
 PLAN, NOTES AND STANDARDS



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

PARKING SUMMARY

COMMERCIAL CRITERIA	GROSS LEASABLE AREA (GLA) ¹ REQUIRED	PROVIDED	PARKING RATIO
(IN LINE COMMERCIAL) 1 SP/300 SF	X 2 STORIES = 17,850 SF	60	OFF STREET=151
(FLEX COMMERCIAL) 1 SP/300 SF	14,110 SF	47	ADAPTABLE OUTDOOR=14
TOTAL	31,960 SF	107	5.16 / 1,000 SF

¹GLA IS ASSUMED TO BE 85% OF TOTAL COMMERCIAL AREA PROPOSED (37,600 SF)

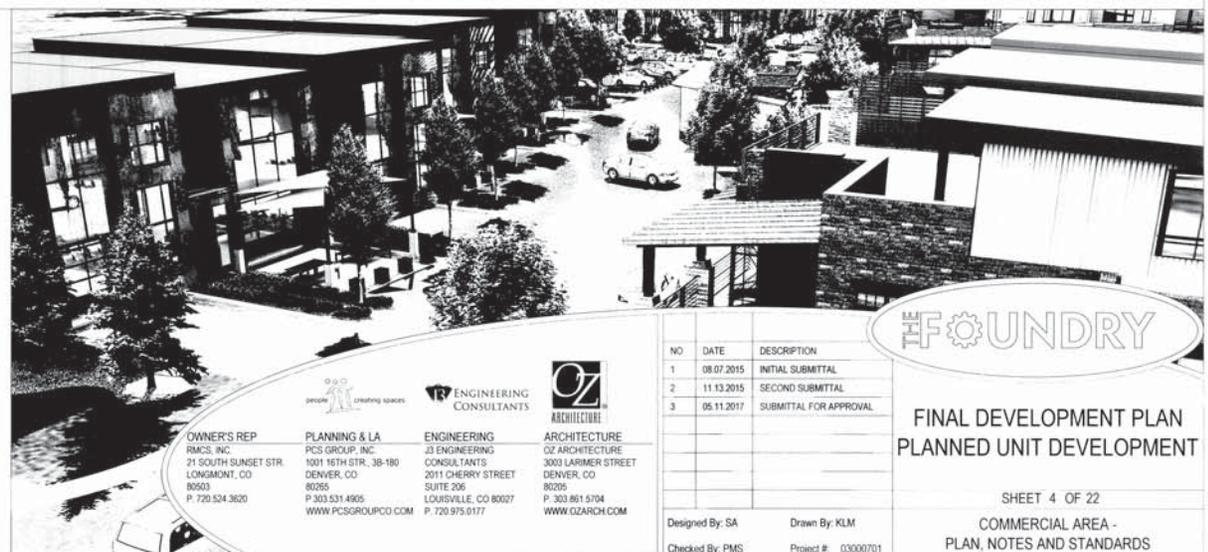
BULK AND DIMENSION STANDARDS

	COMMERCIAL
MIN. LOT AREA	1,500 SF
MIN. LOT WIDTH	30'
MAX. LOT COVERAGE	NA
BUILDING SETBACKS¹¹	
MIN. FRONT YARD SETBACK (PRINCIPAL USES)	0'
MIN. SIDE YARD SETBACK ¹ (PRINCIPAL USES)	0'
MIN. SIDE YARD SETBACK (ACCESSIBLE USES)	0'
MIN. REAR YARD SETBACK (PRINCIPAL USES)	5'
MIN. REAR YARD SETBACK (ACCESSORY USES)	0'
SETBACK FROM HWY 42 ROW	PARKING: 20' BUILDING: 10'
SETBACK FROM COLLECTOR STREET ROW	PARKING: 10' BUILDING: 10'
SETBACK FROM LOCAL STREET ROW	NA
SETBACK FROM GREEN WAYS AND OPEN SPACE	PARKING: 0' BUILDING: 0'
MIN. BUILDING SEPARATION	10'
MAX. BUILDING HEIGHT	
PRINCIPAL USES ¹	35'
ACCESSORY USES ¹	20'

¹¹ IF FEE SIMPLE LOTS ARE CREATED WITHIN BUILDINGS, THERE IS NO SETBACK REQUIREMENT BETWEEN INTERNAL UNITS.
¹ NO MAXIMUM BUILDING SETBACKS ARE REQUIRED.
¹ CORNICE, CANOPY, EAVE, PATIO, FIRE PLACE, WING WALL OR SIMILAR ARCHITECTURAL FEATURE MAY EXTEND 3 FEET INTO A REQUIRED SETBACK.

GENERAL NOTES - COMMERCIAL AREA

1. THE COMMERCIAL AREA IS INTENDED TO ACCOMMODATE COMMERCIAL / OFFICE USES, RETAIL AND RESTAURANT USES AND TO ALLOW RESIDENTS OPPORTUNITIES TO WALK SHORT DISTANCES TO WORK, SHOP, OR RECREATE AT THE NEIGHBORHOOD LEVEL ENJOYING THE USES ALLOWED WITH IN STEEL RANCH.
2. USES ALLOWED BY RIGHT: RESTAURANTS, COFFEE SHOPS, CHILD AND DAYCARE FACILITIES, GYMNASIUMS AND FITNESS CENTERS, RETAIL, SALES, PERSONAL SERVICE SHOPS, MEDICAL CLINICS, SMALL ANIMAL VETERINARY CLINICS AND OTHER USES COMPATIBLE WITH THE ABOVE. ALLOWED USES INCLUDE THOSE APPROVED PER THE GDP 3RD AMENDMENT. ALL USES PER CITY OF LOUISVILLE CODE 17.72.090 ARE ALLOWED, WITH THE EXCLUSION OF THE FOLLOWING USES: AUTO SALES, MAJOR AUTOMOTIVE REPAIRS, INCLUDING PAINTING AND AUTO BODY AND TRANSPORTATION TERMINALS.
3. MAXIMUM BUILDING HEIGHT IS 35'. BUILDING HEIGHT SHALL BE MEASURED FROM THE AVERAGE FINISH GRADE TO THE RIDGELINE OF THE ROOF PER CITY MUNICIPAL CODE.
4. REFER TO THE SUBDIVISION AGREEMENT FOR DELINEATION OF MAINTENANCE RESPONSIBILITIES.
5. BUILDINGS MAY BE BUILT AT ONE, TWO, OR THREE STORY HEIGHTS, OR COMBINATIONS THEREOF, SUBJECT TO THE MAXIMUM BUILDING HEIGHT REQUIREMENTS.
6. THE COMMERCIAL AREA MAY HAVE ADDITIONAL CONDITIONS, COVENANTS AND RESTRICTIONS (CCRS) TO BE DEVELOPED BY THE FOUNDRY'S COMMERCIAL OWNERS ASSOCIATION (T.F.C.O.A.).
7. REFER TO OWNERSHIP AND USE SUMMARY TABLE WITHIN THIS DOCUMENT FOR TRACT OWNERSHIP AND GENERAL MAINTENANCE INFORMATION.
8. LANDSCAPE ILLUSTRATIONS DEPICTED WITHIN THIS SHEET ARE CONCEPTUAL IN NATURE AND MAY BE REVISED WITHIN THE CONSTRUCTION DOCUMENTS AS LONG AS THE LANDSCAPE PLAN IS IN COMPLIANCE WITH THE COMMERCIAL DEVELOPMENT DESIGN STANDARDS AND GUIDELINES (CDDSG) AND THE VARIANCE HERE IN.
9. SITE SPECIFIC BULK AND DIMENSION STANDARDS ON THIS SHEET SHALL GOVERN DEVELOPMENT OF THE COMMERCIAL AREA.
10. TRASH ENCLOSURE LOCATIONS WILL BE FINALIZED AND COORDINATED DURING THE CONSTRUCTION DOCUMENT PHASE.
11. LIGHTING CONFIGURATION, DESIGN FIXTURES TYPES, ETC AS DEPICTED HEREIN IS SUBJECT TO FURTHER ANALYSIS DESIGN AND AVAILABILITY AND AS SUCH MAY VARY FROM THE FINAL PUD TO FINAL CONSTRUCTION DOCUMENTS.
12. ACCESSIBLE SIDEWALKS AND PEDESTRIAN WAYS SHALL BE PROVIDED THAT MEET ADA STANDARDS FOR RUNNING SLOPE AND CROSS SLOPE.
13. ENTRY MONUMENTS, PROJECT IDENTITY AND WAY FINDING SIGNAGE ARE CONCEPTUAL IN NATURE AT THE LOCATIONS DEPICTED WITHIN THIS DEVELOPMENT PLAN. FINAL LOCATIONS SHALL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PROCESS BUT SHALL CONFORM TO THE STANDARDS WITHIN THIS DEVELOPMENT PLAN.
14. BLOCKS AND TRACTS DO NOT CONSTITUTE A FIRM DELINEATION OF PARKING AND SHALL BE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL USES.
15. THE ALIGNMENT OF THE SIDE WALK AT THE INTERSECTION OF HIGHWAY 42 AND PASCHAL DRIVE TO THE SUMMIT VIEW DRIVE INTERSECTION IS CONCEPTUAL DUE TO EXISTING UTILITIES AND WILL BE FURTHER REFINED WITHIN THE CONSTRUCTION DOCUMENTS.



**FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT**

SHEET 4 OF 22

COMMERCIAL AREA -
PLAN, NOTES AND STANDARDS

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
Checked By: PMS
Drawn By: KLM
Project #: 03000701

OWNER'S REP
RMCS, INC.
21 SOUTH SUNSET STR.
LONGMONT, CO
80503
P. 720.524.3620

PLANNING & LA
PCS GROUP, INC.
1001 16TH STR, 3B-180
DENVER, CO
80202
P. 303.531.4905
WWW.PCSGROUP.CO

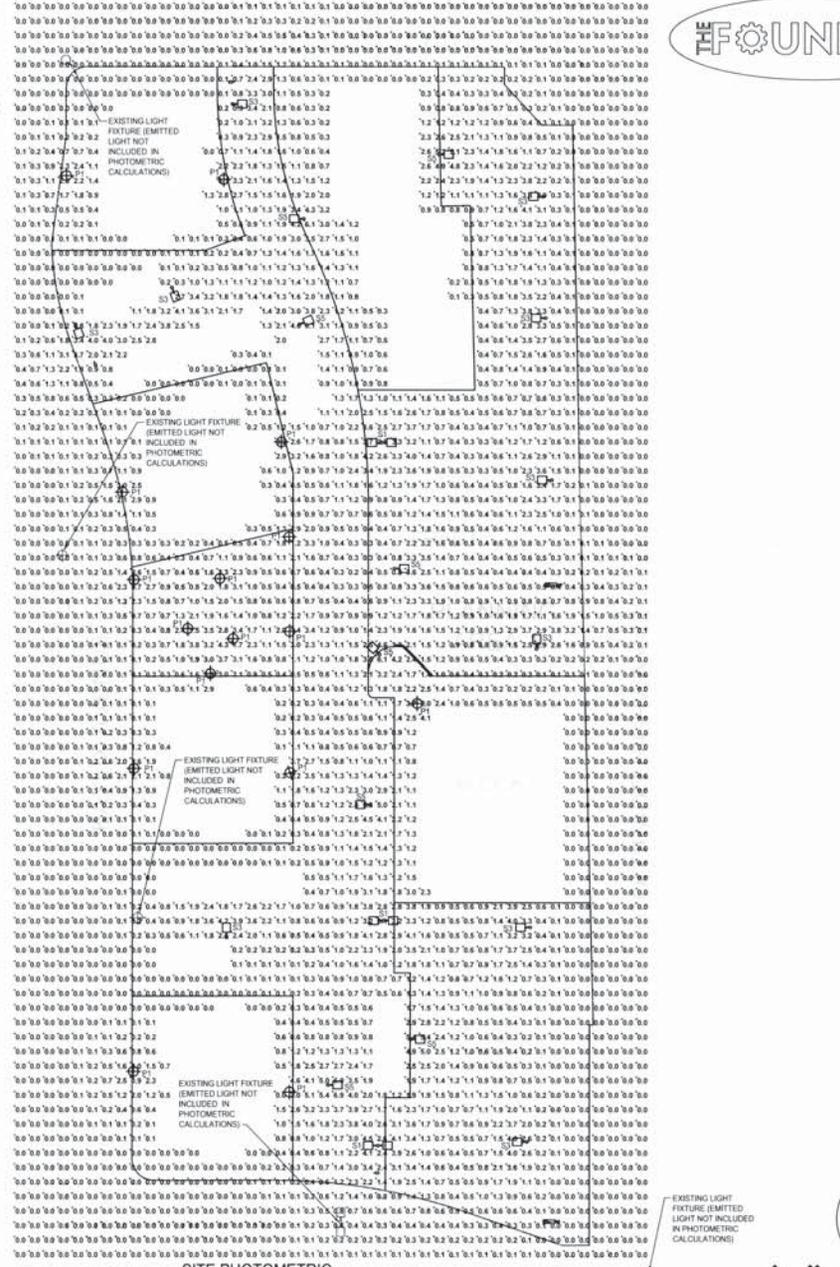
ENGINEERING
J3 ENGINEERING
CONSULTANTS
2011 CHERRY STREET
SUITE 206
LOUISVILLE, CO 80027
P. 720.975.0177

ARCHITECTURE
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO
80205
P. 303.861.5704
WWW.OZARCH.COM

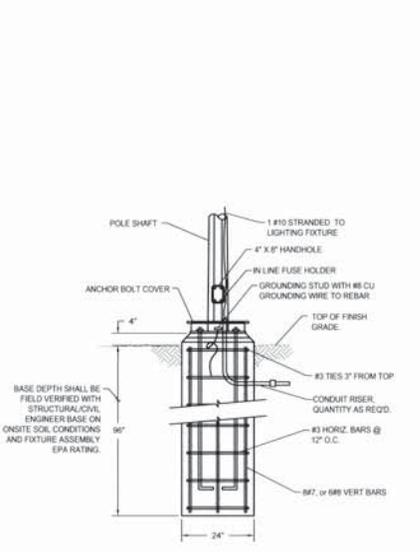


FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

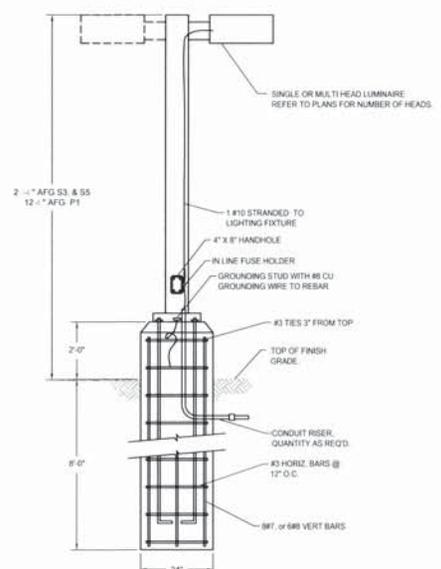
Unofficial Copy



1 SITE PHOTOMETRIC
SCALE: 1" = 40' 0"



1 POLE BASE DETAIL (LANDSCAPE)
NO SCALE



1 POLE BASE DETAIL (PARKING)
NO SCALE

LUMINAIRE SCHEDULE table with columns: KEY, DESCRIPTION, MFR. & CAT. NO., LAMP, VOLTS, MOUNTING INFORMATION, NOTE, MAX. WATT.

OWNER'S REP, PLANNING & LA, ENGINEERING CONSULTANTS, ARCHITECTURE logos and contact information.



FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 5 OF 22

Revision table with columns: NO, DATE, DESCRIPTION.

Designed By: SA, Checked By: PMS, Drawn By: KLM, Project #: 03000701

SITE PHOTOMETRIC



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy

WP9SE Small electronic
KIM LIGHTING
Type:
Catalog number:
Specifications
Housing
Electronic Ballast Module
Support Arm
Lighting and Ratings

1a FIXTURE TYPE S1, S3 AND S5
SCALE: NONE

WP9SE Small electronic
KIM LIGHTING
Standard Features
Mounting
Horizontal Lamp
Light Distribution

1b FIXTURE TYPE S1, S3 AND S5
SCALE: NONE

WP9SE Small electronic
KIM LIGHTING
Optional Features
Electrical Module
Lamp
Finish

1c FIXTURE TYPE S1, S3 AND S5
SCALE: NONE

Saturn 3 selux
Project:
Type:
Qty:
Series Optics Mounting Lamping Finish Voltage Options
Series Optics Mounting Lamping Finish Voltage Options

2 FIXTURE TYPE P1
SCALE: NONE

OWNER'S REP: RMCS, INC.
PLANNING & LA: PCS GROUP, INC.
ENGINEERING: J3 ENGINEERING CONSULTANTS
ARCHITECTURE: OZ ARCHITECTURE
FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
SHEET 6 OF 22
LIGHTING DETAILS

FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



SUGGESTED PLANT PALETTE

Table with 2 columns: BOTANICAL NAME and COMMON NAME. Lists various plant species such as Acer, Quercus, and Prunus.

LEGEND



GENERAL NOTES:

- 1. FINAL CONSTRUCTION DOCUMENTS SHALL CONFORM TO THE REQUIREMENTS OUTLINED WITHIN THIS PUD SUBMITTAL.
2. LANDSCAPE PLANS ARE SCHEMATIC IN NATURE AND SUBJECT TO MODIFICATION...
3. LOCATION OF LANDSCAPE PLANTINGS MAY BE ALTERED TO PROVIDE ADEQUATE CLEARANCE FROM THE FINAL LOCATION OF UNDERGROUND UTILITIES...
4. GRASS AREAS DESIGNATED AS IRRIGATED TURF SHALL BE SEEDED OR SOODED WITH A DROUGHT TOLERANT GRASS MIXTURE.
5. DECIDUOUS TREES WILL BE 2 1/2" CALIPER MINIMUM. EVERGREEN TREES WITH BE 6"-8" HT. MINIMUM.
6. SHRUBS (DECIDUOUS AND EVERGREEN) WILL BE 5 GALLON MINIMUM.
7. MECHANICAL DEVICES AT GRADE SHALL BE SCREENED WITH LANDSCAPE MATERIAL.
8. FOR TREES PLANTED WITHIN 5 FEET OF PUBLIC STREETS AND WALKS ROOT BARRIER IS REQUIRED.
9. ALL LANDSCAPING WITHIN THE DIRECTLY ADJACENT STATE HIGHWAY 42, PASCHAL, SUMMIT VIEW, AND KAYLIX DRIVE ROW SHALL BE MAINTAINED BY THE HOA.
10. ALL SNOW REMOVAL FROM PUBLIC WALKS / TRAIL ADJACENT THE DEVELOPMENT SHALL BE PROVIDED BY THE HOA.

LANDSCAPE REQUIREMENTS

- 1. THE LANDSCAPE STANDARDS OUTLINED BELOW SUPERCEDE ANY LANDSCAPE REQUIREMENTS FROM PREVIOUS PUD SUBMITTALS AND ARE SPECIFIC TO THE FOUNDRY.
2. EACH PAD SITE SHOULD AVERAGE 10% LANDSCAPE AREA AND 10% FOR THE OVERALL PARCEL OF GROUND.
3. LANDSCAPED AREAS, INCLUDING AREAS WITHIN PRIVATE STREETS, SHALL BE PRIVATELY MAINTAINED BY THE FOUNDRY'S OWNERS ASSOCIATION.
4. WHEEL STOPS OR BUMPER CURBS WILL BE PROVIDED AS REQUIRED TO PROTECT SIDEWALKS, STRUCTURES, AND PLANTERS FROM EXCESSIVE VEHICULAR DAMAGE.
5. INTERNAL LANDSCAPING - A MINIMUM OF FIVE PERCENT (5%) OF THE REQUIRED LANDSCAPE AREA SHOULD BE ALLOCATED TOWARDS BUILDING (OR FOUNDATION) LANDSCAPING. THIS SHOULD BE DRIP IRRIGATED AND XERIC IN NATURE. BUILDING LANDSCAPING PRIORITIES ARE THOSE THAT FACE THE PUBLIC RIGHT-OF-WAY.
6. LOCAL STREETS - ONE TREE PER 40 LINEAR FEET ADJACENT TO OFF STREET PARKING AREAS (WITH THE EXCEPTION OF EASEMENTS OR OTHER OBSTRUCTIONS).
7. COMMON AREAS - ONE TREE AND THREE SHRUBS PER 2,000 SQUARE FEET OF SOFTSCAPE OR A COMBINATION THEREOF AS AGREED UPON WITH THE PLANNING DEPARTMENT.

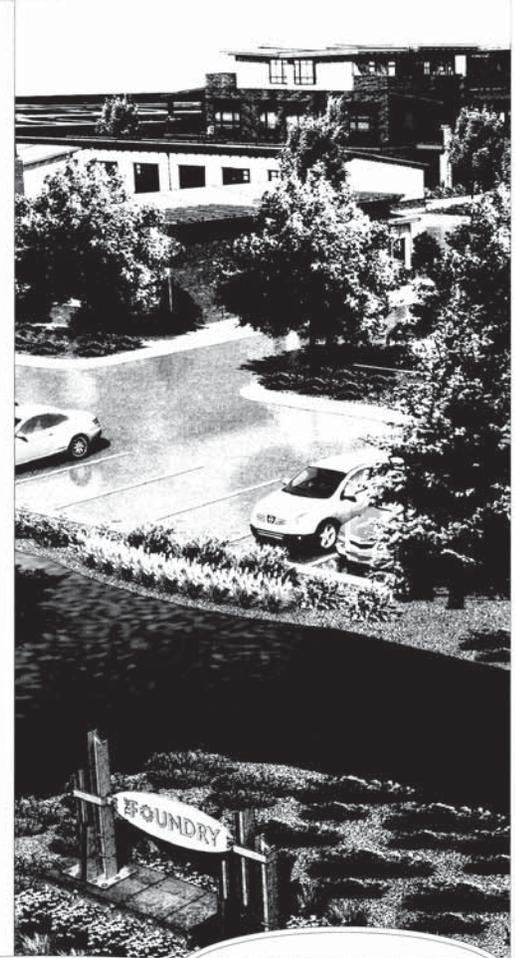
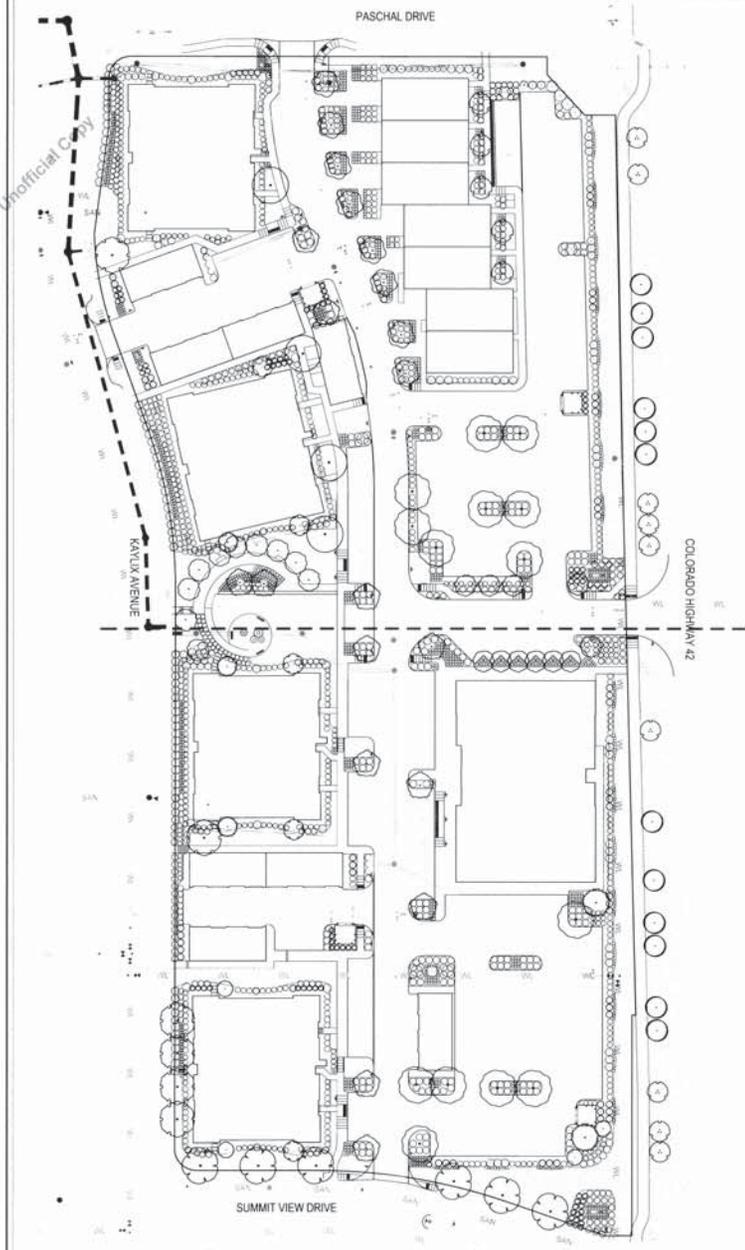


Table with 3 columns: NO, DATE, DESCRIPTION. Shows submission history from 08.07.2015 to 05.11.2017.

FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 7 OF 22

MASTER LANDSCAPE PLAN

Designed By: SA
Checked By: PMS

Drawn By: KLM
Project #: 03000701

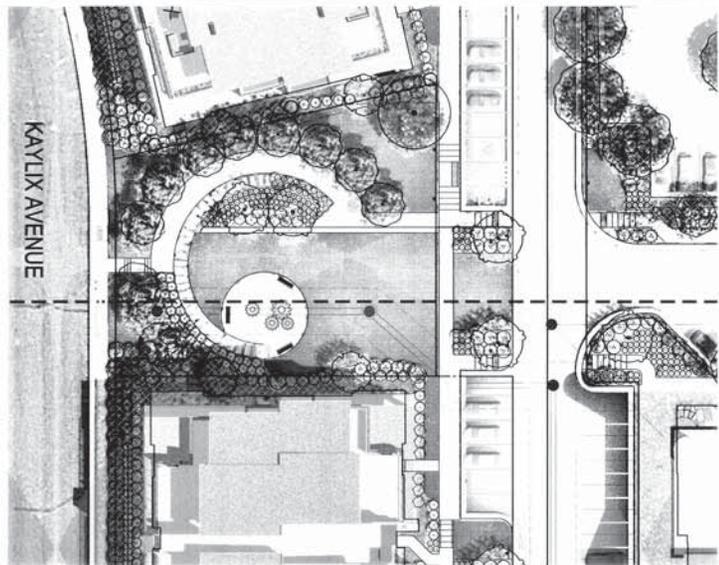
OWNER'S REP: RMCS, INC.
PLANNING & LA: PCS GROUP, INC.
ENGINEERING: J3 ENGINEERING CONSULTANTS
ARCHITECTURE: OZ ARCHITECTURE

1 MASTER LANDSCAPE PLAN





FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- LEGEND
- EMPTY TREE
 - PLANTING TREE
 - PERENNIAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB
 - ORNAMENTAL SHRUB
 - GRASS
 - SAND
 - MULCH
 - NATIVE BED

1 GREENWAY / PEDESTRIAN AMENITY



OWNER'S REP
RMC3, INC.
21 SOUTH SUNSET STR.
LONGMONT, CO
80503
P. 720.524.3620

PLANNING & LA
PCS GROUP, INC.
1001 16TH STR., 3B-180
DENVER, CO
80202
P. 303.531.4505
WWW.PCSGROUP.CO

ENGINEERING
J3 ENGINEERING
CONSULTANTS
2011 CHERRY STREET
SUITE 206
LOUISVILLE, CO 80027
P. 720.975.0177

ARCHITECTURE
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO
80205
P. 303.861.5704
WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA Drawn By: KLM
Checked By: PMS Project #: 03000701



FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 8 OF 22

LANDSCAPE ENLARGEMENT

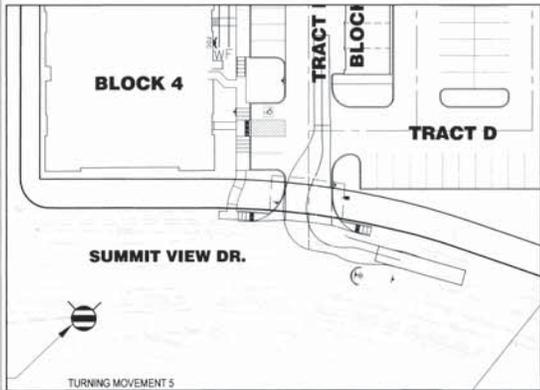
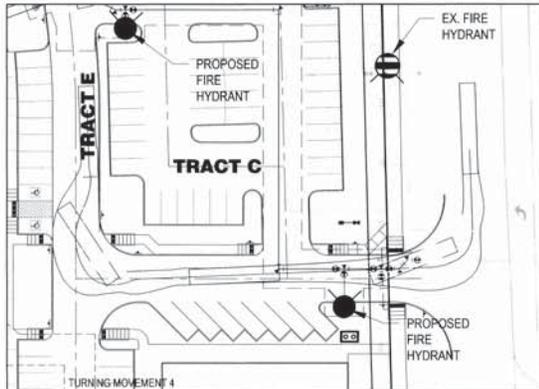
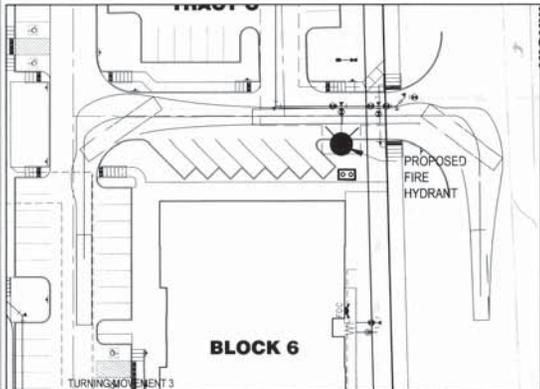
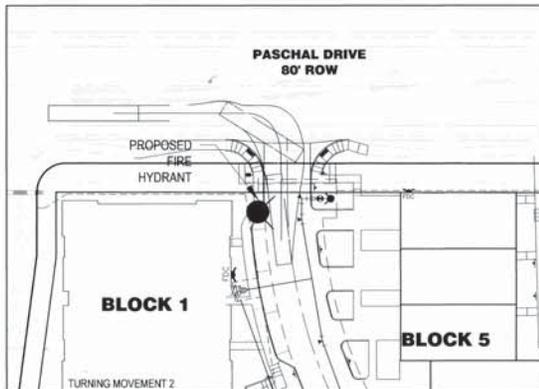
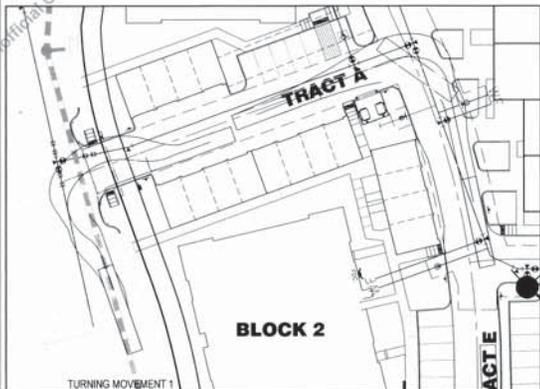


EMERGENCY VEHICLE TURNING MOVEMENTS
SCALE: 1" = 30'



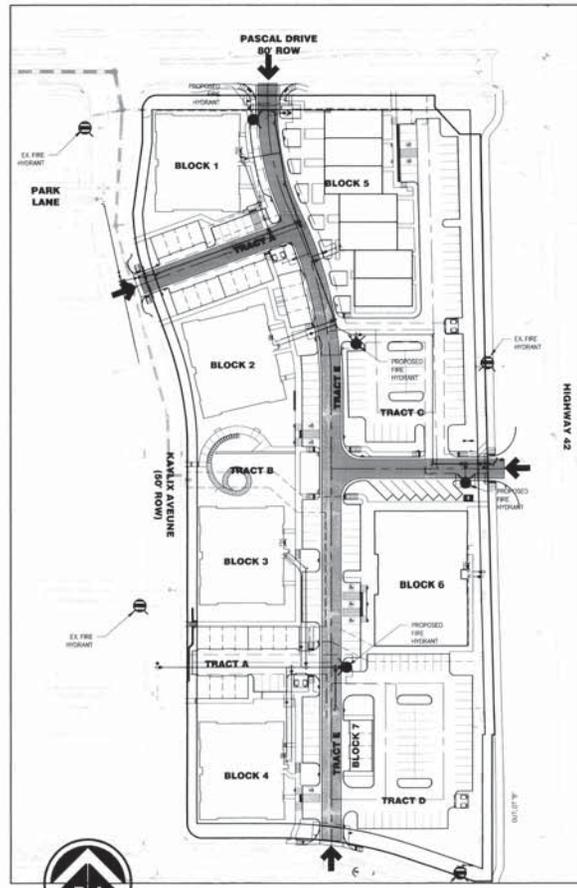
FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

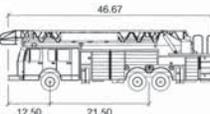


LEGEND

- 20' WIDTH EMERGENCY VEHICLE ACCESS ROUTE
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- ANTICIPATED, FUTURE ACCESS POINT



EMERGENCY VEHICLE ACCESS PLAN
SCALE: 1" = 60'



LOUISVILLE TRUCK 17

feet

- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 5.00
- Steering Angle : 45.00



- NOTES:**
1. THE CITY OF LOUISVILLE TRUCK WAS EVALUATED UTILIZING THE PROGRAM AUTOTURN FOR ALL ROADS DEPICTED IN GRAY. THOSE AREAS ACCOMMODATE THIS VEHICLE.
 2. FIRE HYDRANTS DEPICTED ARE TO PROVIDE THE REQUIRED COVERAGE TO THE SITE. FINAL LOCATION OF THE FIRE HYDRANTS SHALL BE DETERMINED WITHIN THE CONSTRUCTION DOCUMENTS.

<p>OWNER'S REP RMCs, INC. 21 SOUTH SUNSET STR. LONGMONT, CO 80503 P. 720.524.3620</p>	<p>PLANNING & LA PCS GROUP, INC. 1001 16TH STR., 3B-180 DENVER, CO 80265 P. 303.531.4905 WWW.PCSGROUP.CO</p>	<p>ENGINEERING J3 ENGINEERING CONSULTANTS 2011 CHERRY STREET SUITE 206 LOUISVILLE, CO 80027 P. 720.975.0177</p>	<p>ARCHITECTURE OZ ARCHITECTURE 3003 LARIMER STREET DENVER, CO 80205 P. 303.861.5704 WWW.OZARCH.COM</p>
--	---	--	--

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA Drawn By: KLM
Checked By: PMS Project #: 03000701

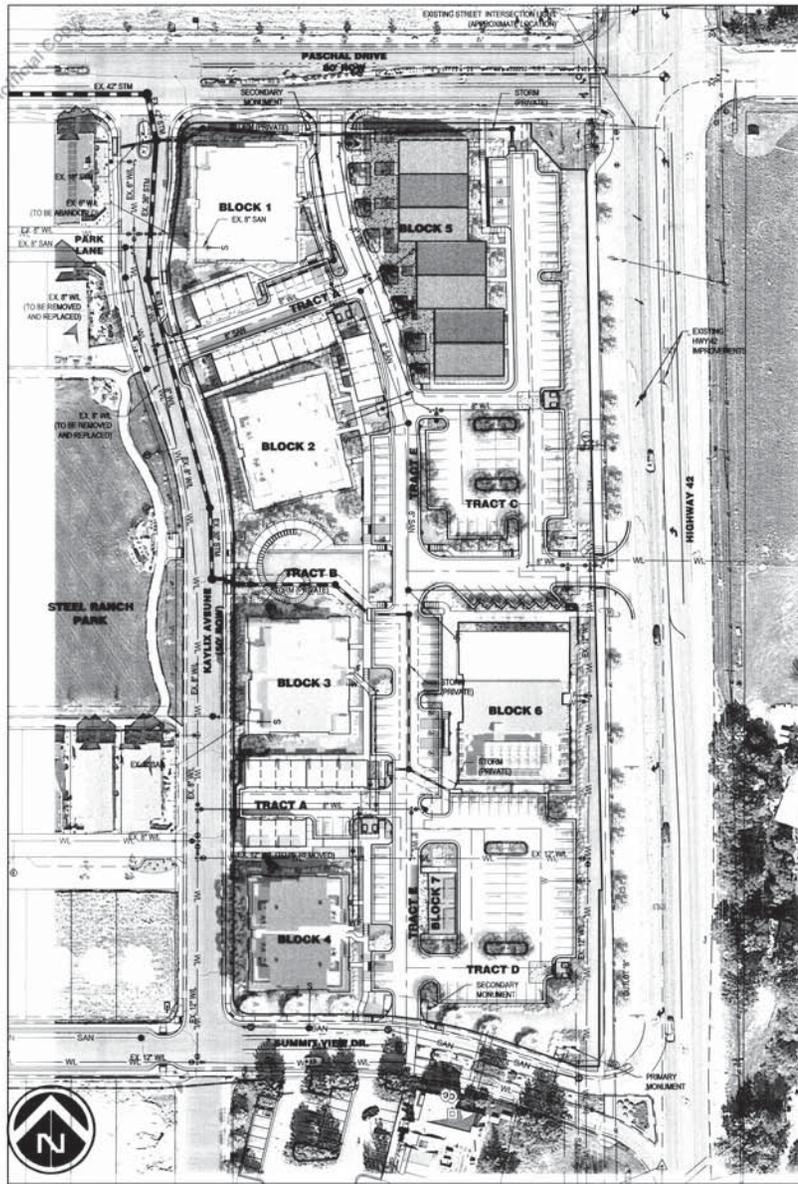


FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 9 OF 22
EMERGENCY VEHICLE ACCESS PLAN AND
TURNING MOVEMENT DETAILS



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



GENERAL HORIZONTAL PUBLIC IMPROVEMENT NOTES

PUBLIC HORIZONTAL IMPROVEMENTS FOR THE PROPERTY WILL BE CONSTRUCTED TO SERVICE THE PLANNING AREAS OF THE PROJECT. THIS PLAN IS NOT MEANT TO DICTATE THE PHASING ASSOCIATED WITH THIS PROJECT BEYOND WHAT IS STATED IN THESE NOTES. THE PUBLIC HORIZONTAL IMPROVEMENTS INCLUDE THE FOLLOWING:

- 1) PASCAL DRIVE ALONG THE NORTHERN BOUNDARY IS EXISTING AND ALL REQUIRED IMPROVEMENTS ON THIS ROAD WERE PREVIOUSLY MET WITH THE STEEL RANCH (TACCOA) DEVELOPMENT.
2) KAYLIX AVENUE ALONG THE WESTERN BOUNDARY IS EXISTING AND ALL REQUIRED IMPROVEMENTS ON THIS ROAD WERE PREVIOUSLY MET WITH THE STEEL RANCH (TACCOA) DEVELOPMENT.
3) COLORADO HIGHWAY 42 ALONG THE EASTERN BOUNDARY IS EXISTING AND WILL SERVICE THE DEVELOPMENT THROUGH A PROPOSED RIGHT IN/RIGHT OUT ACCESS POINT.
4) THE SANITARY SEWER LOCATED WITHIN KAYLIX AVENUE IS EXISTING AND SHALL SERVICE THE PROJECT.
5) THE WATER LINE LOCATED WITHIN KAYLIX AVENUE AND RUNNING EASTWEST WITHIN THE SOUTH THIRD PORTION OF THE DEVELOPMENT AND ADJACENT TO THE WEST HIGHWAY 42 ROW ARE EXISTING. THE EXISTING WATERLINE MAY BE REALIGNED WITH THE PHASED DEVELOPMENT. HOWEVER, PHASES MUST HAVE TWO POINTS OF CONNECTION AND MAY ROUTE THROUGH THE PROPERTY TO ALLOW FOR THE INDEPENDENT DEVELOPMENT OF PLANNING AREAS.
6) ON-SITE STORM SEWER IS REQUIRED TO SERVICE THE DEVELOPMENT. OFF-SITE, WATER QUALITY POND 1 AND REGIONAL DETENTION POND X ARE EXISTING AND WERE SIZED ANTICIPATING THE PROJECT DEVELOPMENT. ALL ON-SITE STORM SEWER FACILITIES SHOWN ARE PRIVATELY OWNED AND MAINTAINED.
7) PHASING OF THE DEVELOPMENT MAY OCCUR IN ANY ORDER AND IS NOT LIMITED EXCEPT AS REQUIRED TO PROVIDE A LOOPED WATER SERVICE, SANITARY SERVICE, TWO POINTS OF EMERGENCY ACCESS AND THAT NO 'DEAD END' LONGER THAN 500' WITHOUT A SECONDARY EMERGENCY ACCESS SHALL OCCUR.
8) NO OFF-SITE REGIONAL IMPROVEMENTS ARE ANTICIPATED TO BE REQUIRED WITH THIS DEVELOPMENT BEYOND THE PREVIOUSLY AGREED TO HIGHWAY 42 WEST SIDEWALK AND LANDSCAPING FROM PASCAL DRIVE TO SUMMIT VIEW DRIVE. AS CONCEPTUALLY DEPICTED WITHIN THIS PLAN, THESE IMPROVEMENTS ARE TO BE CONSTRUCTED IN CONCERT WITH PLANNING AREA 1.
9) RETAINING WALLS MAY BE REQUIRED TO ACCOMMODATE SITE GRADING AND SHALL BE ALLOWED.

HORIZONTAL IMPROVEMENT NOTES

- RESIDENTIAL AREA
1. THE EXISTING WATER, SANITARY SEWER AND STORM SEWER STUBS ADJACENT TO BLOCK 1 & BLOCK 3 SHALL BE EXTENDED TO SERVICE THE DEVELOPMENT.
2. THE STORM SEWER STUB ADJACENT TO TRACT B SHALL BE EXTENDED TO SERVICE THE DEVELOPMENT.
* NOTE: ON-SITE HORIZONTAL PUBLIC IMPROVEMENTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON THE APPROVED CONSTRUCTION PLANS.

HORIZONTAL IMPROVEMENT NOTES

- COMMERCIAL/RETAIL AREA
1. WATER AND FIRE SERVICES WILL BE VIA THE EXISTING 8" MAIN IN KAYLIX AVENUE OR VIA EXTENDING THE MAIN ON SITE. SHOULD A MAIN EXTENSION BE UTILIZED, THE LOCATIONS OF SERVICES AND MANNING ARE SUBJECT TO CITY REVIEW AND APPROVAL.
2. ONE STREET LIGHT AT THE PROPOSED HIGHWAY 42 ACCESS WILL BE CONSTRUCTED AT THE TIME OF THE ACCESS.
3. THE LANDSCAPING (WEST OF THE WALK) AND SIDEWALK IMPROVEMENTS ADJACENT TO HIGHWAY 42 WILL BE CONSTRUCTED CONCURRENTLY WITH THE BUILD-OUT OF PLANNING AREA 1.
4. A RIGHT IN / RIGHT OUT ACCESS ONTO HIGHWAY 42 IS PROPOSED WITHIN OR CONCURRENT WITH PLANNING AREA 1.
* NOTE: ON-SITE HORIZONTAL PUBLIC IMPROVEMENTS ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED ON THE APPROVED CONSTRUCTION PLANS.



HORIZONTAL PUBLIC IMPROVEMENT PLAN
SCALE: 1" = 50'

Logos for PCS GROUP, INC., ENGINEERING CONSULTANTS, and ARCHITECTURE.

Table with 3 columns: NO, DATE, DESCRIPTION. Rows include 08.07.2015 INITIAL SUBMITTAL, 11.13.2015 SECOND SUBMITTAL, 05.11.2017 SUBMITTAL FOR APPROVAL.



FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 10 OF 22

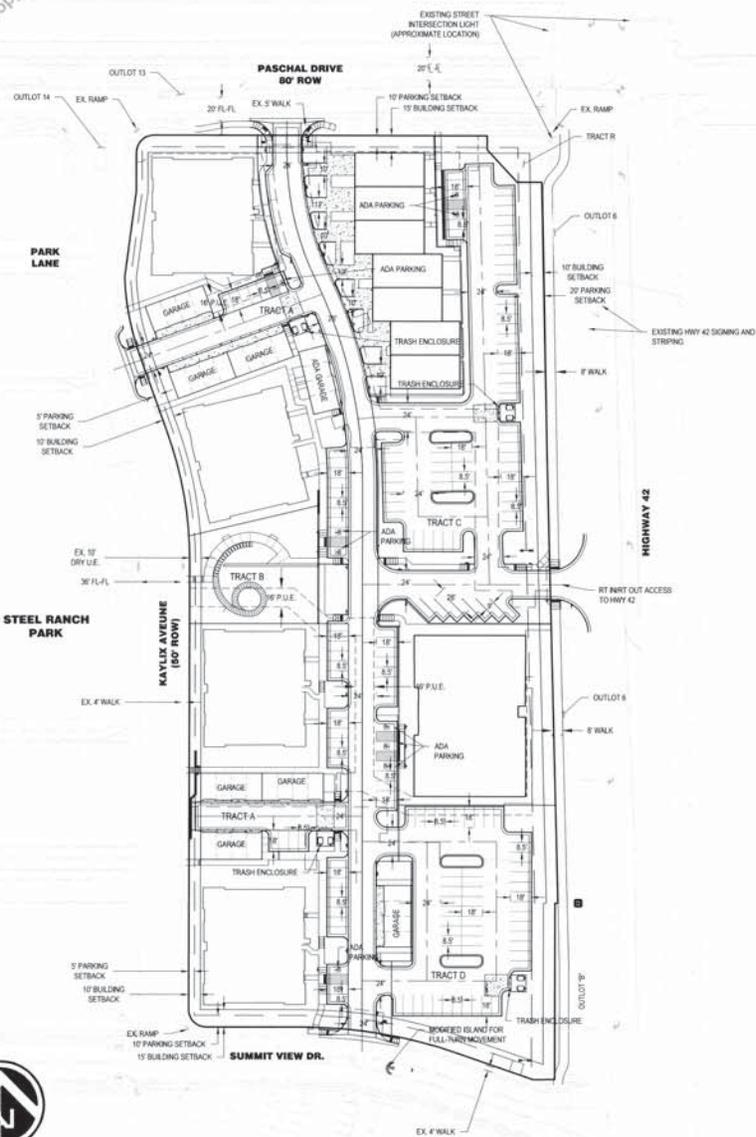
HORIZONTAL PUBLIC IMPROVEMENT PLAN



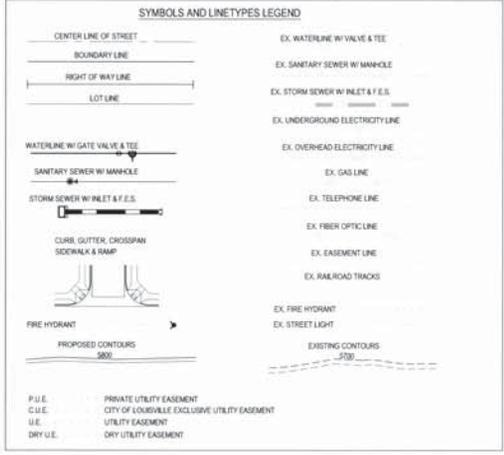
FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy



NOTES: 1. THE HORIZONTAL LAYOUT PRESENTED BY THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE FOUNDARY. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.



HORIZONTAL CONTROL PLAN SCALE: 1" = 50'

Logos for PCS GROUP, INC., ENGINEERING CONSULTANTS, and OZ ARCHITECTURE.

OWNER'S REP: RMCS, INC. 21 SOUTH SUNSET STR. LONGMONT, CO 80503 P. 720.524.3620

PLANNING & LA: PCS GROUP, INC. 1001 16TH STR., 30-180 DENVER, CO 80202 P. 303.531.4905 WWW.PCSGROUPCO.COM

ENGINEERING: JQ ENGINEERING CONSULTANTS 2011 CHERRY STREET SUITE 206 LOUISVILLE, CO 80227 P. 720.975.0177

ARCHITECTURE: OZ ARCHITECTURE 3003 LARIMER STREET DENVER, CO 80205 P. 303.861.5704 WWW.OZARCH.CO

Table with 3 columns: NO, DATE, DESCRIPTION. Rows include 08.07.2015 INITIAL SUBMITTAL, 11.13.2015 SECOND SUBMITTAL, 05.11.2017 SUBMITTAL FOR APPROVAL.



FINAL DEVELOPMENT PLAN PLANNED UNIT DEVELOPMENT

SHEET 11 OF 22

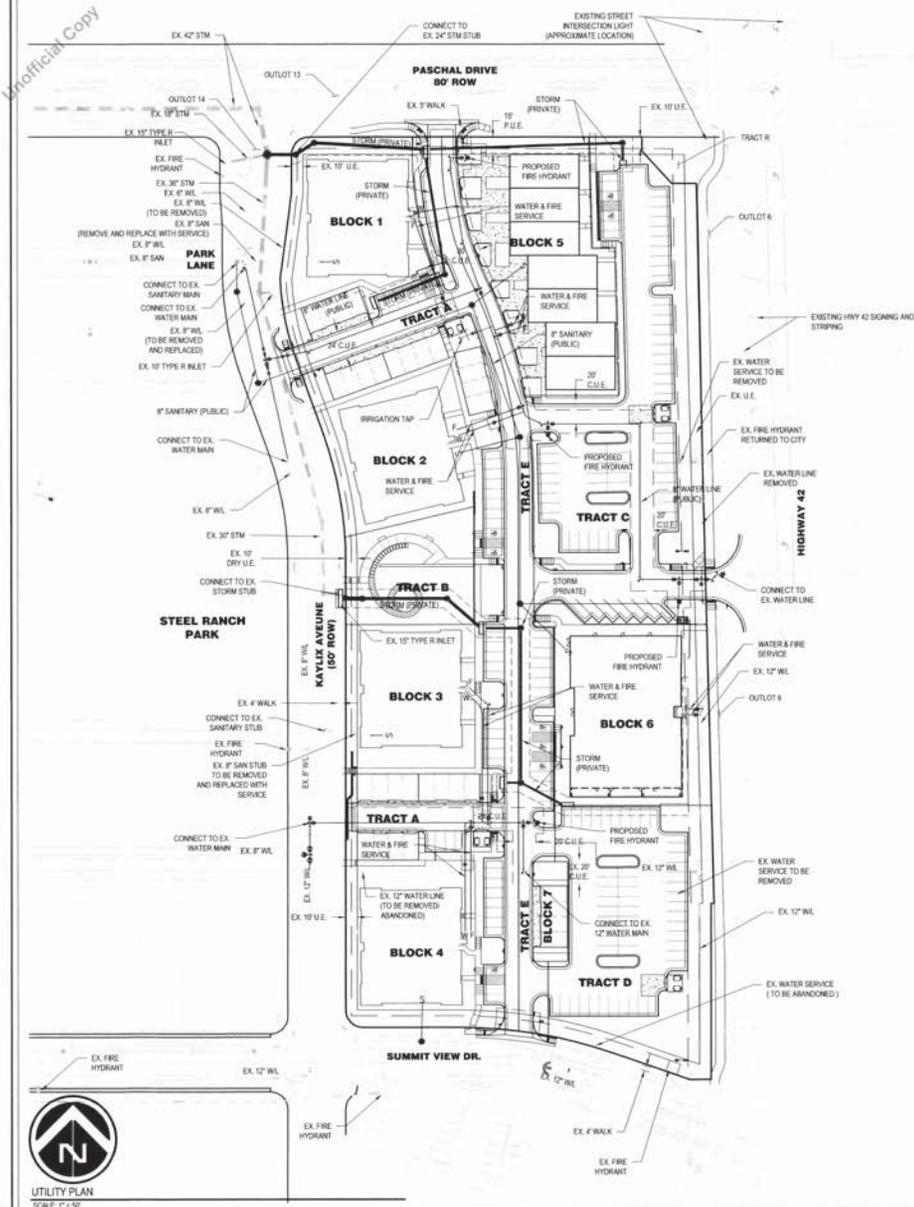
HORIZONTAL CONTROL PLAN

Designed By: SA Checked By: PMS

Drawn By: KLM Project #: 03000701



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- UTILITY NOTES:**
1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE FOUNDRY. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
 2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED OR REMOVED AS A PART OF THIS PROJECT.

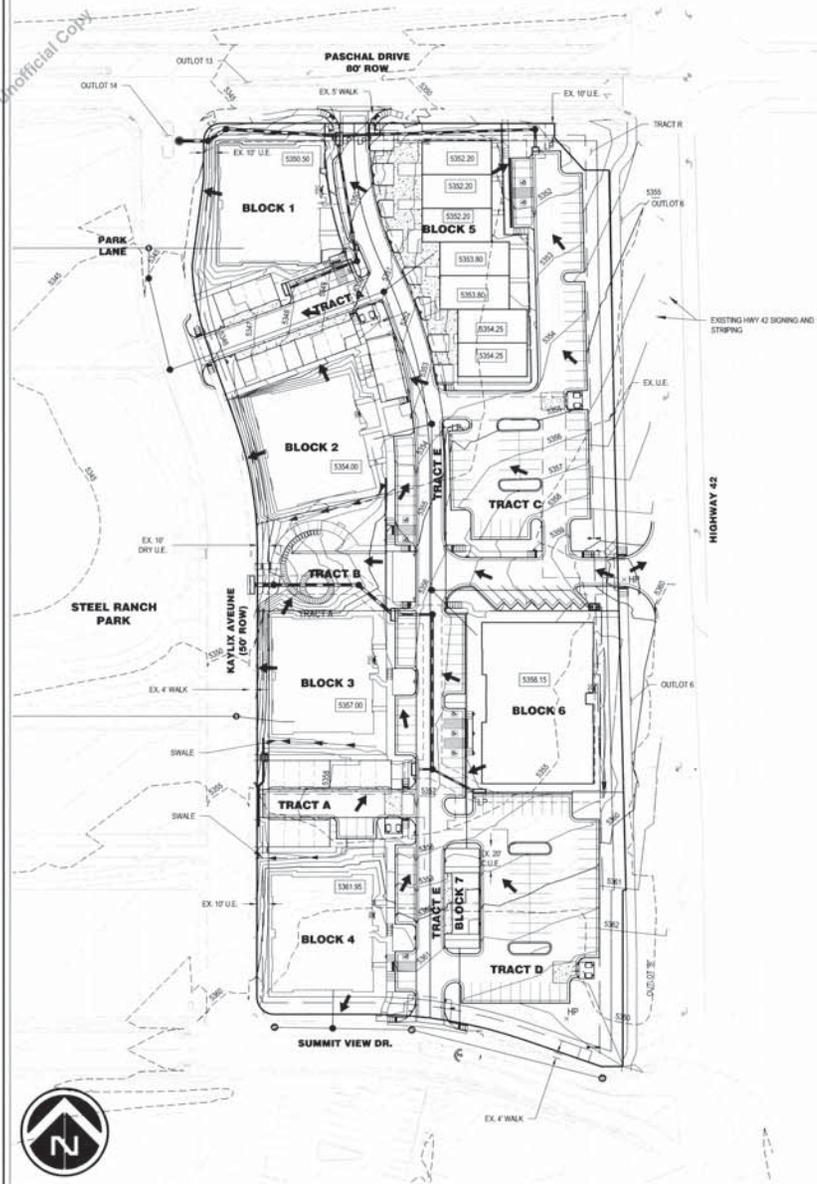
LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- WATERLINE (PUBLIC)
- SANITARY SEWER (PUBLIC)
- PROPOSED STORM (PRIVATE)
- EX. WATERLINE W/ VALVE & TEE
- EX. SANITARY SEWER W/ MANHOLE
- EX. SANITARY SEWER FORCE MAIN
- EX. STORM
- EX. OVERHEAD ELECTRICITY LINE
- EX. DITCH LATERAL
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- OVERHEAD STREET LIGHT
- REINFORCED CONCRETE PIPE
- WATER LINE
- SANITARY SEWER
- UTILITY EASEMENT
- CITY OF LOUISVILLE EXCLUSIVE U.E.
- PRIVATE UTILITY EASEMENT
- DRAINAGE UTILITY EASEMENT
- ACCESS & UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- WATERLINE EASEMENT

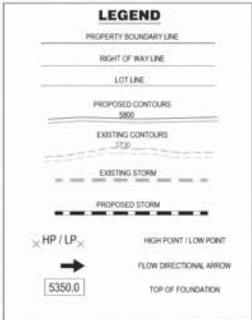




FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



- GRADING NOTES:**
1. THE GRADING PRESENTED IS CONCEPTUAL BUT SHALL BE CONSIDERED AS BASIS FOR SUBSEQUENT GRADING PLANS.
 2. TOP OF FOUNDATION ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHIN THE FINAL APPROVED CONSTRUCTION PLANS.



GRADING PLAN
SCALE: 1"=50'

OWNER'S REP
RMCS, INC.
21 SOUTH SUNSET STR.
LONGMONT, CO 80503
P. 720.524.3620

PLANNING & LA
PCS GROUP, INC.
1001 16TH STR., 3B-190
DENVER, CO 80202
P. 303.531.4905
WWW.PCSGROUPCO.COM

ENGINEERING
J3 ENGINEERING CONSULTANTS
2011 CHERRY STREET SUITE 209
LOUISVILLE, CO 80027
P. 720.975.0177

ARCHITECTURE
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO 80205
P. 303.861.5704
WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
Checked By: PMS

Drawn By: KLM
Project #: 03000701



FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 13 OF 22

GRADING PLAN



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT

A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

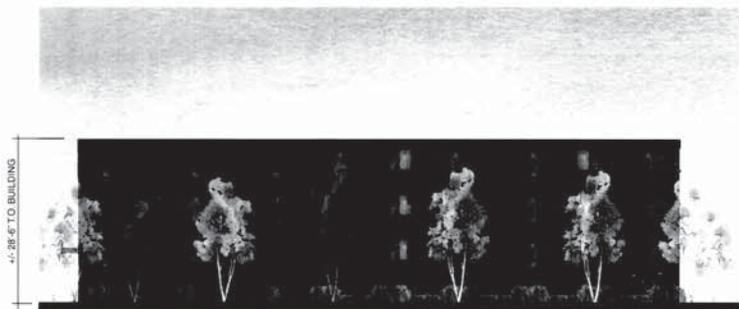
Unofficial Copy



COMMERCIAL IN-LINE FLEX BUILDING - WEST ELEVATION - 1" = 10'-0"



IN-LINE FLEX BUILDING PERSPECTIVE



COMMERCIAL IN-LINE FLEX BUILDING - NORTH ELEVATION - 1" = 10'-0"



IN-LINE FLEX BUILDING PERSPECTIVE

NOTE: ANY MATERIALS & COLORS FROM THE FOUNDRY BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS. MATERIAL AND COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY LEGEND



MATERIAL LEGEND

BRICK 1 - RUNNING BOND	WOOD 1 - VERT OR HORIZ SIDING OR TRIM	METAL PANEL 1 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL	WYNL CLAD WINDOWS
BRICK 2 - RUNNING BOND	WOOD 2 - VERT OR HORIZ SIDING OR TRIM	METAL PANEL 2 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL	ALUM CLAD WOOD WINDOWS
BRICK 3 - RUNNING BOND	WOOD MANSCREEN - VERT OR HORIZ SIDING	METAL PANEL 3 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL	ALUM STONE FRONT WINDOWS
BRICK 4 - RUNNING BOND	CEMENT LAP SIDING 1 OR STUCCO	METAL PANEL 4 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL	POWDER COATED RAILING
STONE VENEER 1	CEMENT LAP SIDING 2 OR STUCCO	METAL PANEL 5 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL	STANDING SEAM METAL SIDING ROOF
STONE VENEER 2	GAU BLOCK OR VENEER	METAL PANEL 6 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL	INSULATED GARAGE DOOR

OWNER'S REP
RMCS, INC.
21 SOUTH SUNSET STR.
LONGMONT, CO
80503
P. 720.524.3620

PLANNING & LA
PCS GROUP, INC.
1301 16TH STR., 3B-180
DENVER, CO
80265
P. 303.531.4905
WWW.PCSGROUP.CO

ENGINEERING
J3 ENGINEERING
CONSULTANTS
2011 CHERRY STREET
SUITE 206
LOUISVILLE, CO 80027
P. 720.975.0177

ARCHITECTURE
OZ ARCHITECTURE
3303 LARIMER STREET
DENVER, CO
80205
P. 303.861.5704
WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL



FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 14 OF 22

Designed By: SA
Checked By: PMS

Drawn By: KLM
Project #: 03000701

ELEVATIONS COMMERCIAL IN-LINE



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy



COMMERCIAL FLEX BUILDING - WEST ELEVATION - 1" = 10'-0"



COMMERCIAL FLEX BUILDING - NORTH ELEVATION - 1" = 10'-0"



COMMERCIAL FLEX BUILDING PERSPECTIVE



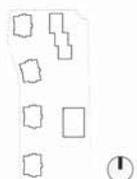
COMMERCIAL FLEX BUILDING PERSPECTIVE



COMMERCIAL FLEX BUILDING PERSPECTIVE

NOTE:
 ANY MATERIALS & COLORS FROM THE FOUNDRY BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS. MATERIAL AND COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY LEGEND



MATERIAL LEGEND

BRICK 1, FLANKING BOND	WOOD 1 - VERT OR HORIZ. SIDING OR TRIM	METAL PANEL 1 - VERT OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	VINYL GLAZ WINDOWS
BRICK 2, FLANKING BOND	WOOD 2 - VERT OR HORIZ. SIDING OR TRIM	METAL PANEL 2 - VERT OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	ALUM GLAZ WOOD WINDOWS
BRICK 3, FLANKING BOND	WOOD RAINSCREEN - VERT OR HORIZ. SIDING	METAL PANEL 3 - VERT OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	ALUM STOREFRONT WINDOWS
BRICK 4, FLANKING BOND	CEMENT LAP SIDING 1 OR STUCCO	METAL PANEL 4 - VERT OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	FIBROXER COATED RAILING
STONE VENEER 1	CEMENT LAP SIDING 2 OR STUCCO	METAL PANEL 5 - VERT OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	STANDING SEAM METAL SIDING/ROOF
STONE VENEER 2	CMU BLOCK OR VENEER	METAL PANEL 6 - VERT OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	INSULATED GARAGE DOOR

OWNER'S REP RMCS, INC. 21 SOUTH SUNSET STR. LONGMONT, CO 80503 P. 720.524.3620	PLANNING & LA PCS GROUP, INC. 1011 16TH STR., 3B-180 DENVER, CO 80265 P. 303.531.4905 WWW.PCSGROUP.CO	ENGINEERING J3 ENGINEERING CONSULTANTS 2011 CHERRY STREET SUITE 206 LOUISVILLE, CO 80027 P. 720.975.0177	ARCHITECTURE OZ ARCHITECTURE 3003 LARIMER STREET DENVER, CO 80205 P. 303.861.5704 WWW.OZARCH.CO
--	--	--	--

NO	DATE	DESCRIPTION
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
 Checked By: PMS

Drawn By: KLM
 Project #: 03000701



**FINAL DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT**

SHEET 16 OF 22
 ELEVATIONS COMMERCIAL FLEX



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy



COMMERCIAL FLEX BUILDING - EAST ELEVATION - 1" = 10'-0"



COMMERCIAL FLEX BUILDING PERSPECTIVE



COMMERCIAL FLEX BUILDING - SOUTH ELEVATION - 1" = 10'-0"



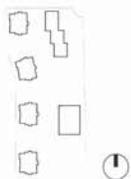
COMMERCIAL FLEX BUILDING PERSPECTIVE



COMMERCIAL FLEX BUILDING PERSPECTIVE

NOTE:
 ANY MATERIALS & COLORS FROM THE FOUNDRY BUILDING MATERIAL
 PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION
 PROCESS. MATERIAL AND COLOR ASSIGNMENT WILL BE FINALIZED IN
 SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY LEGEND



MATERIAL LEGEND

- BRICK 1, RUNNING BOND
- BRICK 2, RUNNING BOND
- BRICK 3, RUNNING BOND
- BRICK 4, RUNNING BOND
- STONE VENEER 1
- STONE VENEER 2
- WOOD 1 - VERT OR HORIZ SIGNED OR TRIM
- WOOD 2 - VERT OR HORIZ SIGNED OR TRIM
- WOOD HANDSCREEN - VERT OR HORIZ SIGNED
- CEMENT LAP SIDING 1 OR STUCCO
- CEMENT LAP SIDING 2 OR STUCCO
- CMU BLOCK OR VENEER
- METAL PANEL 1 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL
- METAL PANEL 2 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL
- METAL PANEL 3 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL
- METAL PANEL 4 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL
- METAL PANEL 5 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL
- METAL PANEL 6 - VERT OR HORIZ CORRUGATED METAL SIDING OR METAL PANEL
- VINYL CLAD SIDING
- ALUM CLAD WOOD WINDOWS
- ALUM STOREFRONT WINDOWS
- POWDER COATED PAINTING
- STANDING SEAM METAL SIDING/ROOF
- INSULATED GARAGE DOOR

OWNER'S REP
 RMCS, INC.
 21 SOUTH SUNSET STR.
 LONGMONT, CO
 80503
 P. 720.524.3620

PLANNING & LA
 PCS GROUP, INC.
 1001 16TH STR., 3B-180
 DENVER, CO
 80205
 P. 303.531.4905
 WWW.PCSGROUP.CO

ENGINEERING
 JJ ENGINEERING
 CONSULTANTS
 2011 CHERRY STREET
 SUITE 206
 LOUISVILLE, CO 80027
 P. 720.975.0177

ARCHITECTURE
 OZ ARCHITECTURE
 3003 LARIMER STREET
 DENVER, CO
 80205
 P. 303.861.5704
 WWW.OZARCH.COM

NO	DATE	DESCRIPTION
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
 Checked By: PMS
 Drawn By: KLM
 Project #: 03000701



**FINAL DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT**

SHEET 17 OF 22

ELEVATIONS COMMERCIAL FLEX



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy



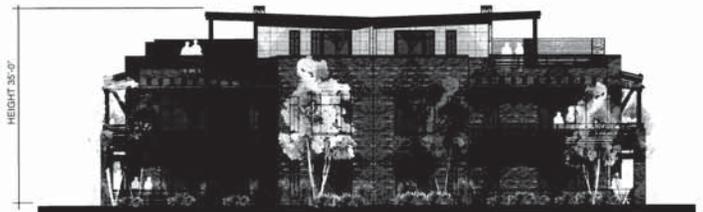
RESIDENTIAL BUILDING A - WEST ELEVATION - 1" = 10'-0"



RESIDENTIAL BUILDING A - SOUTH ELEVATION - 1" = 10'-0"



RESIDENTIAL BUILDING A - EAST ELEVATION - 1" = 10'-0"

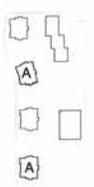


RESIDENTIAL BUILDING A - NORTH ELEVATION - 1" = 10'-0"



NOTE: ANY MATERIALS & COLORS FROM THE FOUNDRY BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS. MATERIAL AND COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY LEGEND



MATERIAL LEGEND



OWNER'S REP
 RMCS, INC.
 21 SOUTH SUNSET STR.
 LONGMONT, CO
 80503
 P. 720.524.3620

PLANNING & LA
 PCS GROUP, INC.
 1001 16TH STR., 3B-180
 DENVER, CO
 80265
 P. 303.531.4905
 WWW.PCSGROUPCO.COM

ENGINEERING
 J3 ENGINEERING
 CONSULTANTS
 2011 CHERRY STREET
 SUITE 206
 LOUISVILLE, CO 80027
 P. 720.975.0177

ARCHITECTURE
 OZ ARCHITECTURE
 3303 LARIMER STREET
 DENVER, CO
 80205
 P. 303.861.5704
 WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
 Checked By: PMS

Drawn By: KLM
 Project #: 03000701



**FINAL DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT**

SHEET 18 OF 22

ELEVATIONS RESIDENTIAL BUILDING A



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy



RESIDENTIAL BUILDING B - WEST ELEVATION - 1" = 10'-0"



RESIDENTIAL BUILDING B - SOUTH ELEVATION - 1" = 10'-0"



RESIDENTIAL BUILDING B - EAST ELEVATION - 1" = 10'-0"

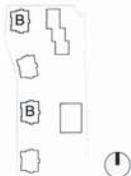


RESIDENTIAL BUILDING B - NORTH ELEVATION - 1" = 10'-0"



NOTE:
 ANY MATERIALS & COLORS FROM THE FOUNDRY BUILDING MATERIAL
 PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION
 PROCESS. MATERIAL AND COLOR ASSIGNMENT WILL BE FINALIZED IN
 SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY LEGEND



MATERIAL LEGEND

BRICK 1, FINISHING BOND	WOOD 1 - VERT. OR HORIZ. SIDING OR TRIM	METAL PANEL 1 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	VINYL CLAD WINDOWS
BRICK 2, FINISHING BOND	WOOD 2 - VERT. OR HORIZ. SIDING OR TRIM	METAL PANEL 2 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	ALUM. CLAD WOOD WINDOWS
BRICK 3, FINISHING BOND	WOOD HANDSCREEN - VERT. OR HORIZ. SIDING	METAL PANEL 3 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	ALUM. STOREFRONT WINDOWS
BRICK 4, FINISHING BOND	CEMENT LAP SIDING 1 OR STUCCO	METAL PANEL 4 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	POWDER COATED RAILING
STONE VENEER 1	CEMENT LAP SIDING 2 OR STUCCO	METAL PANEL 5 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	STANDING SEAM METAL SIDING/ROOF
STONE VENEER 2	CMU BLOCK OR VENEER	METAL PANEL 6 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	INSULATED GARAGE DOOR



OWNER'S REP
 RMCS, INC.
 21 SOUTH SUNSET STR.
 LONGMONT, CO
 80503
 P. 720.524.3620

PLANNING & LA
 PCS GROUP, INC.
 1001 16TH STR., 3B-180
 DENVER, CO
 80265
 P. 303.531.4905
 WWW.PCSGROUP.CO

ENGINEERING
 J3 ENGINEERING
 CONSULTANTS
 2011 CHERRY STREET
 SUITE 206
 LOUISVILLE, CO 80027
 P. 720.975.0177

ARCHITECTURE
 OZ ARCHITECTURE
 3003 LARIMER STREET
 DENVER, CO
 80205
 P. 303.861.5704
 WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
 Checked By: PMS

Drawn By: KLM
 Project #: 03000701

FINAL DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT

SHEET 19 OF 22
 ELEVATIONS RESIDENTIAL BUILDING B



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
 A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
 CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

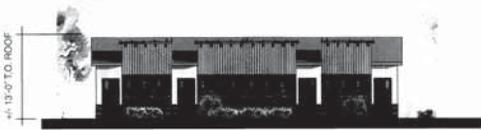
Unofficial Copy



RESIDENTIAL GARAGES - WEST ELEVATION -
 1' = 10'-0"



RESIDENTIAL GARAGES - NORTH ELEVATION -
 1' = 10'-0"



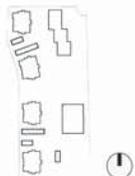
RESIDENTIAL GARAGES - EAST ELEVATION -
 1' = 10'-0"



RESIDENTIAL GARAGES - SOUTH ELEVATION -
 1' = 10'-0"

NOTE:
 ANY MATERIALS & COLORS FROM THE FOUNDRY BUILDING MATERIAL PALETTE ARE ELIGIBLE FOR USE IN THE CONSTRUCTION DOCUMENTATION PROCESS. MATERIAL AND COLOR ASSIGNMENT WILL BE FINALIZED IN SUBSEQUENT BUILDING CONSTRUCTION DOCUMENTS.

KEY LEGEND



MATERIAL LEGEND

BRICK 1, PLANNING BOND	WOOD 1 - VERT. OR HORIZ. SIDING OR TRIM	METAL PANEL 1 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	VINYL CLAD WINDOWS
BRICK 2, PLANNING BOND	WOOD 2 - VERT. OR HORIZ. SIDING OR TRIM	METAL PANEL 2 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	ALUM. CLAD WOOD WINDOWS
BRICK 3, PLANNING BOND	WOOD HANGSCREEN - VERT. OR HORIZ. SIDING	METAL PANEL 3 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	ALUM. STOREFRONT WINDOWS
BRICK 4, PLANNING BOND	CEMENT LAP SIDING 1 OR STUCCO	METAL PANEL 4 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	POWDER COATED PAINT
STONE VENEER 1	CEMENT LAP SIDING 2 OR STUCCO	METAL PANEL 5 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	STANDING SEAM METAL SIDING/ROOF
STONE VENEER 2	CMU BLOCK OR VENEER	METAL PANEL 6 - VERT. OR HORIZ. CORRUGATED METAL SIDING OR METAL PANEL	INSULATED GARAGE DOOR

OWNER'S REP RMCS, INC. 21 SOUTH SUNSET STR. LONGMONT, CO 80503 P. 720.524.3620	PLANNING & LA PCS GROUP, INC. 1001 16TH STR., 3B-180 DENVER, CO 80265 P. 303.531.4905 WWW.PCSGROUPCO.COM	ENGINEERING J3 ENGINEERING CONSULTANTS 2011 CHERRY STREET SUITE 206 LOUISVILLE, CO 80027 P. 720.975.0177	ARCHITECTURE OZ ARCHITECTURE 3003 LARIMER STREET DENVER, CO 80205 P. 303.861.5704 WWW.OZARCH.COM
---	--	---	--

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
 Checked By: PMS

Drawn By: KLM
 Project #: 03000701



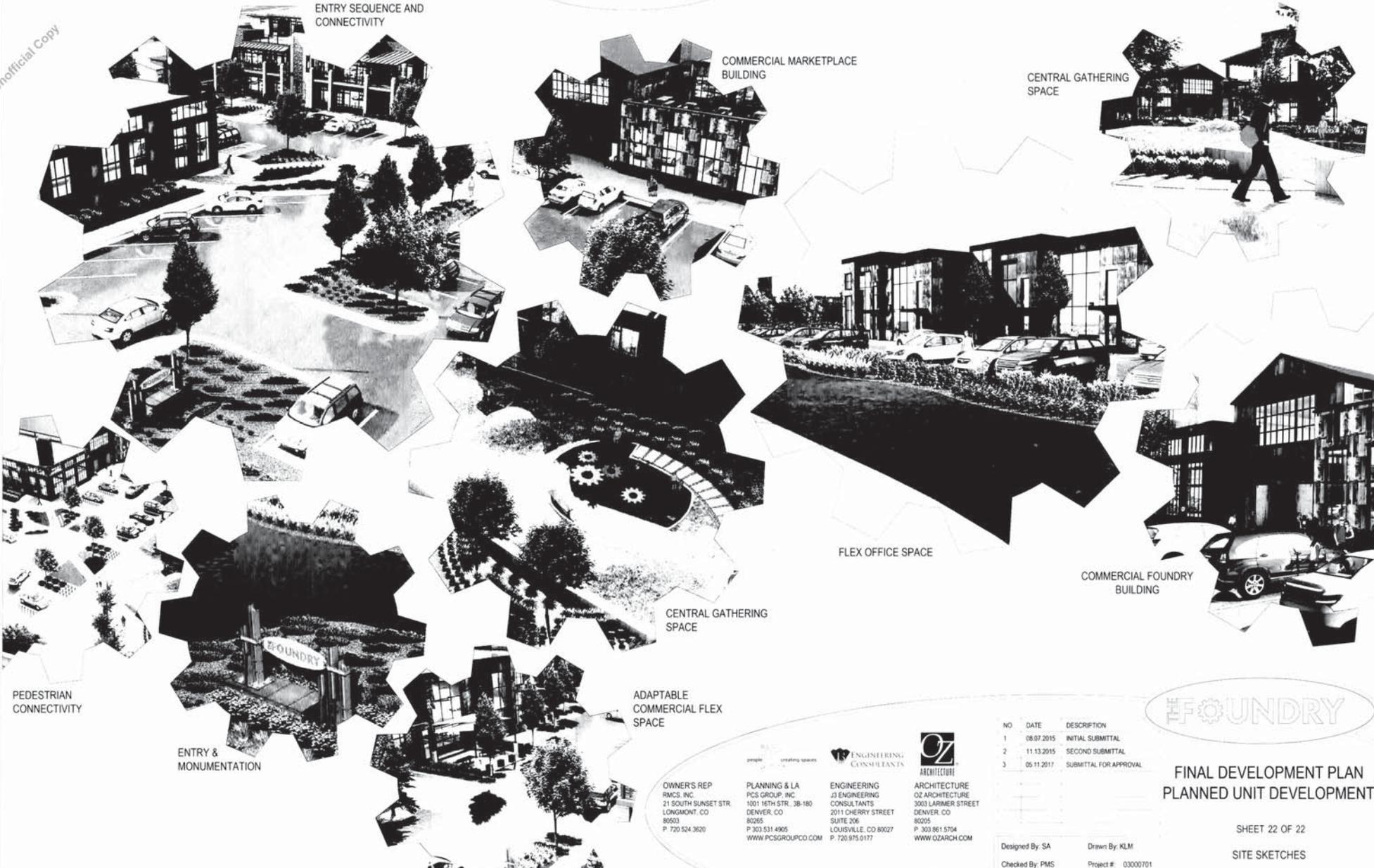
**FINAL DEVELOPMENT PLAN
 PLANNED UNIT DEVELOPMENT**

SHEET 20 OF 22
 ELEVATIONS RESIDENTIAL GARAGES



FINAL DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT
A PART OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PM,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

Unofficial Copy



FINAL DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT

SHEET 22 OF 22

SITE SKETCHES

OWNER'S REP
RMCS, INC.
21 SOUTH SUNSET STR.
LONGMONT, CO
80503
P. 720.524.3820

PLANNING & LA
PCS GROUP, INC.
1001 16TH STR. 3B-180
DENVER, CO
80202
P. 303.531.4905
WWW.PCSGROUP.CO

ENGINEERING
J3 ENGINEERING
CONSULTANTS
2011 CHERRY STREET
SUITE 206
LOUISVILLE, CO 80027
P. 720.975.0177

ARCHITECTURE
OZ ARCHITECTURE
3003 LARIMER STREET
DENVER, CO
80205
P. 303.861.5704
WWW.OZARCH.COM

NO	DATE	DESCRIPTION
1	08.07.2015	INITIAL SUBMITTAL
2	11.13.2015	SECOND SUBMITTAL
3	05.11.2017	SUBMITTAL FOR APPROVAL

Designed By: SA
Checked By: PMS
Drawn By: KLM
Project #: 03000701

Official Copy

THE FOUNDRY FINAL SUBDIVISION PLAT

A REPLAT OF LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION, AND LOT 2 OF SUMMIT VIEW SUBDIVISION, AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, STATE OF COLORADO

ORIGINAL PLAT
TAKODA SUBD. (REC. #03103584) AND SUMMIT VIEW SUBD. (REC. #2216330)

LEGAL DESCRIPTION

THE FOUNDRY:

A REPLAT OF LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION WITH A RECEPTION NUMBER OF 03103584, AND LOT 2 OF SUMMIT VIEW SUBDIVISION WITH A RECEPTION NUMBER 2216330 AND BEING PART OF SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.
AREA = 5.82 ACRES

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNERS OF THAT REAL PROPERTY SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN IN THE COUNTY OF BOULDER, STATE OF COLORADO DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION WITH A RECEPTION NUMBER OF 03103584, AND LOT 2 OF SUMMIT VIEW SUBDIVISION WITH A RECEPTION NUMBER 2216330.

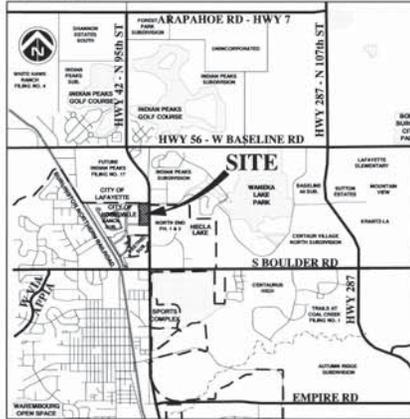
HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "THE FOUNDRY", A SUBDIVISION OF A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE AND THE PUBLIC ALL PUBLIC RIGHTS-OF-WAY, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS AND THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, COLLECTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT, EXCEPT AS EXPRESSLY PROVIDED BY WRITTEN AGREEMENT WITH THE CITY OF LOUISVILLE, 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 SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR CENTURIA, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

NOTES

- LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. ABZ70529804, DATED FEBRUARY 22, 2017 AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT ORDER NO. ABZ70529804 DATED FEBRUARY 22, 2017 WERE ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD AND TITLE INFORMATION. SEE SCHEDULE B FOR EXCEPTIONS.
- BEARINGS SHOWN HEREON ARE BASED ON THE ASSUMPTION THAT THE WESTERLY LINE OF THE SOUTHERLY PORTION OF OUTLOT 6, TAKODA SUBDIVISION BEARS N 01°20' 52" W, 380.11 FEET BETWEEN A FOUND 2 INCH ALUMINUM CAP MONUMENT STAMPED RMCS LS 28667 AT THE SOUTHWEST CORNER OF SAID OUTLOT 6 AND A FOUND 2 INCH ALUMINUM CAP MONUMENT STAMPED RMCS LS 28667 AT THE NORTHWEST CORNER OF THE SOUTHERLY PORTION OF SAID OUTLOT 6.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFEATS ANY PUBLIC LAND SURVEY MONUMENT OR LAND SURVEY MONUMENT OR ACCESSORY COMBATS A CLASS TWO (2) MISDEAMOR PURSUANT TO STATE STATUTE 18-6-508, C.R.S.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON. CRS 13-80-105.
- SURVEY INFORMATION SHOWN HEREON AS PROVIDED BY ROCK CREEK SURVEYING, LLC DATED AUGUST 25, 2013. ROCK CREEK SURVEYING, LLC IS NOT RESPONSIBLE FOR UTILITY INFORMATION PROVIDED BY OTHERS. ROCK CREEK SURVEYING, LLC RECOMMENDS THAT THE LOCATION OF THE UTILITIES BE FIELD VERIFIED PRIOR TO ANY DIGGING OR ADJACENT TO THE SUBJECT PROPERTY.
- THE CITY OF LOUISVILLE SHALL REVIEW AND APPROVE THE LOCATIONS OF UTILITY LINES, PEDESTALS AND CABINETS WITHIN PUBLIC PROPERTY AND WITHIN CITY OF LOUISVILLE EXCLUSIVE CITY EASEMENTS. ALL UTILITY EASEMENTS NOT SPECIFICALLY DESIGNATED FOR OTHERS (E.G. DRY UTILITY EASEMENTS) ARE EXCLUSIVELY FOR OF THE CITY OF LOUISVILLE MET UTILITIES.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSING OF ANY CITY MET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNER'S EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL BE SUBSTANTIALLY RIGHT ANGLES. MET UTILITIES MAY TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- PROPOSED VEHICULAR CONNECTIONS MAY BE REFINED, WITH FUTURE CONSTRUCTION PLAN SUBMITTALS.
- ACCESS IS GRANTED HEREMETH OVER AND ACROSS ALL PAVED AREAS FOR EMERGENCY, PUBLIC AND PRIVATE VEHICULAR ACCESS.
- THE CITY OF LOUISVILLE IS GRANTED A 4' MAINTENANCE ACCESS EASEMENT BEYOND KAYLIX AVE, PASCHAL DR AND SUMMIT VIEW OF ABUTTING RIGHT OF WAY FOR THE MAINTENANCE OF CURB AND SIDEWALK, MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THE EASEMENT.
- THE MINIMUM SEPARATION BETWEEN WATER AND SANITARY SHALL BE 10' OUTSIDE OF PIPE TO OUTSIDE OF PIPE. SEPARATION BETWEEN ALL OTHER UTILITIES SHALL NOT BE LESS THAN 7'. TO THE EXTENT PRACTICAL, BASED ON CONDUCTABILITY, RIGHT-OF-WAY AND ASSOCIATED STREET WIDTHS, ETC. THE CITY WILL WORK WITH THE SUBDIVIDER TO GENERATE PRACTICAL SOLUTIONS FOR AREAS OF UTILITY SEPARATION CONCERNS.
- THE CITY OF LOUISVILLE IS GRANTED A 10' MAINTENANCE ACCESS EASEMENT BEYOND THE UTILITY EASEMENTS GRANTED TO THE CITY BY THIS PLAT. THE 10' MAINTENANCE ACCESS EASEMENT SHALL BE ALLOWED ON EITHER SIDE OF THE UTILITY EASEMENT, OR 5' ON EACH SIDE OF THE UTILITY EASEMENT, MINIMUM SURFACE DISTURBANCE IS ALLOWED WITHIN THIS EASEMENT.
- DISTANCES SHOWN HEREON ARE BASED UPON THE U.S. SURVEY FOOT.
- EXISTING ENCUMBRANCES AND USES ARE NOTED ON THE DRAWINGS AND ARE NOT SUPERCEDED BY THE LAND USE SUMMARY TABLE.
- PUBLIC MET UTILITIES LOCATED ON PRIVATE PROPERTY SHALL BE WITHIN A CITY EXCLUSIVE UTILITY EASEMENT (C.U.E.).
- THE PRIVATE UTILITY EASEMENTS (P.U.E.) SHALL BE CONVEYED TO THE FOUNDRY HOA AND SHALL ALLOW FOR THE ACCESS TO AND MAINTENANCE AND/OR REPLACEMENT OF THE PRIVATE UTILITIES CONTAINED THEREIN.
- EASEMENTS ON SOME LOTS, AS WELL AS OTHER EASEMENTS, ARE PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE FOUNDRY. TO BE RECORDED IN THE CITY OF LOUISVILLE, COUNTY OF BOULDER, COLORADO.

VICINITY MAP

Scale: 1" = 2000'



ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF BOULDER) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF June 2017, BY Justin McClure
WITNESS MY HAND AND SEAL.
MY COMMISSION EXPIRES 4-16-19
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE

I, ROBERT A. RICKARD, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF THE FOUNDRY TRULY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH APPLICABLE STATE OF COLORADO REQUIREMENTS AND ETHICAL STANDARDS OF SURVEYORS.

ROBERT A. RICKARD, PLS. NO. 20203, STATE OF COLORADO LICENSE
FOR AND ON BEHALF OF ROCK CREEK SURVEYING, LLC
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

OWNERSHIP CERTIFICATE

OWNER: LOUISVILLE PROPERTIES 1, INC., A COLORADO CORPORATION
BY: JUSTIN MCCLURE, PRESIDENT
DATE: 6.14.17

OWNERSHIP CERTIFICATE

OWNER: STEEL STREET COMMERCIAL, INC., A COLORADO CORPORATION
BY: JUSTIN MCCLURE, PRESIDENT
DATE: 6.14.17

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS 15th DAY OF Oct 2016 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. 23 SERIES 2016

CITY COUNCIL CERTIFICATE

APPROVED THIS 15th DAY OF Nov 2016 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.
RESOLUTION NO. 58 SERIES 2016
MAYOR: Jon Muehle CITY CLERK:

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF BOULDER) SS
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:33 O'CLOCK AT A.M. ON THIS 29th DAY OF June 2017, AND IS RECORDED IN PLAN FILE --- FEE 23.00
PAD: 23.00 FILM NO. ---
RECEPTION NO. 03600744
RECORDER: Hillary Hall DEPUTY: PK Cray

NUMBER	TITLE
1	COVER SHEET
2	FINAL PLAT

LAND USE SUMMARY

BLOCK/TRACT	TOTAL ACRES	OWNERSHIP	MAINTENANCE ¹
TRACT A	0.45	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TRACT B	0.22	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TRACT C	1.03	Steel Street Commercial, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
TRACT D	0.67	Steel Street Commercial, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
TRACT E	0.34	Steel Street Commercial, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
BLOCK 1	0.44	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 2	0.96	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 3	0.49	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 4	0.54	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
BLOCK 5	0.53	Steel Street Commercial, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
BLOCK 6	0.50	Steel Street Commercial, Inc	The FOUNDRY Commercial Owner's Association T.F.C.O.A.
BLOCK 7	0.06	Louisville Properties 1, Inc	The FOUNDRY Residential Owner's Association T.F.R.O.A.
TOTALS	5.82 AC.		

¹ Refer to Subdivision Agreement for delineation of maintenance responsibilities.

BENCHMARK

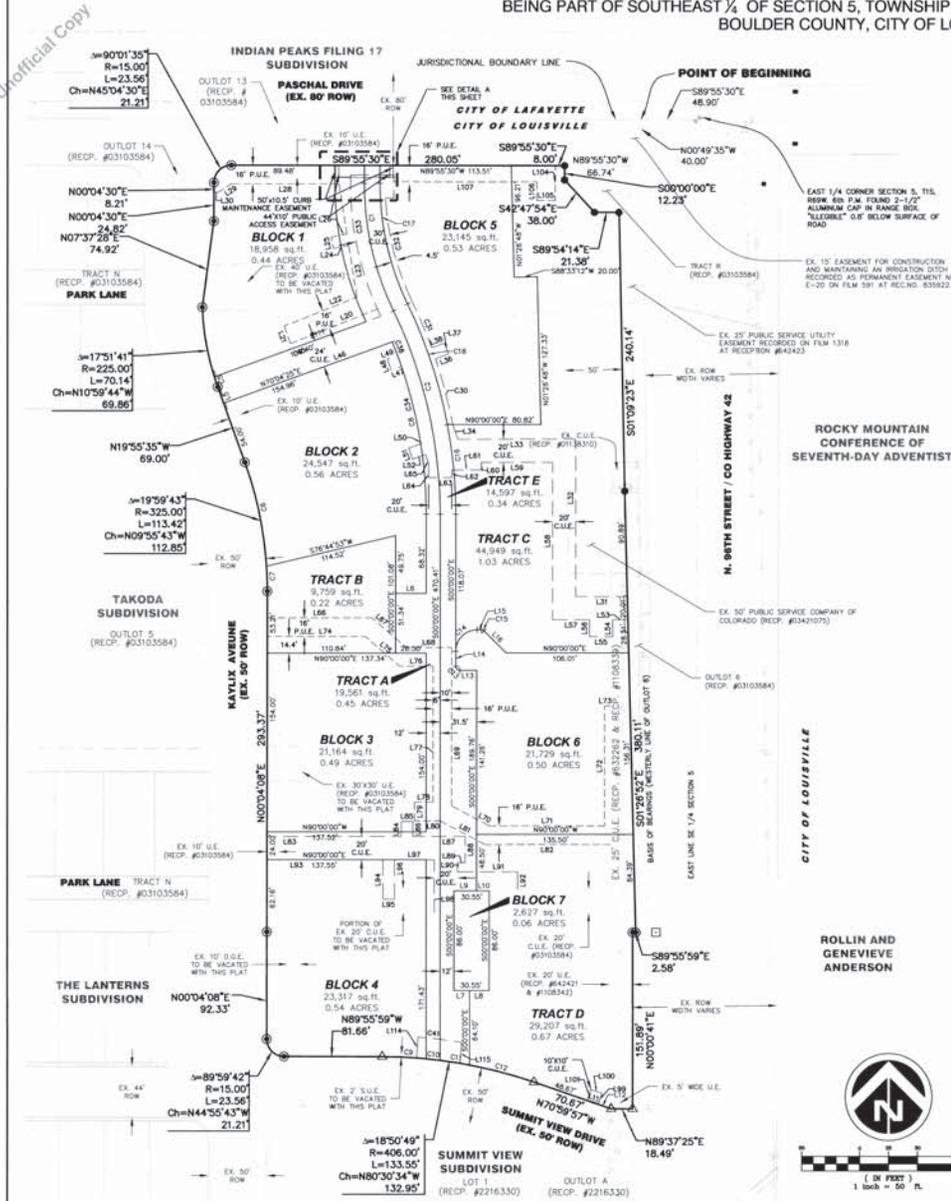
BENCHMARK IS TOP OF FOUND 1-1/2" DIAMETER ALUMINUM CAP MONUMENT WITH ILLEGIBLE STAMPING AT THE SOUTHEAST CORNER OF OUTLOT 6, TAKODA SUBDIVISION, RECEPTION NO. 03103584 RECORDED 10/06/2010, WITH ELEVATION OF 5358.90, LOCAL VERTICAL DATUM.

ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 221-7376

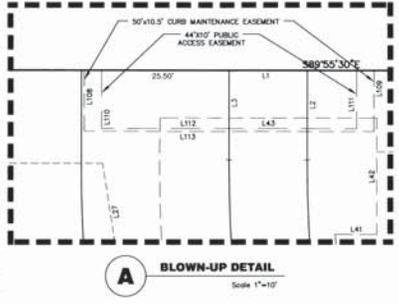
5/9/2017 SHEET 1 OF 2

THE FOUNDRY FINAL SUBDIVISION PLAT

A REPLAT OF LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION, AND LOT 2 OF SUMMIT VIEW SUBDIVISION, AND BEING PART OF SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, CITY OF LOUISVILLE, STATE OF COLORADO



LINE #	BEARING	DISTANCE
L1	N89°55'30"W	13.50'
L2	N00°00'00"E	15.38'
L3	S00°00'00"E	15.39'
L4	S19°55'35"E	15.00'
L5	N90°00'00"W	26.50'
L6	N90°00'00"W	13.50'
L7	N90°00'00"E	17.00'
L8	N90°00'00"E	19.50'
L9	N90°00'00"W	11.00'
L10	S70°59'57"E	10.00'
L11	S70°59'57"E	12.00'
L12	N90°00'00"W	14.49'
L13	N90°00'00"W	13.00'
L14	N90°00'00"E	3.60'
L15	S45°00'00"E	26.83'



CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	113.60'	250.00'	026°02'08"	S12°56'34"E	112.63'
C2	181.24'	400.00'	025°57'38"	S12°58'49"E	179.69'
C3	9.00'	225.00'	002°17'33"	S18°46'48"E	9.00'
C4	91.78'	325.00'	016°10'48"	N11°50'11"W	91.47'
C5	21.64'	325.00'	003°48'55"	S01°50'19"E	21.84'
C6	152.15'	388.00'	022°28'03"	S11°14'02"E	151.17'
C7	37.97'	406.00'	005°21'29"	S87°51'15"E	37.95'
C8	12.07'	406.00'	001°42'13"	S83°43'23"E	12.07'
C9	25.82'	406.00'	003°38'37"	S81°02'58"E	25.81'
C10	57.69'	406.00'	008°08'30"	S75°59'25"E	57.64'
C11	5.50'	3.51'	089°54'58"	N45°02'31"W	4.95'
C12	29.06'	18.50'	090°00'00"	N45°00'00"E	26.16'
C13	2.75'	3.50'	045°00'00"	S67°30'00"E	2.68'
C14	77.58'	413.50'	010°45'00"	N05°22'30"W	77.47'
C15	107.50'	236.50'	026°02'39"	N12°56'34"W	106.58'
C16	109.76'	413.50'	015°2'29"	S18°21'15"E	109.43'

LINE #	BEARING	DISTANCE
L20	S88°21'23"W	80.67'
L21	N20°03'01"W	16.00'
L22	N68°20'58"E	67.50'
L23	N08°51'52"W	45.00'
L24	S80°19'25"W	13.67'
L25	N09°40'35"W	10.00'
L26	N80°19'25"E	13.67'
L27	N08°51'43"W	43.70'
L28	N89°55'30"W	92.87'
L29	S57°00'10"W	13.21'
L30	N89°55'30"W	4.25'
L31	N90°00'00"W	44.59'
L32	N00°00'00"E	135.70'
L33	N90°00'00"W	101.89'
L34	N19°55'35"W	13.26'
L35	N70°04'25"E	11.94'
L36	N19°55'35"W	10.00'
L37	S70°04'25"W	11.84'
L38	S89°56'12"E	7.19'
L39	N00°03'48"E	20.00'
L40	N89°56'12"W	37.44'
L41	S70°04'25"E	152.97'
L42	N70°04'25"E	154.96'
L43	N70°04'25"W	9.32'
L44	N19°55'35"W	10.00'
L45	N70°04'25"E	9.41'
L46	N02°21'54"W	2.50'
L47	N19°49'19"W	10.00'
L48	N70°10'41"E	11.55'
L49	N90°00'00"W	13.11'

LINE #	BEARING	DISTANCE
L54	S00°00'00"E	14.50'
L55	N90°00'00"W	20.00'
L56	N00°00'00"E	14.50'
L57	N90°00'00"W	31.98'
L58	N00°00'00"E	135.70'
L59	N90°00'00"W	61.46'
L60	S00°00'00"E	6.50'
L61	N90°00'00"W	25.78'
L62	S00°00'00"E	6.73'
L63	N90°00'00"W	20.00'
L64	N00°00'00"E	12.19'
L65	N19°55'35"W	8.34'
L66	S89°55'30"E	90.57'
L67	S49°13'00"E	39.01'
L68	N89°48'15"E	39.20'
L69	S00°00'00"E	136.63'
L70	S62°11'25"E	36.89'
L71	N90°00'00"E	99.56'
L72	N00°00'00"E	103.34'
L73	N90°00'00"E	4.97'
L74	S89°55'30"E	84.86'
L75	S48°56'48"E	38.87'
L76	N89°48'15"E	29.13'
L77	N00°00'00"E	117.40'
L78	N90°00'00"W	16.17'
L79	S00°00'00"E	16.00'
L80	N90°00'00"E	22.19'
L81	S62°11'25"E	43.70'
L82	N90°00'00"E	108.22'
L83	N90°00'00"E	116.06'

LINE #	BEARING	DISTANCE
L84	N00°00'00"E	13.00'
L85	N90°00'00"W	10.00'
L86	S00°00'00"E	13.00'
L87	N90°00'00"E	45.21'
L88	S00°00'00"E	22.50'
L89	N90°00'00"W	6.72'
L90	S00°00'00"E	7.81'
L91	S89°55'32"E	52.07'
L92	S00°04'08"W	15.00'
L93	N90°00'00"E	100.23'
L94	S00°01'24"W	34.00'
L95	N90°00'00"E	10.00'
L96	N00°01'24"E	34.00'
L97	N90°00'00"E	34.32'
L98	S00°00'00"E	45.29'
L99	N19°00'03"E	10.00'
L100	N70°59'57"W	10.00'
L101	S19°00'03"W	10.00'
L102	S00°04'30"W	30.01'
L103	N89°55'30"W	16.00'
L104	N00°04'30"E	16.01'
L105	N89°55'30"E	44.00'
L106	N00°04'30"E	50.00'
L107	N04°14'45"E	18.00'
L108	S04°14'45"W	18.08'

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C30	58.73'	418.00'	008°02'58"	N14°39'09"W	58.68'
C31	43.13'	418.00'	005°54'44"	N23°00'16"W	43.11'
C32	92.63'	232.00'	022°52'31"	N14°31'22"W	92.01'
C33	125.84'	262.00'	027°31'11"	S12°06'33"E	124.64'
C34	66.38'	378.60'	010°52'47"	N14°20'31"W	66.30'
C35	12.32'	388.00'	001°49'09"	N21°33'29"W	12.32'
C41	38.00'	424.00'	005°08'06"	S83°11'12"E	37.99'

- LEGEND**
- FOUND NO. 5 REBAR WITH 1-1/2" ALUM CAP STAMPED "TRIMS LS 28667"
 - SET NO. 5 REBAR WITH CAP STAMPED "ROCK CREEK LS 28283"
 - △ FOUND NO. 5 REBAR WITH CAP STAMPED "SCOTT COX LS 24310"
 - FOUND 5/8" REBAR W ALUM CAP STAMPED "STABELE LS 26300"
 - P.U.E. --- PRIVATE UTILITY EASEMENT
 - C.U.E. --- CITY OF LOUISVILLE EXCLUSIVE UTILITY EASEMENT
 - U.E. --- UTILITY EASEMENT

ROCK CREEK SURVEYING, LLC
3027 GARDENIA WAY
SUPERIOR, COLORADO 80027
(303) 521-7376

5/9/2017 SHEET 2 OF 2

**City Council
Meeting Minutes**

**January 19, 2016
City Hall, Council Chambers
749 Main Street
7:00 PM**

Call to Order – Mayor Muckle called the meeting to order at 7:00 p.m.

Roll Call was taken and the following members were present:

City Council: *Mayor Muckle, Mayor Pro Tem Jeff Lipton;
City Council members: Dennis Maloney, Chris Leh,
Susan Loo, Jay Keany and Ashley Stolzmann*

Staff Present: *Malcolm Fleming, City Manager
Heather Balsler, Deputy City Manager
Kevin Watson, Finance Director
Kurt Kowar, Public Works Director
Troy Russ, Interim Planning & Building Safety Director
Sean McCartney, Principal Planner
Suzanne Janssen, Cultural Arts & Special Events
Nancy Varra, City Clerk*

Others Present: *Sam Light, City Attorney*

PLEDGE OF ALLEGIANCE

Mrs. Rachuinski's first grade class from Coal Creek Elementary led the pledge of allegiance.

APPROVAL OF AGENDA

Mayor Muckle called for changes to the agenda and hearing none, moved to approve the agenda as published, seconded by Council member Keany. All were in favor.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Jean Morgan, 1131 Spruce Street, Louisville, CO noted tomorrow, January 20, 2016 is the 80th anniversary of the Monarch Mine disaster. She asked Council to take a moment to think about the miners who made the town.

APPROVAL OF THE CONSENT AGENDA

Mayor Muckle called for changes to the consent agenda and hearing none, moved to approve the consent agenda, seconded by Council member Stolzmann. All were in favor.

- A. Approval of the Bills**
- B. Approval of Minutes; December 15, 2015 and January 5, 2016**
- C. Approval of Agreement with Resource Based International for 2016 Water Rights Administration**
- D. Approval of Resolution No. 5, Series 2016 – A Resolution Approving Agreements Between the City of Louisville and Dutko Worldwide, LLC D/B/A Grayling, and the City of Louisville and Boyagian Consulting LLC, to Furnish Lobbyist Services to the US 36 Mayors and Commissioners Coalition**
- E. Approval of Changes to the March 2016 City Council Meeting Schedule**

COUNCIL INFORMATIONAL COMMENTS ON PERTINENT ITEMS NOT ON THE AGENDA

No items to report.

CITY MANAGER'S REPORT

City Manager Fleming reported the Boulder Weekly recognized the Coal Creek Golf Course as the best golf course in Boulder County.

REGULAR BUSINESS

PROCLAMATION: ONE ACTION: ART + IMMIGRATION

Mayor Muckle requested a staff presentation.

Cultural Arts & Special Events Coordinator Janssen expressed her pleasure to accept the proclamation on behalf of the Boulder County One Action – Art + Immigration Steering Committee. This project is the first arts-based collaboration to take place in the County. The intent is to present programs that foster community conversation on historic and contemporary uses of immigration. Through the arts, personal expression and individual cultures will be shared throughout 2016. The hope is to be able to engage in meaningful discussion about ancestry and heritage and what everyone brings to the community. Extensive planning efforts began in early 2015. The One Action 2016 Project Kick-Off Celebration will be held at the Longmont Museum on Saturday, January 23, 2016 from 2-5 p.m. This event is free and open to the public. She invited and encouraged the public to attend the event.

In 2016 there will be programs and events throughout the County, which will bear the One Action Logo. In Louisville alone, 15 events are currently being planned. The programming will begin on February 19th at the Louisville Center for the Arts with Rock, Karma, Arrows; a 3-part film series with panel discussion addressing the early history and immigration of the Boulder County area.

She acknowledged the efforts of the Louisville Cultural Council, the Louisville Art Association, the Louisville Public Library and the Louisville Historical Museum, as well as Clay Art Pottery and individual artists, such as Dona Laurita, Dawn DeAno and Kat Fritz, all of whom are actively involved in One Action. She encouraged local artists, performers and organizations who are interested in participating in the project to contact her. The program information can be found on the City's Web Site.

She asked Mayor Muckle to share his contribution to the One-Action project. Mayor Muckle explained as Mayor he was asked to have his DNA tested. The reports documented his prominent Native American heritage and Basque ancestry. All of the Mayors in the County had their DNA tested as part of the program. He stated his understanding that artists will paint pictures of the Mayors based on their DNA.

Mayor Muckle read the proclamation, which proclaimed 2016 as One Action: Art + Immigration within Boulder County.

AWARD BID FOR 95TH STREET (COUNTY ROAD) BRIDGE REPLACEMENT

Mayor Muckle requested a staff presentation.

Public Works Director Kowar recommended Council award a contract to Hamilton Construction Co to rebuild the 95th Street Bridge over Coal Creek, which was destroyed in the 2013 flood. The contract amount is \$1,817,175.20, with a 10% contingency of \$180,000. Also under consideration is a contract extension with Michael Baker Jr. Inc., for additional design and construction management services for \$47,582.17. If approved, the staff can proceed with CDOT review and agreement to begin the construction of the bridge. It is anticipated the bridge construction will take six months after final CDOT approval. The construction anticipates a complete replacement of roadway from Bella Vista and south, past the Wecker property. There will be space beneath for a future trail. There will be aesthetic components, with a brick look and a three rail fence. The roadway will have 4' shoulders and 11' lanes in either direction.

Staff Recommendation: Staff recommended the City Council award the 95th Street Bridge Replacement Project to Hamilton Construction Co. per their bid of \$1,817,175.20, authorize a project contingency of \$181,717.52, and authorize the Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City. Staff also recommended the City Council approve funds for additional design and construction management services for Michael Baker Jr. Inc., per their proposal fee of \$47,582.17.

COUNCIL COMMENT

Council member Maloney inquired whether the roadway would actually be open in six months or would the bridge just be replaced. Public Works Director explained the six months benchmark is when the project is complete and the roadway is open. He stressed the opening would be contingent upon the weather.

Council member Maloney noted Hamilton was the low bidder. He asked Public Works Director Kowar for his comfort level with this construction firm. Public Works Director Kowar stated he was very comfortable with the firm. Because it is a CDOT project, it came with more requirements. He noted any of the bidders would be qualified to complete the bridge project.

Council member Stolzmann explained this is a huge priority for the City Council and the Public Works Department. She felt there should be a City Council study session where Council could look at the results of the flood and the lessons learned. She stated the bridge will cost one million dollars less than expected, and she wondered if Council would have waited this long to have the bridge replaced had they known the actual cost.

MOTION: Mayor Muckle moved to award the bid for the 95th Street Bridge Replacement to Hamilton Construction Company in the amount of \$1,817,175.20, authorize a project contingency of \$181,717.52, and authorize the Mayor, Public Works Director and City Clerk to sign and execute contract documents on behalf of the City and approve funds for additional design and construction management services for Michael Baker Jr. Inc., per their proposal fee of \$47,582.17. The motion was seconded by Mayor Pro Tem Lipton. Roll call vote was taken. The motion carried by a vote of 7-0.

Mayor Muckle referenced the process and noted this is the last really big construction project resulting from the flood. He voiced his appreciation to the Public Works Department, City Manager's Department and all the Departments for their work on the flood recovery projects.

6TH AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) AND THE FOUNDRY PLANNED UNIT DEVELOPMENT (PUD) HIGHWAY 42 AND PASCHAL DRIVE

- 1. ORDINANCE No. 1712, SERIES 2016 – AN ORDINANCE APPROVING AN AMENDMENT TO THE TAKODA GENERAL DEVELOPMENT PLAN (GDP) TO REZONE THE PROPERTY FROM PCZD-C TO PCZD-C/R– SECOND READING - PUBLIC HEARING**
- 2. ORDINANCE No. 1713, SERIES 2016 – AN ORDINANCE APPROVING THE VACATION OF VARIOUS EASEMENTS ON LOT 1, BLOCK 9 AND TRACT T OF TAKODA SUBDIVISION, AND LOT 2 OF SUMMIT VIEW SUBDIVISION – SECOND READING - PUBLIC HEARING**

3. RESOLUTION No. 3, SERIES 2016 – A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) TO CONSTRUCT A MULTI-USE DEVELOPMENT CONSISTING OF 24 AGE RESTRICTED CONDOMINIUMS, 8 NON-RESTRICTED CONDOMINIUMS, AND 38,000 SF COMMERCIAL AND OFFICE LAND USES

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance Nos. 1712 and 1713, Series 2016 and Resolution No. 3, Series 2016. Members of the public may speak on any of the three agenda items.

Mayor Muckle opened the public hearing and requested a staff presentation.

Principal Planner McCartney explained several emails were received after the packet was assembled. Council member Stolzmann requested several informational items and staff's response to her requests were placed at the dais for the City Council to review.

The request before the City is for a rezoning, Final Plat and Final Planned Unit Development (PUD) to construct a multi-use development consisting of 24 age restricted condominiums, 8 non-restricted condominiums, and 38,000 SF commercial and office land uses. The subject property is located in north Louisville and zoned PCZD-C. The applicant is requesting PCZD-C/R zoning of 5.82 acres for a mixed-use development. The property is south of Indian Peaks, Filing 17.

Comp Plan: The 2013 Comp Plan identifies this area as an "Urban Corridor" with a focus on commercial, office, neighborhood retail and residential density allowance up to 25 units per acre. Principal NH-5 calls for a mix of housing types; multi-generational needs and empty nesters. The proposal is for 24 age restricted units for empty nesters.

Rezoning: The property is surrounded by PCZD-C/R and PCZD-R zoning and complies with the surrounding zoning. Public Land Dedication (PLD): 3% additional PLD for the residential portion of property. The commercial zoning has already been dedicated. The original site plan included 3 access points, no access to Kaylix Street, 48 residential units, 56,200 SF commercial (two story in-line commercial) two drive-thru's and two in-line commercial uses. Residents requested age restricted housing and no drive-thru's. The applicant then resubmitted the application.

Site Plan: This plan has four primary points: Highway 42 – right-in/out; Paschal Drive – right-in/out; Kaylix Street – full access and Summit View – full access. It includes 32 residential units (24 age restricted to 55 years); 37,500 SF commercial (2 story in-line 17,850 SF and flex commercial 14,110 SF); no drive-thru's and 229 parking spaces.

Bulk and Dimension Standards: Height complies with CDDSG; Setbacks comply with

GDP and the 2-3 stories are compliant with the Comp Plan. The commercial component includes office; neighborhood retail; flex artisan space; close proximity to the roadway and complies with the CDDSG and Comp Plan.

Original Architecture: Height - 30 feet; Architecture 2nd Submittal - Commercial – 28.5 feet in height; 2-story and 17,850 SF. Residential: 32 units (24 age-restricted, 55 years and older and 8 non-restricted units); 35 feet maximum height; buffer between commercial and existing residential. Boulder Valley School District estimates 8 unrestricted units will result in 1 student at LES, 0 students at LMS, and 1 student at Monarch High.

Residential Parking: 64 spaces (2 per unit) and enclosed garage spaces are compliant with the Louisville Municipal Code. Commercial Parking: 165 spaces. CDDSG requires 4.5 spaces per 1,000 SF – 5.16 spaces per 1,000 SF if measured at 85% GLA (31,960 SF), 4.4 spaces per 1,000 SF at 37,600 SF (6 spaces less than required). Waiver approved through LMC for multi-tenant reduction, public easement in excess of Public Land Dedication and exceptional design.

Landscaping: Waiver requested to reduce amount of street due to existing easements and powerlines. Staff believes alternatives can be achieved by speaking with easement owners. Applicant will continue to work with staff on final tree placement.

Staff recommendation: Staff recommended approval of Ordinance Nos. 1712 and 1713, Series 2016 and Resolution No. 3, Series 2016 with the following conditions:

1. The 24 age 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 and a covenant agreement enforceable by the City of Louisville.
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 continue to work with the Parks Department on the type and location of additional trees along Highway 42, prior to recordation.
4. The applicant shall continue to work with the Public Works Department on the items listed in the October 25, 2015 memo. Each item shall be completed prior to recordation.
5. Residential and Commercial Development shall be constructed concurrently.

APPLICANT PRESENTATION

Justin McClure, RMCS, 2100 Sunset Drive, Longmont, CO presented the Foundry Development proposal. He stated in his mind Steel Ranch is an unfinished project. He wanted to complete the project in a quality way and is sensitive to the residents concern relative to more residential development. He explained to complete the project there is

property to develop south of Steel Ranch, which has a commercial/retail component.

He addressed the development of an adjacent project in the City of Lafayette and voiced his opinion it is not of the same quality of development found in Louisville. He felt Louisville could do better. He addressed the great recession and the economic meltdown with the elimination of big box stores. He noted the Lafayette property was zoned commercial and the developer, McStain, sold the property to get the cash. He did not want the property south of Steel Ranch to meet the same fate and that is the reason for bringing forth the Foundry development project. They hosted a community meeting at the Recreation Center to receive public input. With that input they resubmitted their proposal for the Foundry.

He noted most of the development in Louisville has been in Ward I with the North End Project; Steel Ranch and The Lanterns. He requested Council approval of the Foundry to complete the development. The Foundry contains 28 age-restricted units and 8 non-age restricted units and will be a vibrant development containing retail, boutique services and adaptable spaces for entrepreneurs. The adaptable spaces will include retail on the bottom floors and 2.5 stories for condominiums, which lends toward outdoor living. Every unit will have living space above and has elevator access. He presented site plans and artists renditions of the proposal.

COUNCIL COMMENT

Council member Maloney inquired about the metrics of the design and asked Mr. McClure how the new design differs from the original metrics design, which did not work. Mr. McClure explained the development of the condominiums will fund the speculative development on commercial property. He explained the retail viability is what the property can support.

Council member Maloney asked if the developer anticipates the same success as The Source has in Denver. Mr. McClure explained there are eight bays and not quite as many tenants as The Source. He explained currently it models with the potential rents for those spaces. The rents will be discounted upfront in order to get the right tenants and to meet the requirements of the lenders.

Council member Stolzmann explained she submitted a number of detailed questions to the staff earlier this afternoon. She asked whether Council wished to review staff's responses during a recess or whether the staff should respond to her questions at this time. Mayor Muckle requested the staff respond to Council member Stolzmann's questions on the record. Interim Planning and Building Safety Director Russ reviewed the responses to Council member Stolzmann's questions as follows:

- 1) The applicant and the Planning Commission (minutes) cite retail vacancies over and over again- what is the retail vacancy rate (percent) in a 1 mile radius of the site and what is to be expected during a reasonably strong economic period?

Staff's response: Utilizing the Xceligent database, of the 29 retail properties within one mile of the location, there is a total of 511,540 square feet of leasable area and as of Q4 2015, there is 25,991 sf available resulting in a vacancy rate of 5.1%. In Q4 2012, there was a vacancy rate of 14.6% for the same area. Vacancy rates above 10% for retail is viewed as an early sign that challenges exist for the market.

- 2) How many properties have been required or will be required to remove driveways from HWY42 as part of the HWY 42 Plan and what is our City Traffic Engineers opinion/recommendation of the driveway onto 42? Staff's response: 8 driveways will be removed; the plan was approved by the City Traffic Engineer.
- 3) Could you include the Fire Departments Referral Comments? Staff response: The Fire Marshal comment letter was submitted.
- 4) Can you make a table explaining the property tax structure on this property (including metro district) and how the mills change with the change in zoning- including a comparison showing one commercial property to the many broken up areas. Staff's response: Commercial property is taxed at 29% of market valuation, while residential is taxed at 7.96% of market valuation. According to the model, the proposed development would generate \$22,000 per year in property tax at buildout, with a 20 year cumulative total of \$408,000. The original GDP would have generated \$29,000 per year and \$517,000 cumulatively. A table was presented.

COUNCIL QUESTIONS

Council member Stolzmann addressed tracts A through D and Blocks 1 – 6 and asked if there were individual properties. Interim Planning and Building Safety Director Russ explained tracts are typically public property/public shared spaces (Parks and Plazas). Those tracts are not revenue generating properties.

Council member Stolzmann asked if either the City or the Metro District would receive any revenue from those tracts. City Attorney Light explained if tracts are owned by an association, they would not have their own separate tax ID and separate tax bill. Under the Common Interest Act, the value of the residential and commercial property is parceled out and assumed as part of the value of the private land. None of the entities would realize the benefit of the land on a tax bill specific to a common area.

Council member Stolzmann inquired how the benefit would be distributed to a parking area in a commercial area. Mr. McClure explained parking for the commercial uses would be valued for the commercial units and would be collected with the commercial units' tax bills. The driveways and parking spaces for the residential uses would be valued for condominium units and would be collected with the residential tax bills.

Council member Stolzmann explained this Metro District has a steep mill rate and she wanted to ensure each parcel was paying their fair share.

Questions No 4) a and 4) b:

- a. What is the zoning of the parking lots? Staff's response: PCZD-C/R, same as entire property.
- b. How does this compare to other commercially zoned properties which include parking lots in the area (say the Walgreens on SOBORO or the Union Jack). Another way of asking is, can you show the mill rates in a column added to the table on page 136 & show how that is a change from the existing land use and explain how the assessment works with regard to properties with and without improvements? Staff's response: Answered above.

5) How many residential units were in each phase of this GDP and how much commercial was in each phase?

Staff's response:

- a. Original GDP – Ord. 1536, Series 2008: Creation of Takoda GDP, 350 Units in 4 Planning Areas and 71,743 SF of commercial development in Planning Area #1.
- b. 1st Amendment – Ord. 1576, Series 2010: Unit swap between Planning Areas, (no change in density) and no change to commercial square footage in Planning Area #1.
- c. 2nd Amendment – Ord. 1601, Series 2011: Added Steel Ranch South; Increased density by 104 units (306 total) and no change to commercial square footage in Planning Area #1
- d. 3rd Amendment – Ord. 1656, Series 2014: Added the Lanterns – 24 Units and no change to commercial square footage in Planning Area #1
- e. 4th Amendment – Ord. 1680, Series 2015: zoned 245 North 96th Street PCZD-C/R: 231 Affordable housing units and 18,406 SF of additional commercial square footage.
- f. 5th Amendment – Ord. 1710, Series 2015: Expanded commercial from 18,406 SF to 64,468 SF of commercial square footage.
- g. 6th Amendment – Ord. 1712, Series 2016: The Foundry – adding 32 Units (24 age restricted), while reducing the allowed commercial development to 37,100 SF in Planning Area #1.

COUNCIL QUESTIONS

Council member Stolzmann asked Mr. McClure why he could not leverage the 478 units to fund the commercial component. She asked what was so special about the 32 units. Mr. McClure explained it was because of the global economic meltdown and the level of support it would take for speculative commercial, in order to collect rents. Council member Stolzmann asked if they have leases. Mr. McClure explained he is currently working on discussion of leases.

Council member Loo inquired about the 104 units and the 306 total. Principal Planner McCartney explained the 306 units were derived by adding 104 units to their allowable 202 units on North Main. Earlier amendments adjusted the numbers in Steel Ranch South, which added 104 additional units. Steel Ranch South has a total of 306 units.

- 6) Please provide the assumptions for the fiscal model in a table (income, retail \$/sqft, absorption year for retail, any modifications to capacity factors from the base, and so on). Staff's response: Attachment #1 (Foundry Fiscal Model Assumptions).

- 7) What is the impact to the general fund (revenue and expense) if the retail is occupied in year 3, 10 or never? Staff's response: Fiscal Model Attachments # 3 year, 10 year, 20 year (Cumulative Combined Funds Results – Fiscal Impact Model.)

COUNCIL COMMENTS

Council member Stolzmann stressed the importance of having the fiscal model for development projects. She stated her understanding the condo residents will spend approximately \$276 per week in Louisville. When the household income is above the median, there is an assumption goods can be bought in Louisville.

- 8) Does the applicant own or have some right to design and rezone the Summit View subdivision? Staff's response: Yes, they own the property.

- 9) The drawings do not clearly depict internal circulation on the site. Does the alleyish road that runs North South go through? Staff's response: The internal roadway shown on the PUD is a private drive and provides access north, south, east and west.
 - a. Is it a named street? Staff's response: No.
 - b. Who is responsible for maintenance? Staff's response: The Developer.

- 10) The staff report refers to condominiums, which implies to me that the units being built are individually owned however I do not see the properties segregated on the plat. Are these really apartments? Staff response: We have been told they are condominiums. The City of Louisville does not have a condo platting process. These are typically done through the County.

- 11) What guidance is there in the City Code regarding rezoning policy? Staff's response: This is a rezoning only in terms of modifying the General Development Plan (GDP) which is processed as a Planned Community Zone District (PCZD) as established in Section 17.72. This request is an amendment to an existing GDP. City Attorney Light commented on changing plans to address condos and noted it would be a legislative change to provide the regulatory authority on filing a condo plat, which would be a subdivision action. If the PUD is for apartments and there is a desire for

condos, there would have to be a separate condo plat to create a legal interest in the air space. There is still a compliance with the PUD.

COUNCIL QUESTIONS

Council member Stolzmann asked what enforcements or assurances does the neighborhood have. Interim Planning and Building Safety Director Russ explained it could be conditioned in the resolution. City Attorney Light stated there is probably language in the plan, but confirmed it could be conditioned in the resolution. Mr. McClure confirmed the Final Development Plan refers to the units as condominium units.

Mayor Muckle asked if the Final Plan assured park spaces have permanent public access easements. Interim Planning and Building Safety Director Russ confirmed it did.

Council member Keany asked if the applicant accepted the six conditions. Mr. McClure confirmed the applicant accepts all six conditions.

Council member Maloney noted there were several emails from the public and addressed the concern for the Paschal median and the light requirement. Interim Planning and Building Safety Director Russ explained there have been neighborhood requests for direct left turn access off Paschal into the development. The staff is working with applicant to make that entrance a right in/right out. He stressed a left turn access is not an appropriate movement with a future signal light coming to this location.

Council member Maloney inquired about reducing the lighting requirements along Kaylix sidewalks. Principal Planner McCartney stated staff can look at the lighting for traffic and pedestrian safety.

PUBLIC COMMENT

Gary Larson, 2189 Park Lane, Louisville, CO stated he will be looking at the condos from his back porch. He explained he is a member of the newly formed Steering Committee for the 95th Street Coalition. They want to ensure any residential development is compatible with the existing community and any commercial development is economically viable. At their first meeting, Mr. McClure presented the Foundry proposal. After the meeting, the applicant made changes to incorporate the public concerns. The Coalition feels this development is compatible with the community. They propose a do not block box in the eastbound lane. He addressed the street lights and noted the Steel Ranch patio homes are on timers. He noted at the Planning Commission meeting, they discussed bringing back the water tower.

Peter Wengert, 872 Meadow Lark Lane, Louisville, CO stated there is a very good positive feeling about this project. The residents feel it is a people friendly project.

There are approximately 1,000 walkers in Steel Ranch who are looking forward to walking to the Foundry. He felt this will be a beautiful entry way into the City and voiced his support for the project.

Dave Ireland, 2358 Park Lane, Louisville, CO stated he is an enthusiastic supporter of the Foundry project.

Sherry Sommers, 910 Palisade Court, Louisville, CO stated her understanding this project is in compliance with the Comprehensive Plan and has the support of the neighbors. She inquired about the role of the small area plan in this development. She noted last spring the City Council stated there would not be more rezoning and urbanization in this area until the impact of the development could be analyzed. She also addressed the project's height and stated her understanding the maximum height for most residential units is two stories. He noted these units will be 2-3 stories. She stated a lot of people worked hard on the small area plan and the plan should be considered.

Sandy Stewart, 649 August Drive, Louisville, CO voiced his support for the project.

Alex Bradley, 1385 Caledonia Circle, Louisville, CO inquired why all the units are not age-restrictive. She wanted confirmation all the age-restricted units will be universal in design. She voiced her concern over the Foundry commercial component and noted the square footage was too small. She voiced her concern over the school enrollment at Louisville Elementary. She reported on meeting a local resident, who sends her children to school in Broomfield, because LES is too large. She stressed the BVSD referrals are old and out dated and should be redone. She requested all the age-restricted units be universal in design and for an explanation on why all 32 units cannot be age-restricted to solve the school issue.

COUNCIL COMMENT

Council member Stolzmann was also interested in knowing why all the units could not be age restricted, the issue of the small area planning and how they are impactful.

Mr. McClure stated there is a need for condo units for adults who are not 55 and do not wish to do yardwork anymore. Condos are a product type, which can provide such for those individuals.

Interim Planning and Building Safety Director Russ explained the small area plan was not applicable to this application as the plan has not been adopted.

Mayor Pro Tem Lipton stated he struggled with balancing the enthusiasm for condos against some significant policy issues related to density, infill and the request for commercial property owners to stimulate their project, by including residential components, not included in the original zoning. He voiced his concern for other commercial property owners who may request equity on how they are treated. He

stressed the importance of being fair, equitable and consistent. He did not believe the Council has finished its planning for potential growth. He noted there is citizen concern for the added stress on City services as new population is added. He did not believe the Council has discussed the broad principles and policy issues associated with this request.

Council member Keany stated he understood Mayor Pro Tem Lipton's concern. He asked the City Attorney whether the City is creating precedence on the Council's decision making in looking at this project and whether Council is following the City's Code. City Attorney Light explained this is a timing question. A rezoning is evaluated in light of the objectives, purposes and provisions of the Comprehensive Plan. If the small area plan is not adopted, it is not a part of the Comprehensive Plan. There are legal methods to close the time gap, but they are not available at this time. Action on one application does not have any bearing on another application being adjudicated under its own process, based on the law in effect at the time. If Council desires to make future decisions after the additional Comprehensive Plan is completed there must be a mechanism to close the time gap.

Council member Keany addressed the quasi-judicial process before the Council. He asked whether the Council was required to approve or disapprove the application this evening. City Attorney Light stated it is a matter of judgment and criteria for rezoning under common law and in the Louisville Municipal Code. It is an evaluation of judgment of a broad criteria relating to the question of whether the request is consistent with the policies and goals of the City's Comprehensive Plan. With respect to rezoning, Council must consider whether the rezoning change is in the public interest. Another criterion is whether the rezoning would be to provide land for a community use.

Mayor Pro Tem Lipton asked if there was a criteria related to a community benefit. City Attorney Light explained it is by referencing the desires of the community expressed in the Comprehensive Plan.

Mayor Pro Tem Lipton voiced his concern for a consistent process. He expressed his frustrations the small area plans have not been adopted. He was concerned the development would begin before the small area plan is complete and there will not be any guidelines. He noted if the small area plans are not adopted, the Council will not be able to use those tools in their decision making.

Council member Loo stated she also struggled with this development, but after listening to the public input, she was convinced this is a great project. She liked the design and the quality of the development. She felt if the development is not approved today, the land may lay vacant. With respect to the school issue, she did not feel this would add students to local schools. She did not agree with the full movement entrance on Paschal Drive and stated the signage needs improvement. She stated she was pleasantly surprised with the positive fiscal analysis. She noted many Louisville seniors are looking for this type of housing.

Council member Maloney stated when he first looked at this proposal he was opposed because of the erosion of the commercial space. After staff's presentation and the public input, he believed it was a quality proposal. He agreed with Mayor Pro Tem Lipton with respect to being consistent and fair. He also was concerned over the erosion of the City's commercial base.

Council member Leh supported the project because it would be a quality development. He agreed it is unfortunate the small area plans have not been adopted to provide guidance, but congratulated everyone on the process. He felt this would be a good project because of the age-restricted units, which would have less impact on traffic and the schools. He was concerned about what may go into the property, if the proposal is denied.

Council member Stolzmann commented she initially felt the development was not compatible with the surrounding homes, but after the neighborhood support, she has changed her mind. She felt there should be some language added to ensure condominiums and not apartments are built. She felt all the units should be age-restricted to satisfy the school and traffic issue and would be a valid reason for the rezoning. She addressed the intersection at Paschal Drive and stressed the importance of not creating an unsafe intersection. She requested comments on age-restriction and condo language. She stated the fiscal impacts are consistent with the Comprehensive Plan. She noted the \$600,000 condo units will be well above the City's median income level and those residents will be spending their dollars in Louisville. She had no opinion on the water tower and confirmed it is still in the project.

Mayor Muckle stated he was impressed by the comments, both from the public and from the Council. He stated there are definitely reasons to deny the application based on the loss of commercial and the densification, but felt the reasons to approve far outweigh those concerns, especially when considering the age-restricted units. He agreed it will be the northern gateway to the City. He felt the fiscal outcomes are acceptable. He noted there is neighborhood support for the development. He did not feel a decision on one project influences any other, as each project is judged on its own merits. He supported the water tower and well-lit sidewalks for walkers.

Council member Keany supported adding language stipulating condos only. He was comfortable with the 24 age-restricted units and leaving the remaining 8 market rate. He also supported keeping in the water tower.

Council member Maloney asked if there were five or six conditions. City Attorney Light stated there are five conditions on the PUD ordinance and one condition for the zoning ordinance regarding use issue. There is also a sixth condition for the PUD Resolution.

PUBLIC COMMENT

Jeffrey Gass, 784 Meadow Lark Lane, Louisville, CO voiced his support for the project.

He stated the Steel Ranch community is in full support of the project. He supported adding to the tax base instead of leaving the land vacant. It will improve the north entrance into Louisville by adding unique steel buildings, which would be different from the south entrance into the City and seeing the empty Sam's Club.

Debbie Fahey, 1118 Enclave Circle, Louisville, CO supported the project because of the age-restricted units and was in favor of having all the units age-restricted.

Mayor Muckle called for public comment and hearing none, closed the public hearing.

COUNCIL COMMENTS

Mayor Pro Tem Lipton stated he would vote in favor of the application although he had concerns over the loss of commercial. He voiced his frustration with not having the tools in the small area plan. He voiced his hope guidelines could be accomplished after the Council Retreat.

City Attorney Light reviewed the City Council's requested revisions to Ordinance No. 1712, Series 2016: In the last WHEREAS: WHEREAS, the PCZD-C/R zoning classification for the Property as further set forth on the Takoda GDP 6th Amendment, subject to the conditions herein, is consistent with the City of Louisville 2013 Citywide Comprehensive Plan.

Section 1. The City Council of the City of Louisville hereby approves the Takoda GDP 6th Amendment (the "Takoda GDP 6th Amendment") for the property legally described in Exhibit A attached hereto (the "Property") and, pursuant to the zoning ordinances of the City, such Property is zoned Planned Community Zone District Commercial/Residential (PCZD-C/R) for the uses permitted in the Takoda GDP for the Property, a copy of which Takoda GDP 6th Amendment is attached hereto as Exhibit A, subject to Section 2 hereof and subject further to the condition that a note shall be added to the GDP stating that drive-thru restaurants and automobile service stations are a prohibited use within the GDP and that single family attached dwelling uses are limited to duplex, townhouse and condominium uses, with apartments prohibited.

ORDINANCE No. 1712, SERIES 2016

MOTION: Council member Keany moved to approve Ordinance No. 1712, Series 2016, as amended by the City Attorney, seconded by Mayor Muckle. Roll call vote was taken. The motion carried by a vote of 7-0.

ORDINANCE No. 1713, SERIES 2016

MOTION: Mayor Muckle moved to approve Ordinance No. 1713, Series 2016, seconded by Council member Keany. Roll call vote was taken. The motion carried by a vote of 7-0.

City Attorney Light reviewed the City Council's requested revision to Resolution No. 3, Series 2016, which adds Condition 6. Add a sentence to the PA-1B General Notes, item 1, stating "This PUD authorizes only condominium project type development." He asked Council for their preference in the number of age-restricted units.

Council Discussion: Mayor Muckle, Council member Loo, Leh, Keany and Maloney supported 24 age-restricted units. Council member Stolzmann supported all 30 units.

City Attorney Light added the following language to the revised condition: Further, revise the phrase "a potential amount of units" to state instead "24 units."

RESOLUTION No. 3, SERIES 2016

MOTION: Mayor Muckle moved to approve Resolution No. 3, Series 2016 with the six conditions as cited by the City Attorney, seconded by Council member Loo.

Council member Loo voiced her frustrations with signage and offered a friendly amendment to eliminate condition number 2. Mayor Muckle did not accept the amendment.

MOTION: Council member Loo moved to strike condition 2 from the resolution, seconded by Council member Keany.

Council member Stolzmann preferred to have public comment on the matter.

Council member Leh did not support the amendment. Council member Keany voiced his support for the amendment.

VOTE ON THE AMENDMENT: Roll call vote was taken. The motion failed by a vote of 5-2. Mayor Muckle, Mayor Pro Tem Lipton and Council members Maloney, Leh and Stolzmann voted no.

VOTE ON THE MAIN MOTION: All were in favor.

1125 PINE STREET MINOR REPLAT

- 1. ORDINANCE No. 1711, SERIES 2016 – AN ORDINANCE APPROVING A REZONING OF A PARCEL OF LAND LOCATED AT 1125 PINE STREET FROM CITY OF LOUISVILLE COMMERCIAL COMMUNITY (CC) TO MIXED-USE RESIDENTIAL (MU-R) AND RESIDENTIAL MEDIUM DENSITY (R-M) AND AMENDING THE BOUNDARIES OF THE OLD TOWN OVERLAY DISTRICT IN CONNECTION THEREWITH – 2ND READING – PUBLIC HEARING**

2. RESOLUTION No. 2, SERIES 2016 – A RESOLUTION APPROVING A REPLAT TO COMBINE THREE PARCELS AND SUBDIVIDE THE PROPERTY INTO TWO SEPARATE LOTS AT 1125 PINE STREET

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance No. 1711, Series 2016 and Resolution No. 2, Series 2016 and noted members of the public may speak on either of the agenda items.

Mayor Muckle opened the public hearing and requested a staff presentation.

Interim Planning and Building Safety Director Russ explained the request for rezoning, replat to combine three parcels to subdivide the property into two separate lots, rezoned mixed use residential (MU-R) and Residential Medium Density (RM). The subject property is located on the north side of Pine Street between the Burlington Northern Santa Fe Railroad and Highway 42. It is currently zoned Commercial Community Zone (CC) and part of the Highway 42 Revitalization area. The lot is 15,813 SF.

Section 16.16.050 (C) of the Louisville Municipal Code requires the maximum depth of all residential lots not to exceed 2 ½ times the width of the lot. For all other lots, the depth shall not exceed three times the width. The dimensions for the proposed Lot 2 are approximately 230' X 55' from the northernmost corner to the southernmost corner. The depth is 4.18 times the width. Lot 2 does not comply with the Code. Section 16.24.010 of the Louisville Municipal Code grants the City Council, upon advice of the Planning Commission, to authorize modifications from the requirements in cases where there is exceptional topographical conditions or other conditions peculiar to the site. Staff believed the site is a "peculiar" shape due to the abandoned railroad right-of-way and existing depth of the lot. The subdivider would not be able to provide two lots, which meet the depth to width ratio while providing the required lot frontage. Staff recommended the City Council authorize the modification.

Proposed Zoning: The required rezoning of this property must be consistent with the framework provided Land Use Exhibit A in the MUDDSG. Lot 2 – Residential Medium Density: 10,502 SF allows up to three residential units. Staff recommended the proposed Lot 2 be included with in the Old Town Overlay Zoning District. If authorized, the Old Town Overlay will be amended to include the proposed Lot 2, which does not require a PUD. Lot 1: Mixed Use – Residential: 4,703 SF must comply with the MUDDSG and requires a PUD. The existing single-family dwelling is considered a legal, non-conforming use and can continue with its use as a single-family home.

The Planning Commission held a public hearing on the application on December 10, 2015 and voted 6-0 to approve the replating as well as the rezoning and recommended City Council approval. Staff recommended City Council approval of Ordinance 1711, Series 2016 and Resolution No. 2, Series 2016.

APPLICANT PRESENTATION

Arn Rasker, 4782 Valhalla Drive, Boulder, CO explained he represents the owner, who lives out of state. He explained this project began when the City requested a right-of-way easement for the new drainage plan on the northern parcel. He explained nothing could be done with the property until it conformed to the new zoning overlay. Once the zoning is approved plans to develop the property can begin. He noted this project will add commercial space, which is currently under design.

Jean Morgan, 1131 Spruce Street, Louisville, CO explained in the packet, sometimes the street is referred to as Lee Street and other times it is referred to as Lee Avenue. She requested it be referred to as Lee Avenue. She addressed the Spruce side addition and asked if it would be compatible with the existing homes on Spruce Street. Interim Planning and Building Safety Director Russ confirmed it would be compatible.

Ms. Morgan addressed the 15% public land dedication and voiced her concern that parking for the units would impact the historic miner's cabins. She requested the 15% public land dedication be for land to separate the development from the miner's cabins. She asked for confirmation there will be approval for 3-units. Interim Planning and Building Safety Director Russ confirmed there could be up to 3-units. She felt preserving the historic cabins was important.

Interim Planning and Building Safety Director Russ confirmed the subject property is south of the miner's cabins. He explained there is a drainage easement between the cabins and the subject property, which is part of the Flood Plan Improvement project.

COUNCIL COMMENT

Council member Stolzmann addressed the notion of hardship and lot layout and inquired about the long range layout for the area. She referred to the lot lines and completed calculations on the depth of the lot. She calculated it would be 125.9' deep from the property's east property line. The applicant calculated 137.2' deep. She understood why it should not apply to the whole property, but did not feel it would create a hardship to apply from the street and back (south of Spruce Street). She felt the applicant was trying to maximize the lot depth of Lot 2.

Council member Keany asked for clarification it would add 12 feet to Lot 1 on Pine Street. Council member Stolzmann confirmed it would add 12 feet.

Mayor Muckle inquired how the angled portion of property would be used. Interim Planning and Building Safety Director Russ explained it is a land dedication for Spruce Street, which is not currently part of the City's right-of-way, but has access from Spruce.

Mayor Muckle asked if the public land dedication could be for a public park for the miner's cabins. Interim Planning and Building Safety Director Russ explained the staff worked with the Parks Division and Historic Preservation and this land is not in any

adopted plans and therefore, payment in lieu is recommended.

Mayor Muckle requested the measurement for public land dedication for the north lot.

Council member Leh left the meeting at 10:05 p.m.

Council member Maloney inquired about the zoning of adjacent lots. Planning and Building Safety Director Russ explained the property is currently in the Highway 42 Revitalization Plan, which extends to South Boulder. Any request requires a mandatory rezoning. A replat is an intent to redevelop the property and Council has the option to consider the waiver.

Council member Keany inquired whether the odd depth of the property line is located on the north side. Interim Planning and Building Safety Director Russ explained Council member Stolzmann is suggesting if the property line is moved 12' north, that portion of the site where the development would likely be would be more consistent with the Louisville Municipal Code.

Council member Keany asked if that would change the number of units allowed. The applicant, Mr. Rasker stated the recalculation would increase the square footage of the southern lot, which would increase the allowance for commercial and above residential. He felt the larger area on the back lot would be advantageous because it would minimize what is built and allow for parking. The recalculation would also reduce the number of units on the northern lot from 3 units to 2 units.

Council member Keany explained Council is asked to consider a waiver for this. Mr. Rasker noted the owner has provided the easement and the triangular piece to the City. He noted it is not a minor thing to replat the entire area.

Planning and Building Safety Director Russ stated, in response to Mayor Muckle's question about the measurement for public land dedication, a change in the calculation would reduce the square footage by approximately 6,000 square feet, which would reduce Lot 2 by 660 SF.

Council member Keany inquired why the triangular piece of property is not acceptable as cash in-lieu. Interim Planning and Building Safety Director Russ explained public land dedication is for public use. Easements and streets are not eligible for public land dedication.

Council member Keany asked if a two lot subdivision could be done without a PUD. Interim Planning and Building Safety Director Russ explained a PUD is not required for a minor subdivision.

Council member Keany asked what would prevent the applicant from subdividing the second lot. City Attorney Light explained if the applicant met the yard and bulk

requirements they could subdivide the lot, but would have to provide legal access to both lots and provide a new subdivision plat that meets and the requirements.

Interim Planning and Building Safety Director Russ recalculated the public land dedication to be 2,000 SF and the 15% requirement would be 1,575 SF.

Mr. Rasker explained the lot is not wide enough to subdivide, and there would not be any access.

Mayor Muckle inquired about the minimum lot in the RM zoning. Principal Planner McCartney stated it is 7,000 SF, but in the MUR zoning there is no minimum lot size.

Jean Morgan, 1131 Spruce Street, Louisville, CO noted the entire area will be developed eventually. She suggested running Spruce Street to the west to access this development. This would allow a border for the south side of the miner's cabins. She requested the Council provide a small park near the cabins.

Interim Planning and Building Safety Director Russ explained the minimum area per unit is 3,500 SF in the RM zone district. Three units will fit into the 10,500 SF, but 10,049 SF will not provide for the three units.

Mayor Muckle called for public comment and hearing none, closed the public hearing.

COUNCIL COMMENTS

Council member Stolzmann proposed the lot line be moved to the right to 125.9. This will take into account the odd angle of the lot and give the width to the applicant. This also ensures the neighborhood can allow the density for the width of the lot. She felt this would be reasonable and consistent with the Louisville Municipal Code.

Mayor Muckle voiced his support and suggested the land dedication be close to the miner's cabins to allow a pocket park. Council member Loo requested a map be drawn to reflect the recalculations.

Interim Planning and Building Safety Director Russ explained if the calculations are changed the applicant must be allowed to respond.

Council member Keany suggested continuing this matter to allow the applicant and staff time to discuss alternatives. There was Council consensus.

Mr. Rasker explained he could not move the lot line without the consent of the owner. He stated the land is private property and if the City wanted the northern portion for a park, they could discuss purchasing it from the owner. He explained the owner has already been delayed in developing his property when the City wanted it for a street. He would discuss moving the lot line with the owner and requested a continuance.

ORDINANCE No. 1711, SERIES 2016 AND RESOLUTION No. 2 SERIES 2016

MOTION: Mayor Muckle moved to continue Ordinance No. 1711, Series 2016, and Resolution No. 2, Series 2016 to February 2, 2016, seconded by Council member Keany. All were in favor.

633 CTC BOULEVARD PLANNED UNIT DEVELOPMENT

- 1. ORDINANCE No. 1714, SERIES 2016 – AN ORDINANCE APPROVING THE VACATION OF AN EASEMENT WITHIN LOT 5, COLORADO TECHNOLOGY CENTER FILING NO. 2 SUBDIVISION – PUBLIC HEARING**
- 2. RESOLUTION No. 4, SERIES 2016 – A RESOLUTION TO APPROVE A FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN TO CONSTRUCT A 153,018 SF SINGLE STORY INDUSTRIAL/FLEX BUILDING WITH ASSOCIATED SITE IMPROVEMENTS FOR LOT 1, BLOCK 4, THE BUSINESS CENTER AT CTC**

Mayor Muckle requested a City Attorney introduction.

City Attorney Light introduced Ordinance Nos. 1714, Series 2016 and Resolution No. 4, Series 2016. Members of the public may speak on either agenda items.

Mayor Muckle opened the public hearing requested a staff presentation.

Principal Planner McCartney explained Ordinance No. 1714, Series 2016 is an ordinance approving the vacation of an easement within Lot 5, Colorado Technology Center Filing No. 2 Subdivision. Resolution No. 4, Series 2016 is a request to approve 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 16 of the CTC Filing 2 Subdivision. The subject property is located in CTC and zoned Industrial (I). It is required to follow the IDDSG. The proposal is for a 153,018 SF general flex space with 72% hardscape; 28% soft scape; 5 access points: two on CTC; two on Boxelder and one from East.

Parking: The “office without loading” amount of 3.7 spaces per 1,000 SF requires a waiver from the IDDSG. Staff believed the waiver request is acceptable and recommended approval.

Signs: Monuments Signs: IDDSG allows one freestanding sign for each access. The applicant is requesting 4 monument signs. Wall Signs Waiver: IDDSG allows 15 SF all signs, not to total more than 80 SF. The applicant is proposing 40 SF signs not to total more than 120 SF.

Staff recommended approval of Ordinance No. 1714, Series 2016 and Resolution

No. 4, Series 2016 with the following condition: 1.) The applicant must comply with the October 22, 2015 Public Works memo prior to recordation.

APPLICANT PRESENTATION

Jim Vasbinder, Etkin Johnson Group, 1512 Larimer Street, Suite 100, Denver, CO, explained this is a proposal for the largest building to be constructed at the Colorado Technology Center. They just broke ground of the property at 2000 Taylor and with Council consideration and approval of this proposal; the applicant will apply for a building permit within the next 30 days.

COUNCIL COMMENTS

Mayor Muckle addressed the requested sign waiver. Council member Stolzmann stated there is consistency as this request is similar to their last request relative to signage.

Mayor Muckle called for public comment and hearing none, closed the public hearing.

ORDINANCE No. 1714, SERIES 2016

MOTION: Council member Stolzmann moved to approve Ordinance No. 1714, Series 2016, seconded by Mayor Muckle. Roll call vote was taken. The motion carried by a vote of 6-0. Absent: Council member Leh.

RESOLUTION No. 4, SERIES 2016

MOTION: Mayor Muckle moved to approve Resolution No. 4, Series 2016, seconded by Council member Keany. The vote was 6-0. Absent: Council member Leh.

DISCUSSION/DIRECTION/ACTION – KESTREL HOUSING PROJECT DEVELOPMENT AGREEMENTS

Mayor Muckle requested a staff presentation.

Interim Planning and Building Safety Director Russ reported on the final Subdivision Plat and Planned Unit Development (PUD), for Kestrel, the Boulder County Housing Authority's (BCHA) affordable housing development located at 245 N.96th Street. BCHA has submitted building permits and construction plans for the required public improvements.

Traditionally, a draft subdivision agreement is not shown to City Council because the agreement follows established forms and protocols which staff can negotiate and the mayor can execute once City Council approves a resolution allowing the development. However, in some cases, applicants request non-standard solutions which require Council discussion, direction, and action. Such is the case for the Kestrel Development.

BCHA has four unique requests within the subdivision agreement requiring City Council direction:

1) Improvement guarantee: BCHA is requesting a hybrid improvement guarantee, which provides only a portion of the guarantee be in the form of a letter of credit to assure stabilization of site soils and construction of Hecla Drive and related underground utilities.

2) Traffic Signal Funding: BCHA, and its lenders, are requesting a modification to this requirement to establish at this time a cost for BCHA's share of the signal improvement. With Council approval, staff would negotiate and set in the subdivision agreement an amount and time for payment based on a City cost estimate and an inflation factor recognizing the new Paschal and Highway 42 signal warrant is anticipated to occur in 2018 (an estimated BCHA payment of \$214,000).

3) Impact fee deferral: BCHA is requesting their impact fee payment be deferred from the issuance of building permits, expected this month, to March/April when State of Colorado grant monies are available to pay these fees.

4) Estoppel agreement: City Attorney Light reviewed the request for an Estoppel Agreement. Regarding the funding of the affordable housing project, the BCHA's lender (Citibank N.A.) requests the City enter into a project-specific "estoppel agreement" intended to confirm certain obligations, such as the requirement to provide the warranty guarantee for completed public improvements, will remain with BCHA notwithstanding transfer of project land into the new, single-purpose entity that will own the property, build the improvements and operate the affordable housing project. This estoppel agreement will also include a subordination stating that the required affordability restrictions for BCHA's affordable housing development are subordinate to the lender's collateral interest under its loan. All of the other funding agencies are also being asked to subordinate, under their restrictive covenants, to the lender's collateral interest under its loan.

Staff Recommendation: Staff recommended the City Council adopt a motion to (1) approve the improvement guarantee, traffic signal funding and impact fee solutions as outlined above; (2) approve as to form the proposed estoppel and subordination agreement for the project; and (3) authorize the Mayor to execute the final versions of the estoppel and subordination agreement and other development agreements for the Kestrel development.

APPLICANT PRESENTATION

Norrie Boyd, Boulder County Housing Authority, 2525 13th Street, Boulder, CO explained this has been a lengthy process and requested Council consideration.

COUNCIL COMMENT

Council member Lipton addressed the “estoppel agreement” and asked what is backstopping this project, if it fails. City Attorney Light explained the only backstop is what has been approved on the property to date. In the event of foreclosure the lender does not have the right to develop whatever they choose. The property would still be subject to general zoning laws. There are cases in Colorado between public entities and foreclosing lenders on what exactly survives on foreclosure. In the interest of the City other land use provisions of the City would continue and the zoning would still be in place. The property is in PCZD zoning, which is a negotiated zoning.

Mayor Pro Tem Lipton voiced his concern over the probable worst case scenarios, which would be the loss of affordable housing restrictions. He explained he was always leery of real estate matters.

Mayor Muckle stated the worst case scenario would be the City would end up with a nice PUD and design that was not for affordable housing. He supported the conditions as proposed.

Mayor Pro Tem Lipton asked Interim Planning and Building Safety Director Russ to address the potential risk for the public improvements not being made. Interim Planning and Building Safety Director Russ explained the downside of this project not being complete is there would not be a financial guarantee to complete the public improvements. The improvement guarantee provides the land can get to a point of development at Council’s discretion.

City Attorney Light explained because it is not automatic, the City asks for letters of credit to have ready access to the funds to complete the public improvements. If the public improvements are not completed and there is not a financial guarantee, there is still a contract, which stipulates they will complete the improvements. The standard rule for letter of credits is 115% for all public improvements. To date, the City has asked for a cash guarantee for the Hecla exchange and drainage improvements.

MOTION: Mayor Muckle moved to (1) approve the improvement guarantee, traffic signal funding and impact fee solutions as outlined above; (2) approve as to form the proposed estoppel and subordination agreement for the project; and (3) authorize the Mayor to execute the final versions of the estoppel and subordination agreement and other development agreements for the Kestrel development. Council member Keany seconded the motion. The motion carried by a vote of 6-0. Absent: Council member Leh.

CITY ATTORNEY’S REPORT

No items to report.

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

Council member Stolzmann reported the DRCOG's representatives received a packet of information for tomorrow night's meeting, which requests a legislation position on a number of bills. She will use the City's legislative policy to guide her decisions and look at the area of local controls. DRCOG staff members have asked for Board direction on these items.

City Manager Fleming noted this is Interim Planning and Building Safety Director Russ' last meeting with the City. He thanked Troy for his contributions to the City including the DDI, the 2013 Comprehensive Plan, and future items, including the South Street Underpass and a procedure issue - the electronic development review process.

Mayor Muckle also expressed his thanks to Interim Planning and Building Safety Director Russ on behalf of the City Council.

Planning and Building Safety Director Russ expressed his thanks to City Manager Fleming and the Mayor and City Council. He stated it was a pleasure to plan a City he lives in and the City he loves.

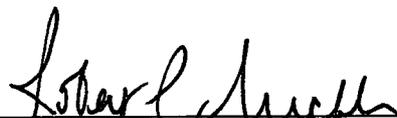
ADJOURN

MOTION: Mayor Muckle moved for adjournment, seconded by Council member Keany. All were in favor. The meeting was adjourned at 10:55 p.m. Absent: Council member Leh.



Janey Carra

Janey Carra, City Clerk



Robert P. Muckle, Mayor

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
RESIDENTIAL		
Persons per household	1.4	1.8
Vehicle Trips	Lower Generation	Higher Generation
MU Trip Adjustment	50% (ITE)	25%
COMMERCIAL		
MU Trip Adj. (retail)	28% (ITE)	25%
MU Trip Adj. (office)	50% (ITE)	25%

Fiscal Impact Model

Revenue by Fund	SC		
	Developer Numbers	%	Mod Numb
General Fund	\$2,891	62%	\$1
Urban Revitalization District Fund	\$0	0%	
Open Spaces & Parks Fund	\$373	8%	
Lottery Fund	\$0	0%	
Historic Preservation Fund	\$132	3%	
Capital Projects Fund	\$1,256	27%	\$1
TOTAL REVENUE	\$4,653	100%	\$4
Expenditures by Fund			
General Fund	\$1,519	39%	
Urban Revitalization District Fund	\$0	0%	
Open Spaces & Parks Fund	\$409	10%	
Lottery Fund	\$0	0%	
Historic Preservation Fund	\$132	3%	
Capital Projects Fund	\$1,852	47%	
TOTAL EXPENDITURES	\$3,913	100%	\$1

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.

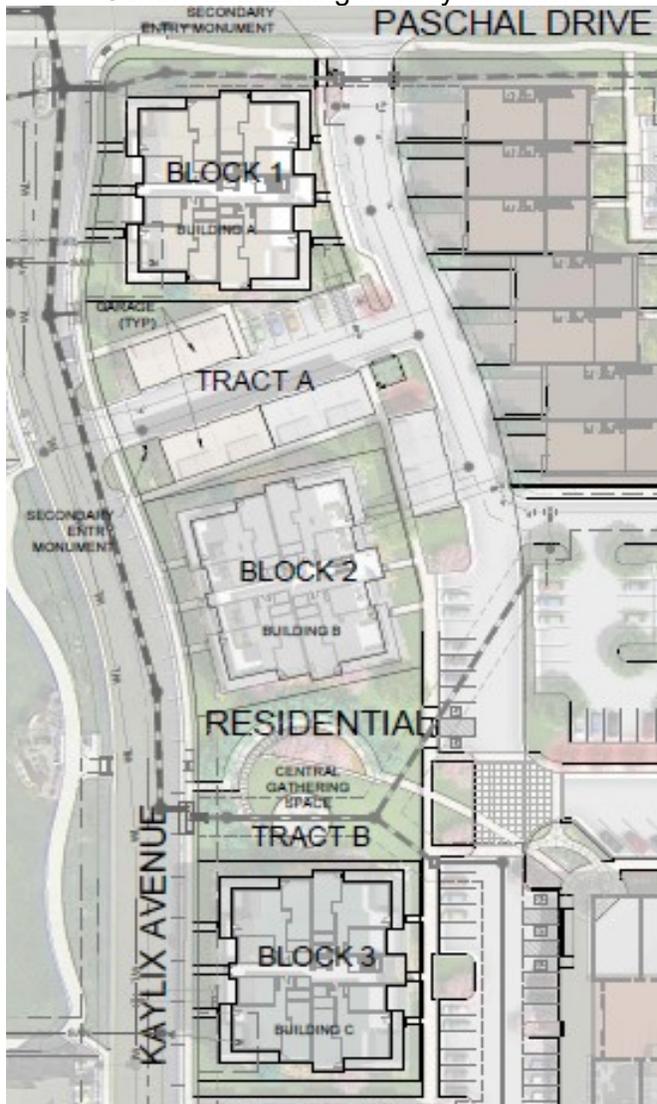
McCartney continues presentation. This application is for a replat to an existing plat but we are combining two plats. We are combining the Takoda subdivision as well as the Summit View subdivision. It is broken up into Tracts A, B, C, and D and Blocks 1, 2, 3, 4, 5, and 6.

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

Block 1	.33 acres	Takoda Properties Inc.	Residential
Block 2	.32 acres	Takoda Properties Inc.	Residential
Block 3	.30 acres	Takoda Properties Inc.	Residential
Block 4	.32 acres	Takoda Properties Inc.	Residential
Block 5	.53 acres	Takoda Properties Inc.	Commercial (Lots 1-7)
Block 6	.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
BUILDING SETBACKS³⁴		
MIN. FRONT YARD SETBACK (PRINCIPAL USES)	5' (ALL CONDITIONS)	0'
MIN. SIDE YARD SETBACK ¹ (PRINCIPAL USES)	0' (IN BLDG) 5' (ALL OTHER CONDITIONS)	0'
MIN. SIDE YARD SETBACK ² (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'
MAX. BUILDING HEIGHT		
PRINCIPAL USES	MF: 35'	35'
ACCESSORY USES ⁷	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 thrus, 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.

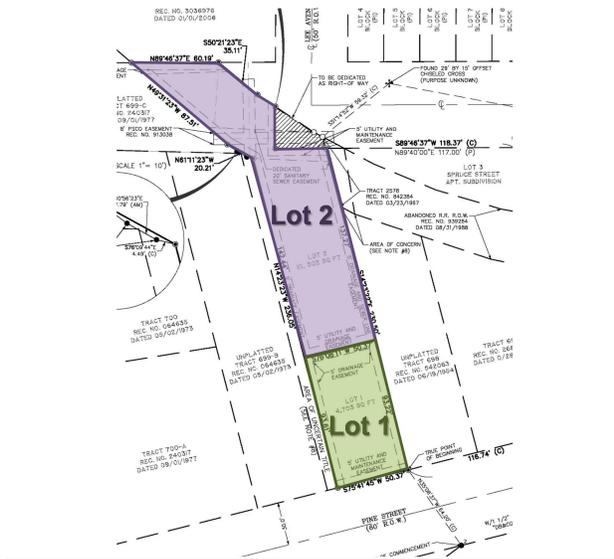
Staff Report of Facts and Issues:
Trice presented from Power Point:

- 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.

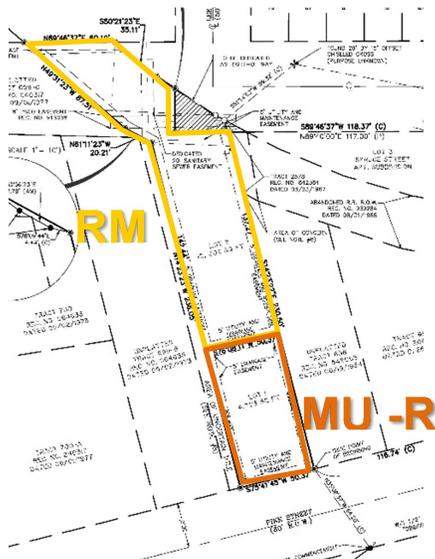
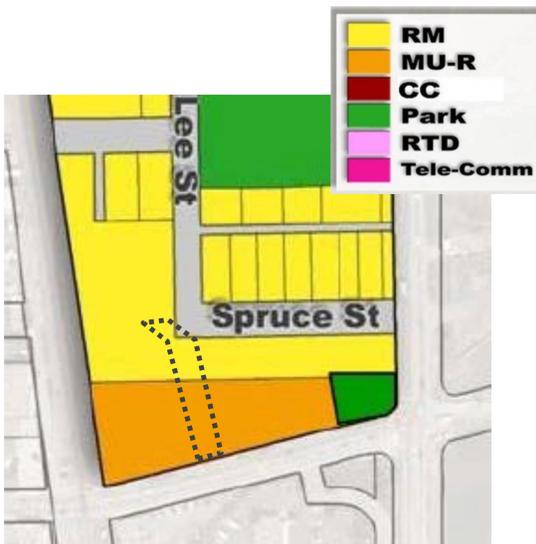


- 16.16.050 (C) deals with the dimensions of the lot so the proportion of depth to width. This subdivision does not comply with it. Lot 1 does but Lot 2 does not. Even if you look at the angle of Lot 2 but taking those as two separate lots with the street frontage on the corner, even the southern part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

Rob Zuccaro

From: Gary Larson <GaryLarson@Q.com>
Sent: Saturday, February 2, 2019 5:47 PM
To: Rob Zuccaro
Cc: justin@foundrybuilders.com
Subject: Foundry Phasing Plan Amendment

Louisville City Council and Planning Commission,

In late 2015, I was instrumental in putting together a coalition of 11 HOAs comprised of over 1,700 homes along the 95th Street corridor, between South Boulder Road and Arapahoe. Two of our key objectives were to force changes in the proposed Indian Peaks Marketplace in Lafayette (WW Reynolds), and gain approval for the more “upscale” Foundry in Louisville. We were successful in both efforts.

The Foundry Phasing Plan Amendment, coming before Planning and Council during February 2019, revives the Foundry concept, including the age restriction for 75% of the condominiums, as well as *“commencing with one of the commercial buildings first”*, per the Foundry Builders’ letter to the Louisville Planning and Building Safety Director, dated January 18, 2019.

During the City Council meeting of January 19, 2016 when the Foundry was approved, Council members mentioned “Good community involvement” and were “Convinced by the neighborhood’s overwhelming support”. Mayor Muckle also mentioned that he was “Impressed with the public input” and that we “Couldn’t get a better project”.

Having been very involved in the community support for the Foundry in 2015/2016, I am very confident in pointing out that the *“Foundry building consisting of retail and restaurant space (including rooftop deck)”* per the Foundry Builders’ letter of January 18, 2019 was a vital and differentiating feature to this PUD, which earned this impressive community support, and the City’s approval.

I support the Foundry Builders’ PUD amendment with the condition that the promised “Foundry building consisting of retail and restaurant space (including rooftop deck)” be specified as the first commercial building to be included with the residential component.

Sincerely, Gary Larson

Gary Larson
2189 Park Lane, Louisville, CO 80027
M: 303.717.5555
E: GaryLarson@Q.com

City Council Public Hearing

February 19, 2019

Foundry Planned Unit Development Phasing Plan Amendment

Resolution 6, Series 2019, approving a request to amend the Foundry PUD phasing plan to modify the requirement that both approved commercial buildings be constructed concurrent with the residential development.

Public Notice Certification:

Published in the Boulder Daily Camera – January 27, 2019

Posted in Required Locations, Property Posted and Mailing Notice – January 25, 2019

The Foundry PUD Phasing Amendment Background



- PUD, GDP Amendment and Plat Approved January 16, 2016
- 32 Residential Units (24 age restricted)
- 31,960 sq. ft. Commercial Development



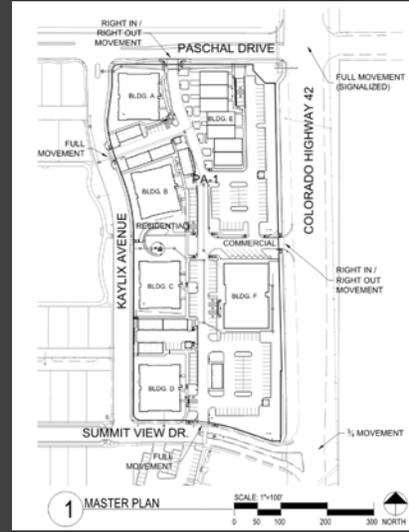
The Foundry PUD Phasing Amendment Proposal

Current Phasing Requirement

- Both Commercial Buildings Constructed Concurrent with Residential Development.

Proposed Phasing

- Obtain building permit for one of the two commercial buildings concurrent with the building permit for the residential buildings.
- Require start of construction and identified tenants for 30% commercial space for first commercial building prior to last residential certificate of occupancy.



The Foundry PUD Phasing Amendment Analysis

Fiscal Model Inputs

	Scenario 1	Scenario 2	Scenario 3
Residential Units	32	32	32
Market Value	\$600,000	\$600,000	\$600,000
Construction Value	\$480,000	\$480,000	\$480,000
Household Income	\$90,000	\$90,000	\$90,000
Absorption	years 2-5	years 2-5	years 2-5
Commercial Building E			
Market Value/Sq. Ft.	\$250	\$250	\$250
Construction Value/Sq. Ft.	\$175	\$175	\$175
Retail Sales/Sq. Ft.	\$200	\$200	\$200
Absorption	year 2	years 8-10	no development
Commercial Building F			
Market Value	\$250	\$250	\$250
Construction Value	\$175	\$175	\$175
Retail Sales/Sq. Ft.	\$200	\$200	\$200
Absorption	year 2	years 3-5	years 3-5

The Foundry PUD Phasing Amendment Analysis

Fiscal Impact Model

Revenue by Fund 20-year totals (x\$1000)	SCENARIO					
	Scenario 1	%	Scenario 2	%	Scenario 3	%
General Fund	\$2,113	60%	\$1,687	59%	\$1,095	59%
Open Spaces & Parks Fund	\$350	10%	\$288	10%	\$189	10%
Lottery Fund	\$0	0%	\$0	0%	\$0	0%
Historic Preservation Fund	\$122	3%	\$100	3%	\$66	4%
Capital Projects Fund	\$956	27%	\$781	27%	\$514	28%
TOTAL REVENUE	\$3,541	100%	\$2,854	100%	\$1,865	100%
Expenditures by Fund						
General Fund	\$887	67%	\$681	66%	\$578	63%
Open Spaces & Parks Fund	\$22	2%	\$22	2%	\$21	2%
Lottery Fund	\$0	0%	\$0	0%	\$0	0%
Historic Preservation Fund	\$0	0%	\$0	0%	\$0	0%
Capital Projects Fund	\$408	31%	\$324	32%	\$312	34%
TOTAL EXPENDITURES	\$1,317	100%	\$1,027	100%	\$911	100%
NET FISCAL RESULT BY FUND						
General Fund	\$1,226		\$1,007		\$517	
Open Spaces & Parks Fund	\$328		\$264		\$168	
Lottery Fund	\$0		\$0		\$0	
Historic Preservation Fund	\$122		\$100		\$66	
Capital Projects Fund	\$548		\$458		\$202	
NET FISCAL IMPACT	\$2,224		\$1,826		\$954	

Comprehensive Plan Policy – Highway 42 Urban Corridor

- Land use mix is to provide positive fiscal benefit to the City.

The Foundry PUD Phasing Amendment Staff Recommendation

Staff recommends approval of Resolution 6, Series 2019, approving an amendment to the Foundry PUD phasing plan to allow only of the two proposed commercial buildings to be constructed concurrent with the residential development.

**SUBJECT: RESOLUTION NO. 7, SERIES 2019 – A RESOLUTION APPROVING
A LOAN IN THE AMOUNT OF \$69,000 FROM THE HISTORIC
PRESERVATION FUND FOR APPROVED WORK FOR 721 GRANT
AVENUE**

DATE: FEBRUARY 19, 2019

PRESENTED BY: FELICITY SELVOSKI, HISTORIC PRESERVATION PLANNER

SUMMARY:

The applicants request approval of a loan in the amount of \$69,000 from the Historic Preservation Fund for approved work at 721 Grant Avenue (Lots 4-5, Block 8, Pleasant Hill). Under Resolution No. 4, Series 2014 the City established a revolving loan program within the Historic Preservation Fund to *“provide low-interest loans for the purposes of preservation, restoration, rehabilitation, and protection of properties which are landmarked pursuant to Louisville Municipal Code Chapter 15. 36 or subject to a conservation easement to preserve the character of Historic Old Town Louisville.”*

Loans may be used for *“rehabilitation projects to include measures directed toward adapting a property to make efficient contemporary use of it while sensitively preserving the features of the property, which are significant to its historical, architectural, and cultural values. Sensitive rehabilitation or upgrading of mechanical, electrical, and plumbing systems and other code-required work to make the property functional is appropriate within a rehabilitation project.”* (Res. 4, Series 2014)

BACKGROUND:

The City Council designated the Louisville Hospital, located at 721 Grant Avenue, a landmark by Resolution No. 59, Series 2016 and previously approved a grant in the amount of \$73,436.50 to restore and preserve portions of the historic structure by Resolution No. 69, 2016. In addition to that amount, the applicant received \$900 to reimburse the cost of the completed Historic Structure Assessment and a \$1,000 landmark incentive. The property has received a total of \$75,336.50 from the Historic Preservation Fund.



HISTORICAL BACKGROUND:

Information from Historian Bridget Bacon

The house at 721 Grant is important to Louisville history for a number of reasons: it is one of the many buildings that historically were relocated from one site to another site in the Louisville area, and had an earlier life as a business and the Louisville Post Office while it was located at 801 Main Street prior to moving to its current location; it was reportedly the location of Louisville’s newspaper office; it was used as a hospital operated by the United Mine Workers for area miners (and according to a 1985 survey of the property, “is the one remaining union associated building in Louisville”); and it is believed to have been used for elementary school classes prior to becoming a private residence, which it has been for approximately the last ninety years.

The building at 721 Grant Avenue was originally constructed as a two-story, hipped-roof commercial building with a simple rectangular form and large storefront window. After the property was moved to Grant Avenue prior to 1909, two additions (one two-story hipped roofed, the other one-story, shed roofed) were added to the rear, creating an L-shaped form. The commercial storefront was opened into a porch with three prominent arches. A second story porch was added on the south side.



721 Grant Avenue - At original location on Main & Spruce



721 Grant Avenue – 1909 as a hospital

SUBJECT: RESOLUTION NO. 7, SERIES 2019

DATE: FEBRUARY 19, 2018

PAGE 4 OF 6



721 Grant Avenue – Current Photo



721 Grant Avenue – Proposed 3D Rendering

CRITERIA FOR APPROVING A LOAN FROM THE HISTORIC PRESERVATION FUND

To receive a loan from the Historic Preservation Fund (HPF), the applicants must meet the following criteria as described in Resolution No. 4, Series 2014, and Resolution 21, Series 2016:

A structural assessment shall be required pursuant to Section 2 of Resolution No. 2, Series 2012, before an applicant may apply for a loan.

- *A Historic Structure Assessment was completed for 721 Grant Avenue in 2015.*

Loan funds may be awarded only for projects to be completed on landmarked portions of a property.

- *The proposed work to 721 Grant Avenue to be funded by the loan includes the following areas:*
 - *Siding: The original siding is damaged or missing in places. Siding will be fixed or replaced as necessary. Replacement siding will be milled to match original siding.*
 - *Roof and gutter: The roof and gutters are both failing and will be replaced.*
 - *Windows and doors: Current windows are either not original, or are rotted and are not functional. New windows to be made to match original windows shown in 1905 photograph.*
 - *Porch and deck: The front porch and second story deck are not original. They will be reconstructed based on the 1905 photograph using appropriate materials.*

When required by Louisville Municipal Code Chapter 15.36, and as a condition of loan approval, an alteration certificate shall be obtained prior to the start of any work on the project for which loan funds are awarded.

- *The HPC approved an alteration certificate for the work being done 721 Grant Avenue by Resolution 8, Series 2016.*

Loans shall be in an amount of at least \$2500. There is no specific loan limit established, but the Historic Preservation Commission and City Council shall consider the following in setting an amount:

- Current amount of funds in the Historic Preservation Fund and the needs of other projects;
 - The necessity of the work to be performed for the preservation or rehabilitation of the structure and how the proposed work fits into the overall preservation plan for the structure;
 - The availability of other funding sources.
- *The loan request is for \$69,000. The current balance of the Historic Preservation Fund is \$2,044,259. The applicant has previously utilized a matching grant from the Historic Preservation Fund in the amount of \$73,436.50.*

Interest rates shall be equal to the Wall Street Journal Prime Rate as reported on the date of city acceptance of a complete application. The interest rate may be increased or

decreased by City Council at the time of initial approval upon a showing of extraordinary circumstances.

- *The Wall Street Journal Prime Rate when the applicant submitted their paperwork was 5%. The current Wall Street Journal Prime Rate is 5.5%.*

Any fees for loan processing shall also be established at the time of the award.

- *Loan fees for owner-occupied residential properties is \$400.*

The loan repayment schedule shall also be established at the time of the award; provided, however, that all loans shall include a due-on-sale clause providing that any outstanding balance on the loan shall be paid in full upon sale or transfer of the property.

- *Owner-Occupied Residential: Loan amount ≤ \$10,000, maximum term 7 years, Loan amount > \$10,000, maximum term 20 years.*

FISCAL IMPACT:

The approval of this request would result in the issuance of a loan in the amount of \$69,000 from the Historic Preservation Fund. The following table shows anticipated interest for different loan terms. The applicant has requested a loan term of 20 years. Staff also recommends paying the loan processing fee of \$400 from the HPF.

The current balance of the Historic Preservation Fund as of 01/31/2019 is estimated at \$2,111,446 with 2019 revenues into the HPF estimated at \$616,280. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

<i>Loan Term (years)</i>	<i>Interest Rate</i>	<i>Total Interest Paid to HPF</i>
<i>20</i>	<i>5%</i>	<i>\$40,288</i>

RECOMMENDATION:

Staff recommends that City Council approve Resolution No. 7, Series 2019, a loan from the Historic Preservation Fund in the amount of \$69,000 and payment of the \$400 loan processing fee for approved work to be done at 721 Grant Avenue.

ATTACHMENT(S):

1. Resolution No. 7, Series 2019
2. 721 Grant Ave. Loan Application
3. HPC Meeting Minutes, January 14, 2019
4. Presentation

**RESOLUTION NO. 7
SERIES 2019**

**A RESOLUTION APPROVING A PRESERVATION AND RESTORATION LOAN IN THE
AMOUNT OF \$69,000 FROM THE HISTORIC PRESERVATION FUND FOR APPROVED
WORK FOR 721 GRANT AVENUE**

WHEREAS, there has been submitted to the Louisville Historic Preservation Commission (HPC) an application requesting a preservation and restoration loan for the Louisville Hospital, a historic residential structure located at 721 Grant Avenue, on property legally described as Lots 4-5, Block 8, Pleasant Hill, City of Louisville, State of Colorado and

WHEREAS, the Staff and the Louisville Historic Preservation Commission have reviewed the application and found it to be in compliance with Chapter 3.20.605.D and Section 15.36.120 of the Louisville Municipal Code; and

WHEREAS, the Louisville Historic Preservation Commission has held a properly noticed public meeting on the proposed Preservation and Restoration Loan Application and has recommended the request be forwarded to the Louisville City Council with a recommendation of approval; and

WHEREAS, the City Council has duly considered the proposed Preservation and Restoration Loan Application and the Commission's recommendation and report, and has held a properly noticed public meeting on the application; and

WHEREAS, the City Council finds the proposed improvements will assist in the preservation of the Louisville Hospital, a local historic landmark.

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

Section 1. The City Council hereby approves the Preservation and Restoration Loan Application and payment of the \$400 loan fee for work at the Louisville Hospital located at 721 Grant Avenue, subject to the following:

1. Approved items are those in the proposed scope of work presented to City Council totaling **\$69,000**.

PASSED AND ADOPTED this 19th day of February, 2019.

Robert P. Muckle, Mayor

ATTEST:

Meredyth Muth, City Clerk

- Attach to general Historic Preservation Application**

PROPERTY INFORMATION

Address: 721 Grant Ave, Louisville, CO 80027

PROJECT DESCRIPTION (Please do not exceed space provided below.)

- a. Provide a brief description of the proposed scope of work.

Continued work to Preserve, Rehabilitate and Restore the Old Louisville Hospital. Foundation, stabilization and removal of non-code wiring and plumbing is complete. Grading and drainage work is ongoing. 13 window repairs or replacements, extensive siding preservation, repair and restoration, second floor deck replacement, front porch restoration, entire roof and gutter system replacement are all remaining projects that include some amount of either rehabilitation, preservation and restoration.

- b. Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.

The work is ongoing and being performed by MJC Construction. MJC Construction has worked on many old homes in the Louisville area. We are working closely with the Louisville Historic Museum to use original photos in order to match original design features, window heights and other visually important elements to be historical accurate.

- c. Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.

To date, we have spent \$156,726 on the foundation, stabilization, drainage and safety of the building. This work is critical to the preservation of the structure for decades to come. However, there still remains months of restoration and rehabilitation of key exterior aspects of the home. It is our hope that by 2019 we will have the Old Louisville Hospital bat to its former glory, be we need financial assistance. We have borrowed as much as we can from the equity in the home and collected all of our liquid assets. At this time, we do not believe we have the funds to complete the work, so we are applying for a loan from the City to finish what we've started.

DESCRIPTION OF REHABILITATION

Feature A	
<p>NAME OF ARCHITECTURAL FEATURE: <u>Windows</u></p> <p>Describe feature and its condition:</p> <p>Original windows have been replaced over time with wider, shorter versions. Remaining original windows on the second floor are rotted and non-functional.</p>	<p>Describe proposed work on feature:</p> <p>We are using pictures and structural clues to recreate custom window sizes to match the pictures from 1905. All new windows are being made with solid wood in the original double-hung style. We will also be painting these windows brown, to match the 1905 images.</p>
Feature B	
<p>NAME OF ARCHITECTURAL FEATURE: <u>Deck and Porch</u></p> <p>Describe feature and its condition:</p> <p>Both the front porch and the second story deck were replaced over time. The replacements were not respectful to the structural integrity of the home.</p>	<p>Describe proposed work on feature:</p> <p>We are using pictures and structural clues to restore the look and material of the original home. We will be matching the decorative elements and using appropriate materials to match the 1905 images.</p>

Feature C

NAME OF ARCHITECTURAL

FEATURE: Siding

Describe feature and its condition:

The original horizontal wood siding is in place, but heavily damaged in some places and missing in others.

Describe proposed work on feature:

We have removed most of the interior siding so that we can insulate from the inside of the house while preserving as much of the original exterior wood siding as possible. We will be fixing and replacing the siding as necessary. When needed new wood will be milled to match the existing siding.

DESCRIPTION OF REHABILITATION (continued)

Feature D	
<p>NAME OF ARCHITECTURAL FEATURE: <u>Roof and Gutters</u></p> <p>Describe feature and its condition:</p> <p>The roof and gutters are in utter disrepair. The shingles are falling off the roof and the gutters are hanging.</p>	<p>Describe proposed work on feature:</p> <p>We are replacing the entire roof and gutter system, while keeping the structural elements the same.</p>
Feature E	
<p>NAME OF ARCHITECTURAL FEATURE: _____</p> <p>Describe feature and its condition:</p>	<p>Describe proposed work on feature:</p>

5COST ESTIMATE OF PROPOSED WORK

*Please provide a budget that includes accurate estimated costs of your project. Include an **itemized breakdown** of work to be funded by the incentives and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. (Please reference this section in your contractor's bid attachment).*

Type of Incentive GRANT LOAN

Feature	Work to be Funded	Grant Request	Cash Match (and or loan)	Total
A.	Siding	\$	\$ 25,000	\$ 25,000
B.	Roof and Gutter	\$	\$ 20,000	\$ 20,000
C.	Windows and Doors	\$	\$ 12,000	\$ 12,000
D.	Porch and Deck	\$	\$ 12,000	\$ 12,000
E.		\$	\$	\$
F.		\$	\$	\$
G.		\$	\$	\$
H.		\$	\$	\$
I.		\$	\$	\$
J.		\$	\$	\$
K.		\$	\$	\$
	Total Proposed Work	\$	\$ 69,000	\$ 69,000

For loan requests indicate total loan request here	\$ 69,000
--	-----------

Historic Preservation Commission

Meeting Minutes

**January 14, 2018
City Hall, Council Chambers
749 Main Street
6:30 PM**

Call to Order – Chairperson Haley called the meeting to order at 6:30 PM.

Roll Call was taken and the following members were present:

Commission Members Present: Chair Lynda Haley
Caleb Dickinson
Chuck Thomas
Michael Ulm
Hannah Parris
Andrea Klemme
Gary Dunlap

Commission Members Absent: None.

Staff Members Present: Rob Zuccaro, Dir of Planning & Building Safety
Felicity Selvoski, Planner I
Amelia Brackett, Planning Clerk

APPROVAL OF AGENDA

Thomas made a motion to approve the January 14, 2018 agenda. Dickinson seconded. Agenda approved by voice vote.

APPROVAL OF MEETING MINUTES

Ulm made a motion to approve the December 17, 2018 minutes. Thomas seconded. The minutes were approved as written by voice vote.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

Haley welcomed the two new commissioners, Gary Dunlap and Andrea Klemme.

DISCUSSION/DIRECTION/ACTION

721 Grant Avenue Loan Request: A request to approve a loan in the amount of \$69,000 from the Historic Preservation Fund for approved work for 721 Grant Avenue.

- Owner & Applicant: Caleb and Katie Dickinson

721 Grant Avenue
Louisville, CO 80027

- Case Manager: Felicity Selvoski, Planner I

Dickinson recused himself due to a conflict of interest.

Selvoski explained that 721 Grant had been landmarked, granted an alteration certificate, and a grant of \$73,436.50. In 2017, there was an alteration certificate update and a structural assessment was completed in 2016. Requested work covered by the loan included work on the siding, roof, gutters, windows, doors, porch, and deck, all of which are part of the landmarked portion of the property and addressed by previous alteration certificates. The current balance of the Fund at the end of 2018 was \$2,044,259. The applicant has used other funding sources under the Fund. The *Wall Street Journal* prime rate at the time when the applicant submitted their paperwork was 5% and it is currently 5.5%.

Staff recommends that the HPC approve the loan in the amount of \$69,000 and payment of the \$400 loan processing fee.

Zuccaro noted that Dickinson could not represent himself due to the conflict of interest and he did not have an architect to represent him.

Haley asked if the \$400 would be paid by the applicant or by the Fund.

Zuccaro stated that the relevant resolution was unclear, but it seemed to leave it open to a Council decision and staff felt it was appropriate to pay it out of the Fund.

Parris asked if the requirement to pursue other funding options included options available outside Louisville.

Selvoski responded that staff considered other options to be limited to those available through the City of Louisville.

Dunlap observed that he thought the \$400 was meant to come out of the Fund.

Zuccaro and Selvoski confirmed that was staff's interpretation, but it would ultimately be up to Council.

Thomas stated that he did not have an objection to including the \$400 as part of the fund amount, due to the applicant's financial dedication to the project as already proven.

Haley asked if the Commission had decided on a new percentage rate for loans.

Selvoski responded that the Commission had not made a decision for the updated fund amounts, but as written the percentage interest was based on the *Wall Street Journal* prime rate at the time of application.

Thomas stated that it seemed reasonable to discount that rate by a percentage point for the fund renewal, but they did not have that option in this case. He suggested that they might be able to make a specific rate recommendation for Council to approve.

Haley added that it felt strange for the Commission to decide a specific percentage rate, but she felt the fund percentage should be competitive so that people would come to the City for loans.

Klemme asked for clarification on the prime rate percentage issue.

Haley responded that the current resolution was written as prime, but last month the Commission had discussed other options to change the resolution itself.

Klemme stated that the rate should be competitive.

Dunlap noted that the issues of changing the resolution and considering the application at hand were different issues.

Ulm asked if the Commission was tied to what was already written.

Selvoski replied that the Commission could make a different recommendation based on extraordinary circumstances or some similar language.

Thomas suggested going with the percentage rate as written.

Haley noted that if the Commission later went with a different, higher rate for the fund renewal, it might seem like the Commission was being subjective and unfair.

Thomas and Ulm asked if the applicant could appeal or refinance later on if the policy changed to a lower rate.

Zuccaro stated that there might be opportunities for refinancing if the City changes its policy significantly, but he was not sure if there would be fees attached or if it would be possible.

Ulm asked if the applicant knew the circumstances as they stand.

Zuccaro and Selvoski confirmed.

Ulm noted that he thought the criterion to look for other funding options should be rigorous from the applicant in the future. There were other options besides the City for preservation funding, especially for bigger loan requests.

Dunlap asked if anyone knew the prime rate for a residential loan like this.

Thomas responded that in his experience as a loan officer, they priced it at prime plus 1.

Dunlap asked if the Commission considered the City's financial reserves of the Fund in their determinations. He suggested that there may be a way to do a survey of probable loans to forecast demand.

Haley replied that the Commission did take the budget into account, but they did not have a specific forecast formula. She added that so far there had not been a run on the loan program or the grant program.

Haley asked if everyone felt comfortable with the rate as proposed, which was 5%.
General agreement.

Thomas moved to approve the loan request with payment of the \$400 from the Fund at the proposed percentage rate. Voice vote. All in favor.

Haley asked if the application had to go to Council.

Selvoski confirmed.

UPDATES FROM STAFF ON 2018 PROJECTS

Dickinson returned.

Selvoski presented the following completed or underway projects:

1. First phase of Miner's Cabins relocations
2. Blue Parrot sign acquired
3. Historic contexts
4. Interpretive signs
5. Historic Preservation Fund Resolution Update (in progress)

Selvoski presented the following projected items for 2019:

1. Amend 15.36 – Demolition process and alteration certificate criteria
2. Historic Preservation Fund Resolution
3. Architectural Survey
4. Miner's Cabins Relocation
5. Blue Parrot Sign Relocation
6. Outreach Event Opportunities

Potential Projects

1. Engage and educate realtors

Selvoski asked for comment from the Commission.

Dunlap stated that after the survey it might make sense to do a budget forecast.

Ulm added that he thought there would be several projects that would come out of the survey.

Dickinson noted that the additional funds for museum projects should also be on the Commission's radar.

Thomas suggested conducting an end-of-year report on the Historical Commission's activities with the Fund.

Zuccaro confirmed that they were receiving the funds as of 2019 and they were planning to use the funds for two part-time staffing positions immediately.

ITEMS FROM STAFF

Posting Locations

The Historic Preservation Commission must acknowledge the following by acclamation: Establish the following locations for posting of agendas:

- City Hall
- Library
- Recreation/Senior Center
- Police Department/Municipal Court
- Web site: www.LouisvilleCO.gov

Open Government Pamphlet

Commissioners received a copy of the 2019 Open Government Pamphlet in their staff packets.

Thomas moved to approve the posting locations and open government pamphlet as presented. Dickinson seconded. Voice vote. All in favor.

Meeting Dates and Locations

Regular meetings are held at 6:30 p.m. on the 3rd Monday of every month in Council Chambers (2nd floor of City Hall, 749 Main Street.) January 14th is a special meeting date.

Election of Officers, Historical Commission Liaison

The officer positions are Chairperson, Vice-Chairperson, and the Historical Commission Liaison.

Ulm nominated Haley for chair renewal. Thomas seconded. Voice vote. All in favor.

Dickinson volunteered for Vice-Chair. Dunlap moved to approve Dickinson as Vice-Chair. Thomas seconded. Voice vote. All in favor.

Thomas volunteered to continue his position as liaison to the Historical Commission. Dickinson moved to approve Thomas in the post. Klemme seconded. Voice in vote. All in favor.

Alteration Certificate Updates

Selvoski updated the Commission on the release of the permit at 816 McKinley to add a chimney. The subcommittee judged that the change was minor, reversible, and the material would match that of the roof.

Upcoming Schedule

January

15th – City Council Study Session – Historic Context presentation

February

4-7th – Saving Places Conference, Sheraton Downtown Denver

18th – Historic Preservation Commission, Council Chambers, 6:30 p.m.

March

18th - Historic Preservation Commission, Council Chambers, 6:30 p.m.

April

15th - Historic Preservation Commission, Council Chambers, 6:30 p.m.

UPDATES FROM COMMISSION

None.

DISCUSSION ITEMS FOR NEXT MEETINGS

Ulm asked when the Commission would hear back about the Fund.

Selvoski responded that staff planned to have it on the February agenda.

Parris asked if there would be another subcommittee for events and public outreach.

Thomas suggested having a discussion about outreach at the next meeting.

Dunlap noted that he would not be attending the next meeting.

Adjourn:

Thomas moved to adjourn. Dickinson seconded. The meeting was adjourned at 7:10 PM.

City Council

721 Grant Avenue

A request to approve a loan in the amount of \$69,000 from the Historic Preservation Fund for approved work for 721 Grant Avenue.

“The historic preservation loan program shall be used to provide low-interest loans for the purposes of preservation, restoration, rehabilitation and protection of properties which are landmarked”
Resolution No. 4, Series 2014 – Revolving Loan Program



721 Grant Avenue

Originally built circa 1893 at 801 Main Street and relocated to 721 Grant in 1905, the building know as the Louisville Hospital has been used as a:

- post office;
- newspaper;
- union hospital for miners;
- school; and
- private residence.



circa 1893-1900

721 Grant: Historical Background



1909



2019

721 Grant: Historical Background

Loan Requirements

Historic Structure Assessment

- *HSA completed in 2015.*

Approved Alteration Certificate

- *Alteration Certificate approved by HPC, Resolution 8, Series 2016.*
- *Work remaining includes siding, roof & gutters, windows & doors, porch & deck.*

Loans shall be at least \$2500. The Historic Preservation Commission and City Council shall consider the following in setting an amount:

- I. Current funds in the HPF and the needs of other projects;
 - II. The necessity of the work to be performed;
 - III. The availability of other funding sources.
- *The loan request is \$69,000.*
 - *The applicant has previously utilized a \$73,436.50 matching grant from the HPF, a \$900 grant for a Historic Structure Assessment, and a \$1,000 landmark incentive.*

Loan Approval Criteria

Loan Requirements

Interest Rates:

- *WSJ Prime Rate on date of application: 5%.*

Loan Processing Fees

- *Loan fees for owner-occupied residential properties is \$400.*

Loan repayment schedule

- *Owner-occupied residential loan > \$10,000, maximum term 20 years.*



Loan Approval Criteria

The current balance of the Historic Preservation Fund is \$2,111,446 (as of 01/31/2019) with 2019 revenues into the HPF estimated at \$616,280. Budgeted expenditures from the HPF for 2019 are estimated to be \$549,270.

<u>Loan Term (years)</u>	<u>Interest Rate</u>	<u>Total Interest Paid to HPF</u>
20	5%	\$40,288

Fiscal Impact

Staff recommends City Council approve the loan in the amount of \$69,000 and payment of the \$400 loan processing fee for approved work to be done at 721 Grant Avenue.



Recommendation

**SUBJECT: DISCUSSION/DIRECTION – CITY COUNCIL CONSIDERATION
OF CHANGES IN LIQUOR REGULATIONS AND OPTIONS IN
CITY PARKS AND FACILITIES**

DATE: FEBRUARY 19, 2019

PRESENTED BY: MEREDYTH MUTH, CITY CLERK

SUMMARY:

The City's current rules prohibit the consumption of alcohol in the parks and City facilities. The only exception to that rule is an event with a special event liquor license which must be held by a nonprofit entity. In the last legislative session, the legislature amended liquor rules to now include the following beginning January 1, 2019:

C.R.S. 44-3-901(i)(l)(D)(VII) . . It is not unlawful for a person who is at least twenty-one years of age to consume any fermented malt beverage or malt, vinous, or spirituous liquor in any public place, other than a public right of way, where consumption of the fermented malt beverage or malt, vinous, or spirituous liquor has been specifically authorized by ordinance, resolution, or rule adopted by a municipality. . .

Staff would like to know if the City Council would like to consider changes to the park and facility rules to allow more leniency for alcohol consumption.

Previously, the Louisville Municipal Code allowed for up to five hours of alcohol use in a park as a part of a park rental (exclusive use permit) and with the permission of the Parks & Recreation Director. This was solely for use by private individuals and did not include sales or service. However, this section was removed from the Code in a recent update so that option no longer exists.

Generally, staff is aware that alcohol is being consumed in parks and other facilities (ball fields) regularly during events, parties, and other rentals. It may be preferable for the City to be able to allow consumption within certain parameters rather than to have a total ban.

The Parks Board discussed this item at their meeting in November and voted unanimously in favor of allowing alcohol in the parks.

The Police Department does not support allowing liquor in the parks or facilities as it will be difficult from an enforcement stand point.

Options:

1. Keep existing rules banning the use of alcohol in the parks and facilities;
2. Amend the Code to allow alcohol use in the parks and facilities with conditions. A permit or rental contract could be required, limits could be placed on time, place, types of liquor, etc.
3. Allow consumption of alcohol in parks and facilities.

None of these changes affect the sale or service of alcohol which is governed by specific State and local regulations.

The Legal Review Committee considered this in September but decided not to make a recommendation as members felt the full Council should weigh in on this item.

FISCAL IMPACT:

None.

RECOMMENDATION:

Discussion/Direction – If Council is interested in making changes to the policy, staff will bring back an ordinance for consideration.

ATTACHMENT(S):

1. Denver Parks Liquor Policy



DENVER
PARKS & RECREATION



08/23/2018 01:00 PM
City & County of Denver

R \$0.00

MIS

2018106744

Page: 1 of 6

D \$0.00

City and County of Denver

Department of Parks and Recreation

Alcohol Policy

Effective
January 1, 2019

PURPOSE

This Policy establishes the rules and regulations regarding the sale and/or service, and the associated consumption, of Alcohol Beverages in Denver Parks and Recreation (DPR) facilities and parks. It is the intention of the Department of Parks and Recreation to provide the citizens of Denver the broadest range of opportunities to enjoy its facilities and parks.

APPLICATION; EFFECTIVE DATES

This Policy shall apply to Denver City Parks and Denver Mountain Parks. This policy shall be effective January 1, 2019 through December 31, 2019, unless otherwise renewed by the DPR Executive Director.

DEFINITIONS

Alcohol Beverages: The phrase "Alcohol Beverages", as used in this Policy, shall conform, at a minimum, to the definition and restrictions imposed by the Colorado Liquor Code under Article 47 of Title 12 of the Colorado Revised Statutes, as amended. This includes fermented malt beverage or malt liquor (beer); vinous liquor (wine or champagne); or spirituous liquor (hard liquor).

Permit: The phrase "Permit." as used in this Policy, means a revocable and nontransferable permit issued by the Department of Parks and Recreation allowing for the use of specific park property. Permit types include, but are not limited to, public event permits, special occasion permits, event facility permits, race/walk permits, athletic permits, tournament permits, assembly/demonstration permits, and recreation center facility rental permits.

Liquor License: The phrase "Liquor License", as used in this Policy, shall mean any license or permit issued by the Denver Department of Excise and Licenses, the Colorado Department of Revenue, and/or other governmental authority as required by and in conformance with State laws and rules and regulations and Denver laws and rules and regulations regulating Alcohol Beverages.

Permit Resource Site: means the web site located at denvergov.org/permits which contains documents, lists and other resources identified in this Policy. Alternative means of obtaining this information are:

- A request for electronic copies sent to park.permits@denvergov.org;
- Direct pick-up at the DPR Permitting Office located in the Wellington E. Webb Municipal Building, 201 West Colfax Avenue, 1st Floor, Denver, Colorado; and
- Any other means selected by the DPR Executive Director to make such documents, lists and resources available to the public.

SECTION 1: REQUIREMENTS AND RESTRICTIONS FOR DENVER PARKS AND RECREATION BUILDINGS AND FACILITIES

The sale, service, possession, and consumption of Alcohol Beverages is prohibited in all Parks and Recreation buildings and facilities, except at the following Parks and Recreation buildings subject to requirements and restrictions that may be established:

1. Buildings occupied by Concessionaires with Concession Licenses that specifically allow

- the sale, service, and consumption of Alcohol Beverages on the licensed premises;
2. Buildings occupied and used in accordance with a duly executed Cooperative Agreement with the City of Denver that specifically allow the sale, service, and consumption of Alcohol Beverages on the licensed premises;
 3. The following buildings in accordance with the requirements and restrictions of a duly executed permit:
 - a. Event Facilities
 - b. The Aqua Golf Clubhouse
 - c. The Harvard Gulch Clubhouse
 - d. The Carla Madison Recreation Center rooftop event space
 - e. The Buffalo Bill Museum, and
 - f. The Evergreen Lakehouse
 4. Designated recreation and senior centers in accordance with the requirements and restrictions of a duly executed permit and the following restrictions:
 - a. At designated recreation and senior centers, the sale and/or service of Alcohol Beverages shall be allowed only during those times when the recreation or senior center are closed to the public (for example, if the recreation or senior center is closed for a private event), and
 - b. No access to weight rooms or swimming pools shall be allowed

SECTION 2: REQUIREMENTS AND RESTRICTIONS FOR DENVER PARKS AND OTHER OUTDOOR PUBLIC PLACES FOR THE GENERAL PUBLIC (NOT ASSOCIATED WITH A PERMITTED ACTIVITY)

The possession and consumption of Alcohol Beverages is prohibited in parks and other outdoor public places except for fermented malt beverage or malt liquor (beer) and vinous liquor (wine or champagne). The sale and/or service of Alcohol Beverages is prohibited in parks and other outdoor public places. Exceptions to these restrictions are as follows:

1. The possession, consumption, sale or service is in association with a permit as may be conditioned by Sections 3 through 9 of this Policy
2. The possession, consumption, sale or service is in association with a duly executed Concession License
3. The possession, consumption, sale or service is in association with a duly executed contract.

Possession, consumption, sale or service must be in compliance with State Law including, but not limited to, no consumption by persons under the age of 21 and no consumption in the public right-of-way. In addition to the above restrictions, the following restrictions apply unless authorized by a Concession License, a Contract, or a duly issued Permit:

1. Kegs and glass containers are prohibited.
2. Alcohol Beverages may not be possessed or consumed in parkways.
3. Alcohol Beverages may not be possessed or consumed within the boundary of any pool.
4. Alcohol Beverages may not be possessed or consumed within the boundary of any playground.
5. Alcohol Beverages may not be possessed or consumed within twenty-five (25) feet of any entrance to a recreation or senior center.
6. Alcohol Beverages may not be possessed or consumed within the boundary of any skate park.
7. Alcohol Beverages may not be possessed or consumed within the boundary of any bike park.

SECTION 3: REQUIREMENTS AND RESTRICTIONS APPLICABLE TO ALL PERMITTED ACTIVITY WITH ALCOHOL

The sale, service and consumption of Alcohol Beverages is allowed as may be conditioned in accordance with certain duly obtained permits. Sections 4 through 10 below contain specific requirements, restrictions, and prohibitions for specific permit types. The following requirements, restrictions and prohibitions apply to the sale and/or service of Alcohol Beverages in association with all permit types.

- If instructed by the DPR Permitting Office, the permittee shall contact the Denver Department of Excise and Licenses and obtain any required Liquor License as determined by the Denver Department of Excise and Licenses.
- Any Alcohol Beverages must be served, sold and consumed, at the location(s) on the premises as specified in the Liquor License and as may be further restricted by the permit issued by Parks and Recreation.
- The permittee shall comply with all local, state, and federal laws, rules, and regulation applicable to the sale and/or service of Alcohol Beverages.
- The permittee shall comply with all requirements and restrictions contained in this Policy.
- All sales and/or service of Alcohol Beverages shall conclude one (1) hour prior to the end of the event but no later one (1) hour prior to park curfew
- Alcohol Beverage selling or serving stations must be located a minimum of fifty feet (50') from any playgrounds.
- Alcohol Beverages are prohibited from being served to the public in glass containers except under a permit where the permitted activity is exclusively indoors.
- If instructed by the DPR Permitting Office, the permittee must obtain the appropriate Liquor Liability Insurance as may be required based upon the permit type.
- The permittee shall comply with requirements established by the Department of Parks and Recreation regarding Responsible Vendor Programs. Information regarding any such requirement can be found at the DPR Permitting Resource Site.
- The DPR Executive Director may establish special restrictions and requirements to any permit.

SECTION 4: REQUIREMENTS AND RESTRICTIONS FOR PUBLIC EVENT PERMITS WITH ALCOHOL (INCLUDING RACE/WALKS)

Permittees may be granted the right to serve and/or sell Alcohol Beverages under a duly issued Public Event permit. Permittees wishing to serve and/or sell Alcohol Beverages under a duly issued Public Event Permit must agree to and comply with 1) the requirements and restrictions in Section 3 above; 2) all special requirements and restrictions imposed by the DPR Executive Director; and 3) all requirements and restrictions contained in the Public Event Policy.

If Alcohol Beverages are sold or served at a public event, the permittee is required to obtain and pay for off-duty Denver Police Officers from the beginning of alcohol service to the end of the event. An exception to this requirement may be granted by the DPR Executive Director upon the Applicant demonstrating, to the satisfaction of the DPR Executive Director, that an adequate alternative system of alcohol security will be provided.

SECTION 5: REQUIREMENTS AND RESTRICTIONS FOR SPECIAL OCCASION PERMITS

Special Occasion Permits are issued solely for private events at which all attendees are present by invitation only. Permittees may serve and/or sell Alcohol Beverages as a part of a duly issued Special Occasion Permit. Permittees wishing to serve and/or sell Alcohol Beverages under a duly issued Special Occasion Permit must agree to and comply with 1) the requirements and restrictions in Section 3 above; and 2) all special requirements and restrictions imposed by the DPR Executive Director.

SECTION 6: REQUIREMENTS AND RESTRICTIONS FOR EVENT FACILITY PERMITS

Permittees may be granted the right to serve and/or sell Alcohol Beverages under a duly issued Event Facility permit. Permittees wishing to serve and/or sell Alcohol Beverages under a duly issued Event Facility Permit must agree to and comply with 1) the requirements and restrictions in Section 3 above; and 2) all special requirements and restrictions imposed by the DPR Executive Director and the Event Facility Rental Policy.

SECTION 7: REQUIREMENTS AND RESTRICTIONS FOR ASSEMBLY/DEMONSTRATION PERMITS

The sale and/or service of Alcohol Beverages is prohibited in association with an Assembly or Demonstration Permit.

SECTION 8: REQUIREMENTS AND RESTRICTIONS FOR PICNIC PERMITS

The sale and/or service of Alcohol Beverages is prohibited in association with a Picnic Permit. The possession and consumption of Alcohol Beverages by Picnic Permit attendees is restricted to fermented malt beverage or malt liquor (beer) and vinous liquor (wine or champagne). Kegs and glass containers are prohibited.

SECTION 9: REQUIREMENTS AND RESTRICTIONS FOR ATHLETIC PERMITS

The sale and/or service of Alcohol Beverages is prohibited in association with an Athletic Permit with the exception of a Tournament Permit. Permittees may be granted the right to serve and/or sell Alcohol Beverages under a duly issued Tournament permit. Permittees wishing to serve and/or sell Alcohol Beverages under a duly issued Tournament permit must agree to and comply with 1) the requirements and restrictions in Section 3 above; 2) this Policy; 3) all special requirements and restrictions imposed by the DPR Executive Director; and 4) all requirements and restrictions of the issued Alcohol License (if applicable) and the Athletic Permit Policy.

This Alcohol Policy has been duly adopted in accordance with the rule-making requirements of section 39-2, DRMC, and is in accordance with the authority of the Executive Director of the Denver Department of Parks and Recreation under section 2.4.4 of the City Charter.

This Alcohol Policy is adopted effective the 1st day of January, 2019.

In accordance with section 39-2, D.R.M.C., copies of this Public Event Policy was filed with the Denver Clerk and Recorder and the Denver City Attorney within seven (7) days of the effective date set out above, and a notice of the adoption of this Alcohol Policy was published in The Denver Daily Journal on the 27th day of August, 2018. The notice included a statement that a copy of the Public Event Policy is on file with the Executive Director of Parks and Recreation and is available for public inspection.

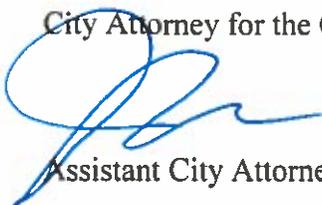
APPROVED AND ADOPTED:



Allegra "Happy" Haynes
Executive Director of Parks and Recreation

APPROVED FOR LEGALITY:

City Attorney for the City and County of Denver



Assistant City Attorney