



City Council  
February 19, 2019

Addendum #1  
Items Received at the Meeting

# 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



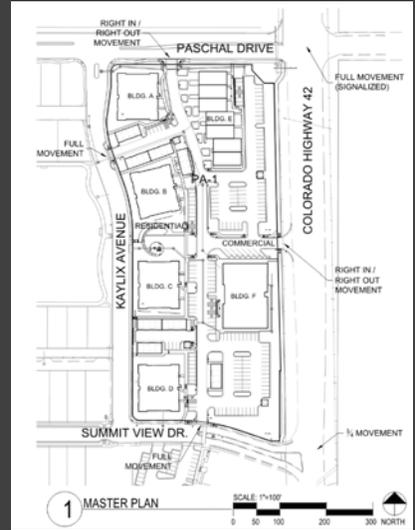
# The Foundry PUD Phasing Amendment Proposal

## 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%
<b>TOTAL REVENUE</b>	<b>\$3,541</b>	<b>100%</b>	<b>\$2,854</b>	<b>100%</b>	<b>\$1,865</b>	<b>100%</b>
<b>Expenditures by Fund</b>						
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%
<b>TOTAL EXPENDITURES</b>	<b>\$1,317</b>	<b>100%</b>	<b>\$1,027</b>	<b>100%</b>	<b>\$911</b>	<b>100%</b>
<b>NET FISCAL RESULT BY FUND</b>						
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	
<b>NET FISCAL IMPACT</b>	<b>\$2,224</b>		<b>\$1,826</b>		<b>\$954</b>	

## Comprehensive Plan Policy – Highway 42 Urban Corridor

- Land use mix is to provide positive fiscal benefit to the City.

# The Foundry PUD Phasing Amendment Planning Commission Recommendation

## Planning Commission Recommendation - February 14 Hearing

- Recommend approval with the following conditions:
  1. 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
  2. Residential and commercial development shall be constructed concurrently, and
  3. In no case, shall the certificate of occupancy for the last of the residential 8-plex buildings be issued unless: 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.

**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 one of the two proposed commercial buildings to be constructed concurrent with the residential development,

Open Container

2014-None

2015-None

2016-1 (associated with DUI/near Sports Complex)

2017-3 (one associated with DUI and two not associated/one near Open Space and two Near Sports Complex)

2018-3 (all associated with DUIs/one near Sports Complex, one near Cottonwood Park and one near Parks and Open Space)

ARC Holds

2014 (all intoxicated pedestrians)

3 at Cottonwood Park

1 Centennial Park

1 Memory Square Park

2 Near Sports Complex

2015 (6 intoxicated pedestrians, and 1 intoxicated individual who went to wrong apartment)

2 Near Centennial Park

1 Keith Helart Park

1 Near Miner's Field

1 Near Heritage Park

1 Near Cottonwood Park

1 Near Sundance/Saratoga Park

2016 (one welfare check, one from suspicious incident, and one from welfare check)

1 Near Cottonwood Park

1 Near Sports Complex

1 Near Community Park

2017 (all intoxicated pedestrians)

2 Near Community Park

1 Keith Helart Park

**2 Near Centennial Park**

**1 Near Sundance Park**

**1 Near Open Space**

**1 Near Cottonwood Park**

**2018 (5 intoxicated pedestrians, 2 intoxicated cyclists, 3 welfare checks, 1 DUI, 1 disturbance, 3 unknown, and 1 who went to wrong apartment)**

**1 Near Open Space**

**3 Near Sports Complex**

**1 Sundance/Saratoga Park**

**3 Cottonwood Park**

**1 Memory Square Park**

**3 Centennial Park**

**2 Near Rec Center**

**1 Pirates Park**

**1 Lake Park**

Open Container/Public Intox

<u>Location</u>	<u>Date</u>	<u>Description</u>	<u>Summons#</u>	<u>At/Near Park</u>
Courtesy/SBR	9/18/2016	Associated with DUI	89303	Near Sports Complex
SBR/Plaza	6/25/2017	Associated with DUI	147053	Near Sports Complex
Davidson Mesa	8/5/2017		62935	Open Space
Dahlia/Yale	10/28/2017		144939	Near Heritage Park
SBR/Plaza	1/13/2018	Associated with DUI	147990	Near Sports Complex
Via Appia/SBR	9/22/2018	Associated with DUI	148143	Near Cottonwood Park
800 BLK SBR	12/11/2018	Associated with DUI	148060	Near Parks and Open Space
				<b>Total: 2</b>

ARC Holds

<u>Location</u>	<u>Date</u>	<u>Description</u>	<u>Case#</u>	<u>At/Near Park</u>
Regal/Garfield	3/24/2014	Park Bench	14565	Centennial Park
Via Appia/SBR	5/12/2014	Intoxicated Pedestrian	14867	Cottonwood Park
198 Via Appia	7/21/2014	Memory Square Park	141490	Memory Square Park
1609 Cottonwood	8/19/2014	Lying in Grass/Strangers Residence	141712	Near Cottonwood Park
Via Appia/SBR	10/3/2014	Intoxicated Pedestrian	141991	Near Cottonwood Park
1600 Empire	10/11/2014	Intoxicated in middle of street	142039	Open Space and Sports Complex
42/Empire	11/1/2014	Intoxicated Pedestrian	142126	Near Sports Complex
1815 Regal	3/30/2015	Intoxicated went to wrong apartment	15637	Near Centennial Park
Centennial/Sunland	4/27/2015	Pedestrian Under Tree	15834	Keith Helart Park
Pine/Front	5/2/2015	Intoxicated Pedestrian	15889	Near Miners Field
Garfield/Regal	5/26/2015	Intoxicated Pedestrian	151052	Near Centennial Park
Gherry/Fairfield	7/10/2015	Passed out in Grass	151430	Heritage Park
Via Appia/SBR	7/18/2015	Intoxicated Pedestrian	151474	Near Cottonwood Park
Pine/Hoover	10/14/2015	Intoxicated Pedestrian	152110	Near Sundance/Saratoga Park
400 W S Bar Rd #19	6/20/2016	Welfare check	161306	open Space and Cottonwood Park
955 Bella Vista	9/15/2016	Suspicious Incident		Near Community Park
1150 Pine	10/18/2016	Gravity Brewing Intox Male	162424	Near Sports Complex
Highway 42/Empire Road	6/1/2017	DK party taken to ARC	171517	Near Louisville Community Park
329 Monarch St	8/1/2017	DV victim taken to ARC	171826	Near Keith Helart Park
148 Lincoln Circle	1/3/2017	DK party taken to ARC	1725	Near Community Park
255 Regal St, #28	11/17/2017		172744	Near Centennial Park

493 Catalpa Ct	12/21/2017		173052
County Rd/S 96th St	12/29/2017		173114
1888 Regal St	4/22/2017		17944
1606 Cottonwood Dr #16	4/23/2017	sleeping picnic bench in area	17946
2078 S. McCaslin Bl #203	4/2/2018		1813
1055 Cannon Place	5/1/2018	Intoxicated Pedestrian	181052
West Pine/Hoover	5/15/2018	Intoxicated Pedestrian	181217
Via Appa/SBR	5/27/2018	Intoxicated Cyclist	181362
721 LaFarge Ave	6/3/2018	Intoxicated Cyclist	181428
1764 Regal Court	6/14/2018	Disturbance/Welfare Check	181541
700 BLK Nighthawk Cir	6/20/2018	Intoxicated Pedestrian	181590
951 Spruce St.	7/27/2018	Intoxicated Pedestrian	181965
1341 Main	10/7/2018	DUI	182689
493 Fireside Lane	10/25/2018	Intoxicated Pedestrian	182909
992 Via Appa	2/14/2018		18373
1140 Cannon	2/27/2018	Welfare Check/Intoxicated at Home	18503
452 Griffith St	3/11/2018	Attempted to enter wrong residence	18611
Centennial Park	3/11/2018		18618
1611 Cottonwood Dr.	3/27/2018	Disturbance/Behind Dumpster	18753
1615 Cottonwood	4/21/2018	Welfare Check/Intoxicated at Home/Outside	18970

Near Sundance Park  
 Near open Space  
 Near Centennial Park  
 Near Cottonwood Park  
 Near Open Space  
 Near Louisville sports complex  
 Sundance Park and Saratoga park  
 Cottonwood Park  
 Memory Square Park  
 Centennial park  
 Close to rec center  
 Near Louisville sports complex  
 Pirates park  
 Centennial park  
 by Louisville rec center and park  
 by Louisville Sports Complex  
 By Lake park  
 Centennial park  
 By Cotton wood park  
 By Cotton wood park



## Community Campaign for Early Childhood Literacy

Louisville, Colorado, City Council  
February 19, 2019  
Lyla D. Hamilton, Ph.D.

### Louisville Library's Mission: "Inform, Involve, and Inspire the Communities We Serve"

- Goals in library's strategic plan
  - Build community
  - Promote literacy
  - Spark imagination
- Fines for overdue children's print materials are
  - Inconsistent with these goals
  - A barrier to access for the less affluent



### 1K Books Before Kindergarten. Yes, 1,000!

- Not everyone in Louisville is affluent
  - 4% of families with children have incomes below the poverty level
  - 50% of those who rent are "rent-overburdened"
  - 200 units of subsidized housing, excluding seniors
  - 5-15% of elementary students eligible for free or reduced cost lunch; only 23% of these students read at grade level
- Some food bank clients in Louisville and Superior
  - Sister Carmen: 943 individuals; 424 households
  - Community Food Share: 200 families



### Reality Check: Practices, Messages, Results

- A dozen books per child per visit; 2 children; five days late
- Message to families
  - \$12 in revenue to the City's General Fund is more important than your family's access to library materials
  - If you're willing to grovel, you might get an exception
- Results
  - Some families may not seek or use library cards
  - Empirical evidence: Philadelphia Study



### If This Is Such a Great Idea, Why Hasn't It Already Happened?

- It has—in Colorado, across the country—but not in Louisville
- Why not? In March 2018, Council voted to wait until Lafayette or Longmont adopted the policy
- We're still waiting
- If we're going to do it—and we should—why leave the timing up to neighboring communities?



### For More Information

- Community Campaign for Early Childhood Literacy
- <https://www.facebook.com/groups/361270811358538/>
  - Position statement
  - Fact sheet detailing empirical evidence, including the Philadelphia Study





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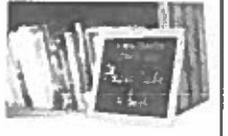
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## Rob Zuccaro

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**From:** info@louisvilleco.gov on behalf of City of Louisville, CO <info@louisvilleco.gov>  
**Sent:** Wednesday, February 13, 2019 6:38 PM  
**To:** Rob Zuccaro  
**Subject:** Case #PUD 0195-2019, Foundry Phasing Plan Amendment

Message submitted from the <City of Louisville, CO> website.

**Site Visitor Name:** Peter Wengert  
**Site Visitor Email:** peterwengert@gmail.com

Dear Rob,

I write as an individual who happens to head the Steel Ranch HOA (and thus has a fairly good sense of our owners' preferences on matters of neighborhood interest). Having followed the Foundry matter closely for the past two years and spoken before the City Council in its support, I urge the Planning Commission to approve of this amendment to the original development plan. I find the overall concept (which has strong support in Steel Ranch) to be sound and of significant long-term benefit to both the neighborhood and the city. Further delay at this critical stage could, I fear, lead RMCS to abandon the project leaving an undeveloped eyesore in its place which serves no one's interests.

I would ask you to convey this opinion to the Commission.

Thank you very much for your consideration.

Yours sincerely,  
Peter Wengert

## Meredyth Muth

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**From:** Jay Keany  
**Sent:** Tuesday, February 19, 2019 5:01 PM  
**To:** City Council  
**Subject:** FW: Support for The Foundry development project on 95th Street

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**From:** Peter Wengert [peterwengert@gmail.com]  
**Sent:** Tuesday, February 19, 2019 10:51 AM  
**To:** Jay Keany; Christopher Leh  
**Subject:** Support for The Foundry development project on 95th Street

Dear Chris and Jay,

I write as a constituent who happens to head the Steel Ranch HOA (and thus has a fairly good sense of our owners' preferences on matters of neighborhood interest). Having followed the Foundry matter closely for the past two years and spoken earlier before the City Council in its support, I urge you to vote to approve the amendment to the original development plan in tonight's City Council meeting. I find the overall concept (which has strong support here in Steel Ranch and our master Takoda HOA) to be sound and of significant long-term benefit to both the neighborhood and the city. Further delay at this critical stage could, I fear, lead RMCS to abandon the project leaving an undeveloped eyesore in its place which serves no one's interests.

I would ask you to convey my opinion to your fellow Councillors.

Thank you very much for your consideration.

Yours sincerely,

Peter Wengert

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Peter Wengert  
872 Meadowlark Lane  
Louisville, CO 80027  
home: 720/465-9030 cell: 575/770-3023