



February 8, 2016
7:00 P.M.

CITY COUNCIL AGENDA

NOTICE TO READERS: City Council meeting packets are prepared several days prior to the meetings. Timely action and short discussion on agenda items is reflective of Council’s prior review of each issue with time, thought and analysis given. Many items have been previously discussed at a Council Study Session.

Members of the audience are invited to speak at the Council meeting. Citizen Communication (Section 4) is reserved for comments on any issues or items pertaining to City business except those for which a formal public hearing is scheduled under Section 10 when the Mayor will call for public testimony. Please limit comments to no more than 5 minutes duration.

- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Consideration of Minutes of Preceding Meetings (January 25, 2016)
- 4. Citizen Communication (5 minutes or less)
- 5. Report of City Officials
 - A. City Manager's Report
- 6. City Council Comments
- 7. Presentations
 - A. World Spay Day Proclamation

The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to remove an item for separate discussion. Items removed from the consent agenda will be considered immediately following adoption of the amended Consent Agenda.

- 8. Consent Agenda
 - A. IGA with Adams County Housing Authority for the Provision of Affordable Housing Project
 - B. Multi-Modal Transportation Needs Assessment Contract
 - C. 2016 Asphalt and Crackseal Materials Purchase
 - D. Second Reading of Councillor’s Bill No. 2 Rezoning Alto Project Property
- 9. Appointments and Resignations
- 10. Public Hearings and Other New Business
 - A. Councillor’s Bill No. 3 Authorizing Proposed EDA with Local Foods Campus Inc.
 - B. Councillor’s Bill No. 4 Authorizing Proposed EDA with WT Investment Limited LLC
- 11. Old Business and Passage of Ordinances on Second Reading
- 12. Miscellaneous Business and Executive Session
 - A. City Council
- 13. Adjournment

WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY MEETING (Separate Agenda)

NOTE: Persons needing an accommodation must notify the City Clerk no later than noon on the Thursday prior to the scheduled Council meeting to allow adequate time to make arrangements. You can call 303-658-2161/TTY 711 or State Relay or write to lyeager@cityofwestminster.us to make a reasonable accommodation request.

GENERAL PUBLIC HEARING PROCEDURES ON LAND USE MATTERS

- A.** The meeting shall be chaired by the Mayor or designated alternate. The hearing shall be conducted to provide for a reasonable opportunity for all interested parties to express themselves, as long as the testimony or evidence being given is reasonably related to the purpose of the public hearing. The Chair has the authority to limit debate to a reasonable length of time to be equal for both positions.
- B.** Any person wishing to speak other than the applicant will be required to fill out a “Request to Speak or Request to have Name Entered into the Record” form indicating whether they wish to comment during the public hearing or would like to have their name recorded as having an opinion on the public hearing issue. Any person speaking may be questioned by a member of Council or by appropriate members of City Staff.
- C.** The Chair shall rule upon all disputed matters of procedure, unless, on motion duly made, the Chair is overruled by a majority vote of Councillors present.
- D.** The ordinary rules of evidence shall not apply, and Council may receive petitions, exhibits and other relevant documents without formal identification or introduction.
- E.** When the number of persons wishing to speak threatens to unduly prolong the hearing, the Council may establish a time limit upon each speaker.
- F.** City Staff enters a copy of public notice as published in newspaper; all application documents for the proposed project and a copy of any other written documents that are an appropriate part of the public hearing record;
- G.** The property owner or representative(s) present slides and describe the nature of the request (maximum of 10 minutes);
- H.** Staff presents any additional clarification necessary and states the Planning Commission recommendation;
- I.** All testimony is received from the audience, in support, in opposition or asking questions. All questions will be directed through the Chair who will then direct the appropriate person to respond.
- J.** Final comments/rebuttal received from property owner;
- K.** Final comments from City Staff and Staff recommendation.
- L.** Public hearing is closed.
- M.** If final action is not to be taken on the same evening as the public hearing, the Chair will advise the audience when the matter will be considered. Councillors not present at the public hearing will be allowed to vote on the matter only if they listen to the tape recording of the public hearing prior to voting.

CITY OF WESTMINSTER, COLORADO
MINUTES OF THITY COUNCIL MEETING
HELD ON MONDAY, JANUARY 25, 2016

PLEDGE OF ALLEGIANCE

Mayor Atchison led the Council, Staff, and audience in the Pledge of Allegiance.

ROLL CALL

Mayor Herb Atchison, Mayor Pro Tem Alberto Garcia, and Councillors Bruce Baker, Shannon Bird, Maria De Cambra, Emma Pinter, and Anita Seitz were present at roll call. Also present were City Manager Donald M. Tripp, City Attorney David Frankel, City Clerk Michelle Parker, and retiring City Clerk Linda Yeager

CONSIDERATION OF MINUTES

Councillor Baker moved, seconded by Councillor Pinter, to approve the minutes of the regular meeting of January 11, 2016, as presented. The motion carried unanimously.

PRESENTATIONS

Clerk's Note: Mayor Atchison changed the order of business to present Employee Service Awards before Citizen Communication.

Mayor Atchison presented 25-year Employee Service Awards to Karen Elrod and Vern West. Dean Villano, also earned the award but was unable to attend. Joyce Garcia, Bill Hayward, and Mark Watters all earned the 30-year Employee Service Award, but were also unable to attend.

CITIZEN COMMUNICATION

Tony Dunning, 5777 Wild Berry Court of Parker, representing Toll Brothers; Matt Booma, of 161 North Clark Street in Chicago, representing C.A. Ventures; and Tom Pringle, 1648 Waneka Lake Trail in Lafayette; addressed Council concerning Service Commitment Awards and the competitive process.

Jennifer Curtis, 7401 Quitman Way, expressed to Council her passion for the City of Westminster and its community members. She was concerned about the impact of development on affordable housing.

Kelly Weidmer, 7772 Zenobia Court, thanked Council for focusing on workforce housing and inclusivity.

Eric Brandt of Westminster advised that criminal complaints had been filed against some members of Council earlier in the day. He was encouraged by recent comments of the Council regarding an all-inclusive community and the homeless.

CITY MANAGER'S REPORT

Mr. Tripp reported there would be a meeting of the Westminster Economic Development Authority (WEDA) and the Westminster Downtown General Improvement District (GID) following the regular Council meeting, and an Executive Session upstairs immediately afterwards. Mr. Tripp offered congratulations to the Employee Service Award winners, and welcomed new City Clerk Michelle Parker. Mr. Tripp also recognized retiring City Clerk Linda Yeager for her years of outstanding service on behalf of the City Manager's Office and City Staff.

COUNCIL REPORTS

Mayor Pro Tem Garcia commended the Service Award recipients and all city employees for their service, and offered special thanks to retiring City Clerk Linda Yeager on what was her last City Council meeting. The Mayor Pro Tem also reported having attended a naturalization ceremony where 15 individuals from 10 countries became U.S. citizens. He offered thanks to all the library volunteers involved in the process and for making it such a special and successful program.

Councillor Seitz congratulated the Employee Service Awards recipients. She also reported attending a tour of the Pillar of Fire, and expressed thanks to several individuals, including Linda Graebel of the Westminster Historical Society, who gave the tour, Patrick Caldwell, of Community Development, who helped make it a success, and Heather Cronenburg, Superintendent of Open Spaces, who attended. Councillor Seitz also attended the naturalization ceremony, and expressed her respect and admiration for the individuals who worked hard to become citizens. She was impressed by Ahmad Golestani, himself a naturalized citizen, who teaches the citizenship classes to give back to his community. Councillor Seitz also remarked that the Council values all residents, treats everyone with dignity, and she expressed pride in serving alongside her fellow Councillors.

Councillor De Cambra echoed thanks to all City employees and especially those who earned Employee Service Awards. She was impressed by their commitment and excellence. Ms. De Cambra also recognized Linda Yeager and Jeff Bowman, Fleet Manager, for their service. She remarked on the quality of Westminster's streets, and recognized that it takes hard work by a number of employees and departments to maintain them. Councillor De Cambra also spoke about the importance of affordable housing as the City continues to grow. She expressed pride in being a council member because of the great staff and the City's commitment to looking ahead.

Councillor Baker also recognized the outgoing City Clerk, Linda Yeager. He reflected on the duty of the Council to make wise, thoughtful, and prudent choices on legislative matters.

Councillor Bird announced that the Historic Westminster Arts District would hold their Jazz Festival on June 11th, from noon – 8:00 p.m. at the Hidden Lake High School athletic fields. The Arts District is also conducting a poster contest, and the winner's art will be used to promote the festival. Councillor Bird also announced that Adams 12 5-Star Education Foundation is hosting a gala on March 5th at the Marriot in Westminster, and encouraged citizens to attend. Finally, she thanked Linda Yeager, for her service and wished her good luck in retirement.

Councillor Pinter said that she also attended naturalization ceremony. She also mentioned the kick-off of The NAIOP Challenge by the National Association of Industrial Parks, in which two teams from University of Colorado and Denver University will compete with architectural experts over the best use of a parcel of land next to our Transit-Oriented Development (TOD) station. Ms. Pinter also thanked Linda Yeager for her years of service.

CONSENT AGENDA

The following items were presented on the consent agenda for City Council's action: accept the December 2015 Financial Report as presented; accept the Third Quarter Insurance Claims Report; authorize the City Manager to enter into an agreement with Hoffmann, Parker, Wilson & Carberry P.C., for litigation of the Dadiotis Gold Enterprises, Inc., contract dispute for an authorized expenditure not to exceed \$50,000; authorize the City Manager to execute a change order with Concrete Express, Inc. in the amount of \$236,668 to add stone veneer on certain exposed walls within the Westminster Station, Phase 1 Infrastructure Project area; based on the results of the State of Colorado bid, award the purchase for 13 Police Department patrol vehicles to Sill-TerHar Motors in the amount of \$404,235; authorize the purchase of a Caterpillar TL 642 C telehandler from Wagner Equipment Company, utilizing the National Joint Powers Alliance (NJPA) bid award for the amount of \$124,825, less trade-in allowance of \$18,500, resulting in a net cost of \$106,325; based upon the recommendation of the City Manager, determine that the public interest would

be best served by approving Fleet Maintenance cumulative purchases in 2016 with Chief Petroleum, Gray Oil, and Hill Petroleum for total fuel purchases not to exceed \$300,000 total among the three vendors; based upon the recommendation of the City Manager, determine that the public interest would be best served by approving Fleet Maintenance cumulative purchases in 2016 with TCI Tire Centers for purchases not to exceed \$150,000 through year end; approve a motion to sponsor a grant application for Hyland Hills Park and Recreation District to the Adams County Open Space Grant Program; authorize payment of \$128,240 to Jefferson County for the City's 2016 special assessment to support the long-term sustainability plan for the Foothills Animal Shelter; based upon the recommendation of the City Manager, determine that the public interest will best be served by authorizing payment of \$148,500 to Airbus DS Communications for the 2016 annual service/maintenance contract payment on the Citywide Radio System equipment, plus a 10% contingency of \$14,850 for any unanticipated expenditures with Airbus; based upon the recommendation of the City Manager, determine that the public interest will be best served by approving the Police Department's cumulative expenditures in calendar year 2016 to the North Metro Task Force in an amount not to exceed \$441,546; authorize the City Manager to execute a contract amendment that approves the third year of a three-year renewable contract with Layne Inliner LLC for wastewater collection system pipelining in the amount of \$623,347 plus a contingency of \$75,000 for a total expenditure of \$698,347; authorize the City Manager to execute a contract with Burns & McDonnell Engineering Company, Inc., in the amount of \$820,498 for engineering services related to the West Side Pump Stations Improvements Project, plus a contingency of \$82,050 for a total authorized expenditure of \$902,548; authorize combining the Zone 5 Pump Station Repair and Replacement capital project account and the Countryside Tank and Pump Station Repair and Replacement capital project account into a new 2016 Westside Pump Stations Improvements capital project account to provide a total funding amount of \$3 million through 2016; and final passage on second reading of Councillors Bill No. 1 appropriating \$2,766,644 in the General Capital Improvement Fund for the 2015 Certificates of Participation proceeds and \$670,475 in the Parks, Open Space and Trail Fund for the 2015 POST Refunding Bonds.

Councillor Baker moved to approve the consent agenda, excluding agenda item 8M. The motion was seconded by Councillor Pinter, and carried unanimously.

Councillor Garcia moved, seconded by Councillor Seitz, that based upon the recommendation of the City Manager, to determine that the public interest would be best served by approving the Police Department's cumulative expenditures in calendar year 2016 to the North Metro Task Force in an amount not to exceed \$441,546. Following discussion, the motion carried 6-1, with Councillor Baker voting no.

Clerk's note: Mayor Atchison called a five-minute recess at 7:50 p.m. The meeting reconvened at 7:55 p.m. with all Council members present.

PUBLIC HEARING RE ALTO PROJECT REZONE, PDP, AND ODP

At 7:55 p.m., Mayor Atchison opened a public hearing to consider the Alto project rezone, Preliminary Development Plan (PDP), and Official Development Plan (ODP).

Michelle Stephens, Community Development Business Operations Coordinator, entered the agenda memorandum and attachments, noting that provisions for legal notification of this public hearing, as dictated by the Westminster Municipal Code, had been fulfilled. Ms. Stephens presented background information and answered questions from Council

Kimball Crangle, on behalf of Gorman and Company, wanted to express appreciation and support from staff and said that the Adams County Housing Authority was excited about the project.

The Mayor opened the hearing for public Comment. Jennifer Curtis and Kelly Weidmar asked that their previous comments be applied to this topic.

Steven Moore, 966 Goode St of Denver, representing FRESCA Good Jobs, Strong Communities, commented that the City's focus on affordable housing was failing to keep up with the advances in other municipalities.

Dolores Ramirez, of 3489 West 72nd Avenue, representing Growing Home, a non-profit organization in Westminster, remarked upon the impact that a lack of affordable housing has on families. She urged the Council to support the project and to help all families.

Alma Garza, 3703 West 80th Avenue, was concerned about rising rents and stressed that her family wanted to continue to live in the city. She urged council to support the project and more affordable housing.

Clerk's note: Ms. Garza addressed the Council in Spanish; translated to English for the minutes.

Shawn Taye Farrington, 13781 East Richthofen Circle in Aurora, of FRESCA Good Jobs, Strong Communities expressed support and was excited to see affordable housing in our city.

No others wished to speak. Responding to questions from Council, the applicant's representative outlined their management operations of similar facilities.

There were no further questions from Council. The Mayor closed the public hearing at 8:29 p.m.

Clerk's Note: At the request of Council, Mayor Atchison called for a five-minute recess at 8:29 p.m., and the meeting reconvened at 8:33 p. m. with all Council members present.

COUNCILLOR'S BILL NO. 2 RE ALTO PROJECT REZONE

Councilor Bird moved, seconded by Councilor De Cambra, to pass Councilor's Bill No. 2 on first reading to rezone from the C-1 and R-4 zoning districts to Planned Unit Development (PUD) zone for 1.613 acres of property based on a finding that the criteria set forth in Section 11-5-3 of the Westminster Municipal Code have been met. On a roll call vote, the motion carried unanimously.

ALTO PROJECT PRELIMINARY DEVELOPMENT PLAN (PDP)

Councilor Bird moved, seconded by Councilor De Cambra, to approve the Alto Preliminary Development Plan (PDP) based on a finding that the criteria set forth in Section 11-5-14 of the Westminster Municipal Code have been met, provided that the language discussed in this evening's Pre-Council meeting regarding prohibited uses was deleted. The motion carried unanimously.

ALTO PROJECT OFFICIAL DEVELOPMENT PLAN

Councilor Bird moved, seconded by Councilor De Cambra, to approve the Alto - Official Development Plan (ODP) based on a finding that the criteria set forth in Section 11-5-15 of the Westminster Municipal Code have been met, provided that the language discussed in this evening's Pre-Council meeting regarding prohibited uses was deleted. The motion carried unanimously.

RESOLUTION NO. 3 UPDATING CITY COUNCIL'S RULES AND REGULATIONS RELATED TO TRAVEL

Upon a motion by Councilor Pinter, seconded by Mayor Pro Tem Garcia, the Council voted unanimously at roll call to adopt Resolution No. 3 Updating City Council's Rules and Regulations related to travel.

RESOLUTION NO. 4 AWARDING CATEGORY B-1 SC TO AMBERWOOD ESTATES

Councillor Pinter moved to adopt Resolution No. 4, seconded by Mayor Pro Tem Garcia, awarding Category B-1 Service Commitments to the Amberwood Estates Single Family Detached Residential project. Councillor Baker moved to table Resolutions 4 through 10 until Feb 8th, 2016. The motion died. Resolution No. 4 passed at roll call 6:1, with Councillor Baker voting no.

RESOLUTION NO. 5 AWARDING CATEGORY B-4 SC TO BRADBURN VILLAGE WEST APARTMENTS

Councillor De Cambra moved, seconded by Councillor Pinter, to adopt Resolution No. 5 awarding Category B-4 Service Commitments to the Bradburn Village West Apartments Traditional Mixed Use Neighborhood Development project. The motion carried 6:1 at roll call with Councillor Baker dissenting.

RESOLUTION NO. 6 AWARDING CATEGORY B-1 SC TO THE CALATLANTIC HOMES AT CITY PARK

Upon a motion by Councillor De Cambra, seconded by Councillor Seitz, the Council voted by a 6:1 roll call vote to adopt Resolution No. 6 awarding Category B-1 Service Commitments to the CalAtlantic Homes at City Park Single Family Detached Residential project. Councillor Baker voted no.

RESOLUTION NO. 7 AWARDING CATEGORY B-1 SC TO CROWN POINT AT STANDLEY LAKE

Councillor Pinter moved to adopt Resolution No. 7 awarding Category B-1 Service Commitments to the Crown Point at Standley Lake Traditional Mixed Use Neighborhood Development project. The motion was seconded by Councillor Seitz and passed 6:1 at roll call, with Councillor Baker voting no.

RESOLUTION NO. 8 AWARDING CATEGORY B-3 SERVICE COMMITMENTS TO VALLEY VIEW ESTATES

Councillor Seitz moved, seconded by Councillor Bird, to adopt Resolution No. 8 awarding Category B-3 Service Commitments to the Valley View Estates Single Family Detached Residential project. The motion carried by a 6:1 roll call vote, with a dissenting vote cast by Councillor Baker.

RESOLUTION NO. 9 AWARDING CATEGORY B-4 SERVICE COMMITMENTS TO WALL CUSTOM HOMES

Mayor Pro Tem Garcia moved to adopt Resolution No. 9 awarding Category B-4 Service Commitments to the Wall Custom Homes Single Family Detached Residential project. Seconded by Councillor Seitz, the motion passed 6:1 at roll call. Councillor Baker voted no.

RESOLUTION NO. 10 AWARDING CATEGORY B-4 SERVICE COMMITMENTS TO THE WESTMINSTER PROMENADE WEST

Upon a motion by Councillor Pinter, seconded by Mayor Pro Tem Garcia, the Council adopted Resolution No. 10 awarding Category B-4 Service Commitments to The Westminster Promenade West Traditional Mixed Use Neighborhood Development project by a 6:1 roll call vote. Councillor Baker cast the dissenting vote.

RESOLUTION NO. 11 RE THE 92ND AVE/FEDERAL BLVD INTERSECTION IMPROVEMENT PROJECT

Councillor Baker moved to adopt Resolution No. 11 authorizing City staff to proceed with the acquisition of fee simple and easement property interests necessary for the construction of the 92nd Avenue/Federal Boulevard Intersection Improvement Project, including the use of eminent domain, if necessary. The motion was seconded by Councillor Seitz. After brief discussion, the motion passed unanimously at roll call.

RESOLUTION NO. 12 TO AUTHORIZE ADAMS COUNTY OPEN SPACE GRANT APPLICATIONS

Mayor Pro Tem Garcia moved, seconded by Councillor Pinter, to adopt Resolution No. 12 authorizing the Parks, Recreation, and Libraries Department to pursue two grants from the Adams County Open Space grant program during the 2016 spring cycle in the amount of \$400,000 to complete building stabilization and open up the farmstead at Metzger Farm and for \$300,000 to upgrade the Big Dry Creek trail starting from 112th Avenue to 120th Avenue from crusher fines to all-season concrete. After comments from Council, the motion carried unanimously at roll call.

PROJECT CONTINGENCY FOR THE DOWNTOWN WESTMINSTER STREET AND UTILITY PROJECT

Upon a motion by Councillor Seitz, seconded by Councillor De Cambra, the Council voted unanimously to authorize an additional project contingency in the amount of \$2,475,000 for the Downtown Westminster Street and Utility Project.

ADJOURNMENT

There was no further business to come before the City Council, and hearing no objections, the Mayor adjourned the meeting at 8:45 p.m.

ATTEST:

Mayor

City Clerk



Agenda Item 7 A

Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: World Spay Day Proclamation

Prepared By: Michelle Parker, City Clerk

Recommended City Council Action

Mayor Atchison to present the World Spay Day Proclamation to Cassie Senstrom of Spay Today, Neuter Now!

Summary Statement

- World Spay Day is an annual campaign of the Humane Society of the United States, Humane Society International and the Humane Society Veterinary Medical Association. On the last Tuesday of February, World Spay Day shines a spotlight on the power of affordable, accessible spay/neuter to save the lives of companion animals, community (feral and stray) cats, and street dogs. These animals might otherwise be euthanized in shelters or killed on the street.
- Spaying and neutering reduces pet overpopulation and unnecessary euthanasia.
- Cassie Senstrom will be present to accept the proclamation.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issue

None Identified

Alternative

None Identified

Background Information

Spay Today, Neuter Now! strives to provide high quality, caring, compassionate, and affordable sterilization options for cats, dogs, and rabbits and to ensure that every family, rescue organization, and shelter in our community has the ability to access these services.

Since 2009, Spay Today, Neuter Now! has performed over 36,000 spay/neuter surgeries.

This proclamation supports City Council's Strategic Plan goal of *Beautiful, Desirable, Environmentally Responsible City*.

Respectfully submitted,

Stephen P. Smithers
Acting City Manager

Attachment: Proclamation

WHEREAS, pets provide companionship to 68% of U.S. households; and

WHEREAS, nearly 2.4 million healthy and adoptable cats and dogs are put down in animal shelters in the United States each year due to a lack of critical resources and public awareness; and

WHEREAS, more than 27,000 cats and dogs in Colorado shelters are put down every year because there are not enough homes for every pet; and

WHEREAS, nearly 90% of pets living in low income households, and 98% of community (feral and stray) cats are unaltered; and

WHEREAS, programs exist to assist with the cost of spaying or neutering pets in low income households; and

WHEREAS, spaying and neutering has been shown to dramatically reduce the number of animals who are euthanized in animal shelters; and

WHEREAS, in 2015, veterinarians, national and local animal protection organizations, and private citizens worked together to ensure the spaying or neutering of more than 68,000 pets and community cats in the United States and throughout the world through “World Spay Day” and have joined together again to advocate the spaying or neutering of pets and community cats on “World Spay Day 2016.”

NOW, THEREFORE, I, Herb Atchison, Mayor of the City of Westminster, Colorado, on behalf of the entire City Council and Staff, do hereby designate February 23, 2016, to be

WORLD SPAY DAY

and call upon the people of Westminster to observe the day by having their pets spayed or neutered or by sponsoring the spaying or neutering of a pet.

Signed this 8th day of February, 2016.

Herb Atchison, Mayor



Agenda Item 8 A

Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: Intergovernmental Agreement with Adams County Housing Authority Re: Affordable Housing Mixed-Use Development

Prepared By: Michelle Stephens, Business Operations Coordinator

Recommended City Council Action

Authorize the Mayor to enter into an Intergovernmental Agreement with the Adams County Housing Authority that includes approximately \$3,250,000 in direct support as well as investment within the Station Area necessary to facilitate a 70-unit affordable housing vertically mixed-use development in substantially the same form as the attached agreement.

Summary Statement

- Adams County Housing Authority (ACHA) owns five development sites (6.48 acres) within the Westminster Station Area, all of which are seen as catalyst sites for the overall Station Area redevelopment.
- City Council unanimously approved first reading of the Alto rezone, Preliminary Development Plan (PDP), and Official Development Plan (ODP) for a 70-unit, mixed-use affordable housing project located at the northwest corner of 71st Avenue and Federal Boulevard. In addition to the 70-units, the project includes 18,500-square feet of commercial space on the lower levels.
- The ACHA project (Alto) has received a \$1,250,000, 9% Low Income Housing Tax Credit award from the Colorado Housing and Finance Authority (CHFA).
- The assistance proposed in the Intergovernmental Agreement (IGA) is based on the City's desire to advance strategies that demonstrate Westminster is a regional leader in providing affordable housing and to encourage redevelopment within the Station Area.
- The proposed IGA includes an estimated \$132,000 in permit and application fee rebates and \$385,000 in construction use tax rebates. It also includes a reduction of approximately \$1,010,458 in Public Land Dedication fee-in-lieu payment and the commitment from the City for the construction of Phase 1 of Craft Way, as well as the Grove Street pipeline (south of 71st Avenue) to connect the project to the Little Dry Creek Park Regional Storm Water System.

Expenditure Required: Estimated direct costs of \$1,270,000 for the construction of Craft Way and Grove Street (south of 71st Avenue) storm sewer.

Source of Funds: 2017-2018 General Capital Improvement Fund (Proposed)

Policy Issue

Does Council support the proposed IGA and level of support for the Adams County Housing Authority project? Staff has proposed the IGA with ACHA in an effort to both achieve the Strategic Plan goal of providing affordable housing, as well as to incentivize a catalytic project within the Westminster Station Area.

Alternatives

1. One alternative to offering the support outlined in the IGA is to offer nothing to ACHA. It is likely, that without the City's support of this project (as currently designed) the project may not be able to move forward. As the Council has prioritized the development of affordable housing, as well as the revitalization of the Station Area, staff does not recommend this alternative.
2. A second alternative is to provide less assistance than what is proposed within the IGA. Rather than approving a \$3/sq.ft. PLD fee-in-lieu, a \$5/sq.ft. PLD fee-in-lieu could be required. This would reduce the support by approximately \$200,000. Some of the items included in the IGA, such as the regional storm water system and extension of Craft Way, implement the Station Area vision and provide benefits to other future revitalization efforts within this neighborhood. The Alto project is acting as a catalyst to these planned infrastructure improvements; therefore, staff does not recommend this alternative.
3. A third alternative would be to provide a greater amount of assistance than outlined in the IGA. A complete waiver of the PLD could be considered or other fees could be waived or rebated such as the Park Development Fee (est. \$86,380). Additionally, the City could construct the storm sewer line in Grove Street north of 71st Avenue (est. \$150,000 - \$200,000), which ACHA has currently agreed to fund. Staff is not recommending this alternative as the proposed assistance has been received positively by ACHA and their staff have not requested additional support.

Background Information

In 2014, the City and ACHA participated in DRCOG's Sustainable Communities Initiatives (SCI) grant program for the master planning of ACHA's five redevelopment sites within the Westminster Station Area. The City received an award from DRCOG for *Livability* for the "Northwest Corridor Catalytic Site: ACHA Properties at Westminster Station" project in 2014. The market study conducted as part of the SCI project identifies demand for affordable, market-rate, and senior housing in the area. The ACHA sites currently have 199 total rental units, which are all affordable and managed by ACHA. The redevelopment of all five sites may result in a total of 400 or more units, which would be a mix of affordable and market rate and include senior housing units.

In early 2015, ACHA submitted for a PDP, ODP, and rezone to PUD for Alto, a 104,000-square foot vertically mixed-use building at the northwest corner of 71st Avenue and Federal Boulevard (one of the five sites included in the SCI grant program). The lower portions of the proposed building, approximately 18,750-square feet, are commercial and the remainder of the building, approximately 85,600-square feet, are residential.

As currently designed, the project will provide 70 units of new affordable housing. Seven units will be provided at sixty-percent Average Median Income (AMI), forty-nine units will be provided at fifty-percent AMI, and fourteen units will be provided at thirty-percent AMI. Additionally, ACHA has a staff of 74 employees in six departments caring for approximately 17,211 residents. ACHA intends to occupy the majority of the ground floor commercial space (up to 10,000 square feet) provided by the Alto project and will have 50 to 60 employees based there. The remainder of the commercial space, as envisioned, will be provided to non-profits such as the Center for Career and Community Enrichment, known as 3CE.

In July of 2015, ACHA was awarded a \$1,250,000, 9% Low Income Housing Tax Credit award from the CHFA for the Alto project. In August of 2015, ACHA requested from City staff a variety of support ranging from the waiver of fees to the support for allocation of HOME funds for the project. Staff was supportive of many of the items requested by ACHA, including a reduction in PLD fee-in-lieu, as outlined in the letter sent to ACHA in December 2015 (Attachment A).

This project is in alignment with both the Comprehensive Plan and 2015 Strategic Plan and is key to the implementation of the Station Area vision. As part of supporting this catalytic affordable housing project, staff recommends the following assistance:

Proposed Assistance	Approximate Value
<u>Building Permit-Fee, Application Fees, and Recordation Fees Rebate</u> 100% of the building related fees (excluding water & sewer tap fees) will be rebated.	\$132,000
<u>Construction Use Tax Rebate</u> 100% of the General Use Tax (excludes the City's .25% Open Space Tax) and 0.60% Public Safety Tax on construction materials for this project will be rebated (Based on \$20,000,000 construction valuation x 50% x 3.85% use tax).	\$385,000
<u>Public Land Dedication Fee-in-Lieu</u> Due to the size of the development parcel and the amount of units proposed on the site a fee-in-lieu for the Public Land Dedication (PLD) is required for the development. Section 11-6-8, W.M.C., identifies the formula for the calculation of PLD and, if necessary, the fee-in-lieu. The required land dedication of 1.68 acres combined with fair market value of \$14.78/sq.ft. for this site would result in a total PLD of \$1.23 Million, thus making the project infeasible, according to ACHA. As this project is seen as a catalytic project for the Station Area TOD and provides affordable housing, Staff is supportive of reducing the PLD fee-in-lieu to \$3/sq.ft., thus reducing the overall PLD to \$219,542, a savings of approximately \$1,010,458.	\$1,010,458
<u>Expedited Building Permit Review</u> The City will work closely with ACHA to process the review in the shortest timeframe possible, which may include sending the plans to external reviewers.	\$0
<u>Construction of Phase 1 of Craft Way</u> Phase 1 of Craft Way includes the portion from to the easternmost edge of ACHA's Project adjacent to Craft Way as defined in Attachment B. ACHA shall dedicate the land necessary for the construction of the Craft Way extension.	\$270,000
<u>HOME Funds Allocation</u> The City Council adopted Resolution No. 31 allocating up to \$400,000 in City of Westminster HOME funds to the project.	\$400,000
<u>Credit for Active Crestview Taps</u> Two active taps are currently associated with the project.	\$46,029
<u>Temporary Certificate of Occupancy</u> In order to enable the Project to meet funding deadlines (including for issuance of the Certificate of Occupancy), the City's Chief Building Official will work with ACHA and the Project Owner to facilitate timely inspections and issuance of associated documentation.	\$0
<u>Regional Storm Water System</u> In order to connect the ACHA project (as well as other future development in the area) into Little Dry Creek Park Regional Storm Water Detention Pond property acquisition and construction of a pipeline is necessary within an extension of the Grove Street right-of-way south of 71 st Avenue to the	\$1,000,000 (est.)

<p>Westminster Station parking structure. ACHA will build the pipeline adjacent to their property within Grove Street north of 71st Avenue. Although the Grove Street acquisition and pipeline project has been planned as part of the regional storm system, the implementation timing had not been determined. The Alto project is necessitating the need to implement these improvements in 2016/2017. The value of this item is dependent on the cost of property acquisition and if Grove Street is constructed at the same time as the pipeline. Estimates range from a low of \$650,000 to approximately \$1,000,000. ACHA will still be required to pay the monthly storm water fee.</p>	
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Staff is recommending approximately \$3,250,000 of support in the form of the construction of Phase 1 of Craft Way, the connection (south of 71st Avenue) to the regional storm water system, the \$3/sq.ft. PLD amount, allocation of HOME funds, and rebates of use taxes, application and permit fees, in addition to expedited review times.

Staff believes this project is representative of the City's 2015 Strategic Plan Goals including, *Visionary Leadership, Effective Governance and Proactive Regional Collaboration; Vibrant, Inclusive and Engaged Community; Dynamic, Diverse Economy; Beautiful, Desirable, Safe and Environmentally Responsible City; and Ease of Mobility*. This project will provide necessary affordable housing as part of a well-designed mixed-use development that maximized public investment by creating a gateway into the Station Area at 71st Avenue and Federal Boulevard.

Respectfully submitted,

Stephen P. Smithers
Acting City Manager

Attachments: A: Letter to Adams County Housing Authority outlining staff's support
B: Craft Way Phasing
C: Project Renderings
D: IGA between Adams County Housing Authority and the City of Westminster for the construction of affordable housing and exhibits



WESTMINSTER

December 1, 2015

Mr. Donald May, Executive Director
Adams County Housing Authority
7190 Colorado Boulevard, 6th Floor
Commerce City, Colorado 80022
dmay@achaco.com

Ms. Kimball Crangle
Colorado Market President
Gorman & Company, Inc.
110 16th St. Suite 1310
Denver, Colorado 80202
kcrangle@gormanusa.com

City of Westminster
Office of the
City Manager

4800 West 92nd Avenue
Westminster, Colorado
80031

303-658-2400
FAX 303-706-3921

Dear Mr. May and Ms. Crangle:

City Staff have evaluated your 14-item funding and support request (email to Michelle Stephens, August 6, 2015). The following actions and recommendations are proposed to be formalized in an Intergovernmental Agreement (IGA), and where appropriate, within the Preliminary and Official Development Plans for the project. Please note that Staff's recommendation below has not been discussed with City Council. Final approval by City Council is required for the IGA and Preliminary and Official Development Plans. Staff is supportive of the following items due to the project's unique ability to implement one of the City's strategic goals by creating new, high-quality, affordable housing.

Staff's Recommendation

1. *Waiver of Public Land Dedication Fee.* Staff is supportive of reducing the Public Land Dedication (PLD) fee-in-lieu to \$3/sq.ft. As previously communicated, staff was initially supportive of a reduction of the PLD fee from \$14.78/sq.ft to \$5/sq.ft.; however, in order to facilitate the construction of the storm sewer in Grove Street by Adams County Housing Authority (ACHA), staff now supports the \$3/sq.ft. PLD fee-in-lieu. Thus establishing the PLD at approximately \$219,542 for the proposed development.
2. *Waiver of Park Development Fee.* This waiver is not supported by Staff as the continued funding of the development of parklands is vital for a City that is infilling and densifying. The Park Development Fee for this project is approximately \$86,380.
3. *Waiver of School Land Dedication Fee.* This waiver is not supported by Staff as the new development will place infrastructure demands on the City and school district. The School Land Dedication Fee for this project is approximately \$7,840.
4. *Waiver of Use Taxes.* Staff is supportive of a 100% rebate of the actual use taxes paid. Use taxes are estimated at \$385,000.



Mr. Donald May, Executive Director, Adams County Housing Authority
Ms. Kimball Crangle, President, Colorado Market, Gorman & Company, Inc.
Page 2

5. *Waiver of Building Permit Fees, Application, and Recording Fees.* Staff is supportive of a 100% rebate of the actual fees paid. These fees are estimated at approximately \$132,000.
6. *Waiver of Irrigation Fees.* The waiver of irrigation fees, which are a tap fee and part of the water enterprise utility, is not supported by Staff. It is a long-standing City policy to not waive these fees and all City projects are also required to pay these fees. The estimated irrigation fee is \$12,200.
7. *Expedited Building Permit Review with a waiver of the associated fee.* The City does not have an expedited building permit review for new construction; however, the Chief Building Official has agreed to work closely with ACHA to process the review in the shortest timeframe possible, which may include sending the plans to external reviewers.
8. *Inclusion in to the Regional Storm Water System with waiver of associated impact fees.* The site is included in the area served by the Little Dry Creek Park Regional Storm Water Detention Pond (now under construction); however, the infrastructure connecting this development to the basin is not yet in place. Due to the timeline of this project the City has prioritized the acquisition of property and construction of the necessary infrastructure to ensure this development will be able to connect to the regional detention pond. No impact fees will be charged (for any development) for inclusion in this system, but a monthly fee will be charged as part of the utility bill. The amount of the monthly fee has not been determined.
9. *Access off of the future Craft Way extension as it connects to Federal Boulevard.* Staff is supportive of access to the project from Craft Way. The initial drafts of the Station Area Specific Plan include an east/west street connection between Federal Boulevard and Grove Street at approximately Craft Way. This extension of Craft Way increases the porosity into the site and facilitates pedestrian access to transit. Staff has been supportive of Craft Way and appreciates ACHA's willingness to dedicate a significant portion of the ROW required for this connection.
10. *The City to build out the access to Craft Way from Grove Street (to the point of access into ACHA's parcel for the north parking lot on the site plan we've submitted) in advance of the connection of Craft Way to Federal Boulevard (if CDOT delays approval) and rebuilding of the associated storm detention/quality, sidewalk, curb/gutter for the City Inn.* The City is committed to the construction of Craft Way as part of implementing the vision for the Station Area. Staff is proceeding with negotiations with the City Inn for property necessary for the first (western) phase of Craft Way adjacent to ACHA's site and obtaining the necessary approvals. Staff are aware of



Mr. Donald May, Executive Director, Adams County Housing Authority
Ms. Kimball Crangle, President, Colorado Market, Gorman & Company, Inc.
Page 3

ACHA's timeline for the opening of this project (March 2017) and the need for access from Craft Way to the site. We will work closely with ACHA to support the opening of the project on time. In order to move forward, ACHA must dedicate the right-of-way necessary for Craft Way at no cost to the City as part of the development review and permitting process.

11. *Political assistance (through a franchise agreement if available) to help move the Xcel overhead line from the 71st and Federal site in a reasonable timeline.* Staff is willing to support and provide other political assistance that may be available.
12. *A Temporary Certificate of Occupancy with a waiver of the associated fee.* The Chief Building Official will work closely with the applicant to support the construction and opening of the project to meet funding deadlines.
13. *HOME funds from the City of Westminster of \$400,000.* Staff is supportive of the allocation of \$400,000 in City of Westminster HOME funds to the ACHA project, which was approved by the City Council at their November 9th meeting. The Adams County Board of Commissioners is expected to make a decision on the request in December or January. For additional information on the status of HOME funds please contact Heather Ruddy at 303.658.2111.
14. *Assistance to gain credit from Crestview taps associated with the 71st and Federal and parcel.* It is currently the City's policy to provide credit for active Crestview Taps; therefore, Staff supports that credit be given for 2 of 4 Crestview taps (2 taps have been vacant for several years and are not eligible for credits).

In total, Staff is recommending approximately \$2,095,097 of support in the form of the construction of Phase 1 of Craft Way, the reduced PLD amount of \$3/sq.ft., allocation of HOME funds, and rebates of use taxes, application and permit fees, in addition to committing staff time for expedited reviews. As a condition of providing this level of support, we would request that ACHA dedicate the right-of-way required for Craft Way and provide support for the initiation of a new South Westminster Urban Renewal Area, GID, and/or Parking District at the appropriate time.



Mr. Donald May, Executive Director, Adams County Housing Authority
Ms. Kimball Crangle, President, Colorado Market, Gorman & Company, Inc.
Page 4

If you are in agreement with the above recommendation we will begin drafting the IGA for our mutual approvals. Please contact Michelle Stephens, Business Operations Coordinator for Community Development, if you have any questions at 303-658-2122.

Sincerely,

Donald M. Tripp
City Manager

Craft Way Extension and Proposed Phasing





1550 WYNKOOP ST. #100
DENVER, CO 80202
P: 303-436.9551

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5. IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	TLS By
1	TECHNICAL ODP SUBMITTAL	07/15/15	

Designed By: R. PRANANTA Checked By: J. ADKINS



CORNER OF FEDERAL BLVD. & W. 71ST AVE. LOOKING NORTHWEST



FEDERAL BLVD. LOOKING SOUTHWEST

71ST AVENUE & FEDERAL BLVD.

ELEVATIONS

Date: 07/15/2015

Job No.:



1550 WYNKOOP ST. #100
DENVER, CO 80202
P: 303-436.9551

BENCHMARK:

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CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	TLS By
1	TECHNICAL ODP SUBMITTAL	07/15/15	

Designed By: R. PRANANTA Checked By: J. ADKINS



N. GROVE ST. LOOKING EAST



CORNER OF N. GROVE ST. & W. 71ST AVE. LOOKING NORTHEAST

71ST AVENUE & FEDERAL BLVD.

ELEVATIONS

Date: 07/15/2015

Job No.:

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF WESTMINSTER AND THE ADAMS COUNTY HOUSING AUTHORITY
REGARDING THE CITY'S SUPPORT OF THE ALTO AFFORDABLE HOUSING PROJECT
GENERALLY LOCATED NORTH OF 71ST AVENUE, WEST OF FEDERAL BOULEVARD, AND
EAST OF GROVE STREET, ADAMS COUNTY, COLORADO

THIS INTERGOVERNMENTAL AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 2016, by and between the City of Westminster, Colorado, a Colorado home-rule municipality (hereinafter referred to as "Westminster"), and the Adams County Housing Authority (hereinafter referred to as "ACHA") (Westminster and ACHA also hereafter referred to collectively as the "Parties").

WITNESSETH

WHEREAS, the parties are authorized by Colorado Constitution, Article XIV, Section 18 and C.R.S. Section 29-1-201 et seq., to enter into cooperative agreements to provide to each other any function, service, or facility lawfully authorized to each of them; and

WHEREAS, said Parties deem it desirable to provide affordable housing within the City of Westminster; and

WHEREAS, the City wishes to provide assistance to aid in the development of a mixed-use affordable housing project by ACHA, which will be located in the Westminster Station Area and will be financed in part with low income housing tax credits; and

WHEREAS, ACHA will form a separate entity (i.e. limited partnership), which will own the project (referred to as "Project Owner") and construct a 70-unit mixed-use affordable housing project (the "project") at the properties, described in Exhibit A, attached hereto and incorporated herein by reference; for the purpose of providing affordable mixed-use housing for future residents of the City, thus providing housing diversity within the City; and

WHEREAS, City Council finds the execution of this Agreement will provide benefit and advance the public interest and welfare of the City and its citizens by securing the location of this affordable housing project within the Westminster Station Area.

This Intergovernmental Agreement is entered into pursuant to the Colorado constitution and the Colorado Revised statutes, and the subject matter and agreements contained herein are logical and foreseeable results of the foregoing enactments.

NOW THEREFORE, in consideration of the above recitals and of the mutual promises, covenants and agreements contained herein, Westminster and ACHA agree as follows:

1. *Public Land Dedication Fee.* ACHA or the Project Owner shall pay a Public Land Dedication (PLD) fee-in-lieu of \$3/sq.ft., a reduction of the PLD fee from \$14.78/sq.ft., in order to facilitate the construction of the storm sewer in Grove Street by ACHA. The estimated PLD fee-in-lieu is \$219,542, a savings not to exceed \$1,010,458.
2. *Park Development Fee.* ACHA or the Project Owner shall pay the Park Development Fee, which is estimated at \$86,380.
3. *School Land Dedication Fee.* ACHA or the Project Owner shall pay the School Land Dedication Fee, which is estimated at \$7,840.

4. *Use Tax Rebate - Construction.* The City shall rebate to ACHA or the Project Owner 100% of the Building Use Tax paid by the Project Owner required under W.M.C. Sections 4-2-9 and 4-2-3 for construction of ACHA's new project. The rebate on use tax on construction materials will be in an amount not to exceed \$385,000 and will be made following payment of the use taxes by the Project Owner.
5. *Building Permit Fees, Application, and Recording Fees - Rebate.* The City shall rebate to ACHA or the Project Owner 100% of the actual building permit, review, application, and recording fees paid by the Project Owner. These fees are estimated in an amount not to exceed \$132,000 and will be rebated following payment of the fees by the Project Owner.
6. *Expedited Building Permit Review.* The City will work closely with ACHA or the Project Owner to process the review in the shortest timeframe possible, which may include sending the plans to external reviewers.
7. *Construction of Phase 1 of Craft Way.* The City shall construct Phase 1 of Craft Way, which includes the portion from to the easternmost edge of ACHA's Project adjacent to Craft Way as defined in Exhibit B. ACHA shall dedicate the land necessary for the construction of the Craft Way extension. The City will endeavor to complete the construction of Phase 1 of Craft Way to meet ACHA's timeline for the opening of this project.
8. *HOME Funds Allocation.* The City Council adopted Resolution No. 31 allocating up to \$400,000 in City of Westminster HOME funds to the project.
9. *Credit for Active Crestview Taps associated with the Project.* The City will provide credit for the two active Crestview Taps associated with the project.
10. *Temporary Certificate of Occupancy.* In order to enable the Project to meet funding deadlines (including for issuance of the Temporary Certificate of Occupancy), the City's Chief Building Official will work with ACHA and the Project Owner to facilitate timely inspections and issuance of associated documentation.
11. *Regional Storm Water System.* The City will prioritize the acquisition of property and construction of the necessary infrastructure for the Little Dry Creek Park Regional Storm Water Detention Pond (now under construction) to ensure that the project will be able to connect to the regional detention pond. No impact fees will be charged (for any development) for inclusion in this system, but a monthly fee will be charged as part of the utility bill.
12. *Support for Special Districts.* ACHA and the Project Owner shall provide support for special districts necessary to implement the Station Area Specific Plan.

Notices.

All notices or other communications required hereunder shall be delivered by first class mail, return receipt requested, addressed as follows:

Adams County Housing Authority
Attention: Don May, Executive Director
7190 Colorado Boulevard, 6th Floor
Commerce City, CO 80022

City of Westminster

Department of Community Development
Attention: Mac Cummins, Planning Manager
City of Westminster
4800 West 92nd Avenue
Westminster, CO 80031

With Copies to:

Gorman & Company, Inc.
Attn: Kimball Crangle
1060 Bannock Street, Suite 305
Denver, CO 80204

Parties to Exercise Good Faith.

The Parties agree to devote their best efforts and to exercise good faith in implementing the provisions of this Agreement.

Intent of Agreement.

This Agreement is intended to describe rights and responsibilities only as between the named parties hereto. It is not intended to and shall not be deemed to confer rights to any persons or entities not named as parties hereto.

Remedies for Default.

Should any party fail to comply with the provisions of this Agreement, the other party, after providing written notification to the non-complying party and upon the failure of said party to achieve compliance within ninety (90) days after said notice, may at its option either terminate this Agreement or maintain an action in a court of competent jurisdiction for specific performance, injunctive, or other appropriate relief, excluding damages relief. In the event of such litigation, each party shall be responsible for its own costs, including attorney fees.

Effective Date.

This Agreement shall become effective on the date that it is officially approved by both Parties.

Miscellaneous Provisions.

1. Construction of the project shall begin no later than January 1, 2017.
2. No amendment or waiver of any covenant, condition or provision contained herein shall be valid unless in writing and duly executed by both parties.
3. This Agreement supersedes all prior written and oral agreements and understandings between the parties relating to the subject matter thereof.
4. This Agreement shall be binding upon the parties hereto, their respective successors or assigns.
5. If any portion of this agreement is held invalid or unenforceable by a court of competent jurisdiction, such invalidity or lack of enforceability shall cause the entire agreement to be terminated.
6. This Agreement does not and shall not be deemed to confer upon or grant to any third party any right enforceable at law or equity arising out of any term, covenant, or condition herein or the breach thereof.

7. This Agreement may be signed in counterparts, and each counterpart will be considered an original. This Agreement may be executed by facsimile signature.

IN WITNESS WHEREOF, the above Parties hereto have caused this Agreement to be executed.

City of Westminster, a Colorado municipal corporation

By: Herb Atchison, Mayor
4800 West 92nd Avenue
Westminster, Colorado 80031

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Adams County Housing Authority

By: Don May, Executive Director
7190 Colorado Boulevard, 6th Floor
Commerce City, CO 80022

NOTARY:

Exhibit A: Legal Description

PARCEL B

PARCEL I:

LOTS OR PLOTS 47 AND 48, AND THE SOUTH 70 FEET OF LOT OR PLOT 23, FEDERALVIEW SUBDIVISION (FILE #9, MAP 11, DATED JULY 28, 1947), COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:

THE NORTH 40 FEET OF LOT 23 AND THE SOUTH 30 FEET OF LOT 24, FEDERALVIEW SUBDIVISION (FILE #9, MAP 11, DATED JULY 28, 1947), COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:

LOT 45, FEDERALVIEW SUBDIVISION (FILE #9, MAP 11, DATED JULY 28, 1947), COUNTY OF ADAMS, STATE OF COLORADO.

COMMITMENT NO: 451-H0407123-266-NCS

PARCEL D:

LOT 46 AND THE NORTH 70 FEET OF LOT 24, FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947, COUNTY OF ADAMS, STATE OF COLORADO.

COMMITMENT NO: 451-H0407120-266-NCS

TOTAL SITE ACREAGE = 1.613 ACRES

Craft Way Extension and Proposed Phasing





Agenda Item 8 B

Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: Multi-Modal Transportation Needs Assessment Contract

Prepared By: Christine Gray, Senior Management Analyst

Recommended City Council Action

Authorize the City Manager to execute a contract with Alta Planning + Design, Inc. in the amount of \$100,175 for the development of a multi-modal transportation needs assessment, plus a contingency of \$10,018 for a total authorized expenditure of \$110,193.

Summary Statement

- Westminster has well-established services and facilities that provide high value to citizens, businesses and visitors. The existing transportation network to access to these amenities is primarily via the City's street network and is heavily automobile-focused.
- In support of the City's goal of becoming the next urban center on Colorado's Front Range, Staff identified the need to assess the condition of the City's multi-modal transportation network and identify where mobility and connectivity for other transportation modes (e.g., bicyclists and pedestrians) can be enhanced.
- In fall 2015, Staff prepared a Request for Proposal for a needs assessment, distributed it to four transportation planning firms and posted it on the City's Demand Star site. Of the five proposals received, Staff believes Alta Planning + Design, Inc. (Alta) presented the best proposal and provided the best value to the City.
- Staff recommends awarding the contract to Alta based on their response to clear performance criteria, including competitive rates and recent and relevant transportation planning experience in the Colorado region.
- Important project goals include creatively engaging the community, assisting Staff with the creation of a prioritized list of projects for submittal during the upcoming 2017/18 budget process, and identifying key next steps.
- This project was approved by City Council as a part of the 2015/2016 budget. Adequate funds are available to complete the project.

Expenditure Required: \$110,193

Source of Funds: General Capital Improvement Fund – Enhanced Mobility and Connectivity project

Policy Issue

Should City Council authorize a contract with Alta for development of a multi-modal transportation needs assessment?

Alternatives

1. City Council could decline approval of the contract and place the project on hold. However, Staff recommends proceeding with the project as it meets many of City Council's current strategic plan goals. In addition, the identification of prioritized capital projects and key next steps will allow staff to move forward with recommending projects that complement work in the new downtown Westminster and with the development of the TOD area in south Westminster.
2. City Council could choose to award the contract to one of the other consultants that submitted proposals. This is not recommended as the request for proposal process included a cross-departmental selection committee of staff who analyzed the proposals and interview performance against clear performance criteria. Staff believes that Alta provides the best value for this project with fees that are competitive for the scope of work presented. Alta incorporated a strong local team with proven transportation planning experience for complex projects and has demonstrated successful transportation planning services for cities of similar size in Colorado and the United States.

Background Information

Westminster has well-established services and facilities that provide high value to citizens, businesses and visitors. These amenities have traditionally been accessed by an automobile-focused transportation network. In addition to these existing amenities new employment, entertainment, transit and living opportunities are being created across the City. The vision for these areas is a unique mix of residential, office and commercial uses, with the goal of a walkable, bike-able, accessible Westminster. To ensure that the community has access to a variety of transportation options, staff identified the need to assess the condition of the City's multi-modal transportation network and identify where mobility and connectivity for other transportation modes (e.g., bicyclists and pedestrians) can be enhanced.

The overarching goal of this project is to help the City to assess its current condition for all modes of transportation and establish a path to identifying specific areas where the City can enhance citizen, business and visitor mobility throughout the City now and in the future. To accomplish that goal, five specific tasks were identified:

1. Develop clearly defined goals with the City stakeholder group that are realistic and specific to the City of Westminster.
2. Implement a robust public engagement process that allows for a variety of input and feedback from all parts of the community regarding the identified gaps in the City's multi-modal network.
3. Provide the City with findings of where the City can enhance/improve multi-modal mobility and connectivity across all modes of transportation.
4. Assist staff with the creation of a prioritized list of temporary, short- and long-term projects that the City can implement to enhance mobility and improve connectivity (to be submitted during the upcoming 2017/18 budget process).
5. Identify specific next steps that the City could take to improve other aspects of its multi-modal mobility and connectivity.

In September 2015, Staff prepared and issued a Request for Proposals (RFP) for the "Westminster Multi-modal Transportation Needs Assessment" (MMTNA) that included these goals. The RFP was distributed to four transportation planning firms with local presence. The RFP was also posted on the City's Demand Star site. Staff received five proposals in October that were evaluated by the selection committee later that

month. As a result of the close scores, the four finalist firms were evaluated during a half-day of interviews on December 2. All four finalist firms provided solid proposals and interviewed well. Based on the interviews, reference checks and committee feedback, it is staff's assessment that awarding the contract to Alta is in the best interest of the City, based on the firm's response to the following criteria as outlined in the RFP:

- Response to the requirements in the RFP and an approach that clearly indicates understanding of the project scope and City's goals and expectations.
- Recent and relevant project experience in the Colorado region for work of similar size, scope, and complexity. Positive reference feedback regarding past project performance and the performance of individuals proposed for the project.
- Experience, availability, and office location of each of the members of the team and their qualifications.
- Total level of effort and fee relative to the proposed approach. Competitive firm fee schedule and competitive hourly rates for staff assigned to this project relative to their experience level.
- Project schedule that demonstrates clear understanding of the project and that allows the required City review of project deliverables.
- Demonstrated skill, experience and success engaging a diverse stakeholder group in consensus building.

The five firms that submitted proposals are as follows:

Firm	Hourly Rate Range	Fee Proposal Based on Original Scope Submitted
Alta Planning + Design	\$88-\$190/hour	\$87,102*
Fehr & Pehrs	\$130-\$210/hour	\$75,000
Felsburg Holt & Ullevig	\$100-\$210/hour	\$90,880
Michael Brown International	\$100-\$220/hour	\$85,000
Tool Design Group	\$72-\$190/hour	\$96,445
* Proposal fee prior to staff requests for value-added tasks		

In addition to their different fees, proposals ranged in the level of complexity and thoroughness of scope relative to the City's goals for the project. Based on a review process that included a cross-departmental selection committee and an interview process, staff determined that Alta's approach was the most comprehensive and the team was the best qualified for the project. Alta incorporated a strong local team with proven transportation planning experience for complex projects, and demonstrated successful transportation planning for cities of similar size in Colorado and the United States. Once the committee selected Alta, Staff then requested the addition of value added tasks such as enhanced public outreach efforts; the added tasks increased Alta's fee proposal to \$100,175. It is Staff's assessment that these tasks and the associated fees are in the best interest of the City and will provide the best value to the City. Staff recommends Alta be awarded this multi-modal transportation needs assessment contract for a fee of \$100,175. Staff recommends a typical contingency of 10% (10,018), for a total requested expenditure of \$110,193. Funds for the project were approved by City Council in the adopted 2015/2016 Budget.

If the contract is approved, the project will kick-off in February 2016, and Staff anticipates that the project will be completed in early 2017. The Alta team will work with City staff to identify appropriate events and popular City locations to engage all aspects of the community for input and feedback, and will work with staff to identify and prioritize capital projects for inclusion in the recommended 2017/2018 capital improvement plan as a part of the biennial budget process. Temporary and demonstration projects will be identified and implemented as appropriate during the project. \$200,000 was allocated to this project as a part of the 2015/2016 budget process. The remaining funds (approximately \$100,000) will be used for installing the temporary projects, assisting with other mobility projects where appropriate, and/or funding future capital projects.

This project supports the “*Visionary Leadership, Effective Governance and Proactive Regional Collaboration,*” “*Vibrant, Inclusive and Engaged Community,*” “*Beautiful, Desirable, Safe and Environmentally Responsible City,*” “*Financially Sustainable Government Providing Excellence in City Services*” and “*Ease of Mobility*” Strategic Plan Goals by gathering input from stakeholders and the community to identify a prioritized set of multi-modal projects that will provide safe, innovative and healthy transportation options for all users to access City amenities.

Respectfully submitted,

Stephen P. Smithers
Acting City Manager



Agenda Item 8 C

Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: 2016 Asphalt and Crackseal Materials Purchase

Prepared By: Dave Cantu, Street Operations Manager

Recommended City Council Action

Authorize the purchase of asphalt and crackseal materials from the low price Multiple Assembly of Procurement Officials bidder each quarter during 2016 in an amount not to exceed \$921,600 for asphalt and \$80,000 for crackseal materials.

Summary Statement

- Hot mix asphalt material is used for all types of street maintenance repairs including pothole patching, surface replacement and preparation of streets earmarked for 2016 and 2017 improvements, and water break and valve repair excavation in-house pavement patching.
- Rubberized cracksealing material is used to seal moisture from asphalt pavement throughout the City.
- The hot mix asphalt bidders on the 2016 Multiple Assembly of Procurement Officials (MAPO) bid are: Brannan Companies, APC Construction, Asphalt Specialties, Colorado Asphalt Services, Inc., and Aggregate Industries. The crackseal material bidders are Crafcoc, Inc., Denver Industrial, and Maxwell Products.
- The MAPO bid allows for quarterly price adjustment pending substantial and agreed upon justification. Council's approval to purchase these materials from the lowest price vendor each quarter can result in a cost savings opportunity for the City.
- Adequate funds were budgeted and are available for this expenditure.

Expenditure Required: \$1,001,600

Source of Funds: General Fund – Street Operations Division Budget (\$871,600)
Utility Fund – Utilities Operations Division Budget (\$130,000)

Policy Issue

Should City Council authorize the purchase of asphalt and crackseal materials from the low price vendor each quarter utilizing the 2016 Multiple Assembly of Procurement Officials (MAPO) bids?

Alternative

Council could choose to execute a bid for the City’s materials requirements, rather than join the MAPO bid. This alternative is not recommended because this would likely result in increased costs.

Background Information

Hot mix asphalt material is used for all types of street maintenance repairs including pothole patching, surface replacement and preparation of streets earmarked for 2016 and 2017 improvements, and in-house pavement patching from water break and valve repair excavations. Rubberized cracksealing material is used to seal moisture from asphalt pavements throughout the City. City crews will need an estimated 22,478 tons of hot mix asphalt material and 162,933 pounds of rubberized crackseal material, to be purchased on an as-needed basis throughout 2016.

First Quarter 2016 MAPO Hot Mix Asphalt Material Bid

Vendor	Bid Amount per Ton
Brannan Companies	\$41.00
Asphalt Specialties Company	\$43.50
APC Construction	\$46.50
Colorado Asphalt Services, Inc.	\$46.50
Aggregate Industries	\$47.75

Brannan Companies is the MAPO 2016 first quarter low bidder for hot mix asphalt material. The MAPO bid allows for quarterly price adjustments pending substantial and agreed upon justification. Should one of the MAPO bidders offer lower pricing during a particular quarter in 2016, Staff will purchase asphalt from the vendor with the lowest pricing. All vendors’ plants are able to supply mix per City specifications. The City has successfully purchased hot mix asphalt material from all vendors’ plants in the Denver metro area in past years.

First Quarter 2016 MAPO Rubberized Crackseal Material Bid

Vendor	Bid Amount (Cost Per Pound – delivered)
Crafco, Inc.	\$0.491
Denver Industrial	\$0.52
Maxwell Products	\$0.53

Crafco, Inc., is the 2016 MAPO low bidder for crackseal material. The 2016 crackseal materials bid did not increase above 2015 pricing. The MAPO bid allows for quarterly price adjustments pending substantial and agreed upon justification. Should one of the MAPO bidders offer lower pricing during a particular quarter in 2016, Staff will purchase crackseal material from the vendor with lowest pricing. City street maintenance crews have utilized the crackseal material specified in the bid successfully over the past 16 years on roadways throughout the City.

Purchasing these materials through the MAPO bid process and tracking costs quarterly helps achieve City Council’s goals of “Proactive Regional Collaboration” and “Ease of Mobility” by actively working with

our partners to achieve lower pricing of materials, investing in well-maintained and sustainable City infrastructure and facilities, and providing ease of mobility for the residents and guests of Westminster.

Respectfully submitted,

Stephen P. Smithers
Acting City Manager



Agenda Item 8 D

Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: Second Reading of Councillor’s Bill No. 2 Alto Project, Rezone

Prepared By: Michelle Stephens, AICP, Business Operations Coordinator

Recommended City Council Action:

Pass Councillor’s Bill No. 2 on second reading to rezone the Alto project from C-1 and R-4 to Planned Unit Development (PUD).

Summary Statement

- The Alto project includes 1.613 acres of property located north of 71st Avenue, west of Federal Boulevard, and east of Grove Street. The property is currently zoned PUD, R-4, and C-1.
- A rezone to Planned Unit Development (PUD) and approval of the Preliminary Development Plan (PDP) will promote the redevelopment of the Station Area neighborhood.
- The Official Development Plan (ODP) allows for the construction of 70 multi-family units, over 18,000 square feet of commercial space, and 123 parking stalls.
- The Alto project will provide high-quality, transit-oriented, affordable housing that will act as a catalyst for revitalization of the neighborhood.
- The PDP and ODP Prohibited Uses Lists were amended as identified in the motion for approval. Please see attached.
- This Councillor’s Bill was passed on first reading on January 25, 2016.

Expenditure Required: \$0

Source of Funds: NA

Respectfully submitted,

Stephen P. Smithers
Acting City Manager

Attachments: Councillor’s Bill No. 2 with Exhibits A and B
Revised PDP and ODP reflecting changes requested to Prohibited Uses Lists

BY AUTHORITY

ORDINANCE NO. **3817**

COUNCILLOR'S BILL NO. **2**

SERIES OF 2016

INTRODUCED BY COUNCILLORS
Bird – De Cambra

A BILL

FOR AN ORDINANCE AMENDING THE ZONING OF 3 PARCELS
OF PROPERTY GENERALLY LOCATED NORTH OF 71ST
AVENUE, WEST OF FEDERAL BOULEVARD, AND EAST OF
GROVE STREET, ADAMS COUNTY, COLORADO FROM C-1 AND
R-4 TO PLANNED UNIT DEVELOPMENT (PUD)

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council finds:

- a. That an application for the rezoning of the properties generally located north of 71st Avenue, west of Federal Boulevard, and east of Grove Street, as described in Exhibit A, incorporated herein by reference, from the C-1 and R-4 zones to the PUD zone has been submitted to the City for its approval.
- b. That the notice requirements of §11-5-13, W.M.C., have been met.
- c. That such application has been referred to the Planning Commission, which body held a public hearing thereon on December 22, 2015, and has recommended approval of the requested amendment(s).
- d. That Council has completed a public hearing on the requested rezoning pursuant to the provisions of Title XI, Chapter 5, W.M.C., and has considered the criteria in §11-5-14, W.M.C..
- e. That based on the evidence produced at the public hearing, a rezoning to the proposed PUD zoning district complies with all requirements of City Code, including, but not limited to, the provisions of §11-5-14, W.M.C., regarding standards for approval of planned unit development zoning and §11-4-3, W.M.C., requiring compliance with the Comprehensive Plan.

Section 2. The Zoning District Map of the City is hereby amended by reclassification of the properties, described in Exhibit A, attached hereto and incorporated herein by reference from the C-1 and R-4 zoning districts to the PUD zoning district, as depicted on the map marked Exhibit B, attached hereto.

Section 3. This ordinance shall take effect upon its passage after second reading.

Section 4. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED
PUBLISHED this 25th day of January, 2016.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED
this 8th day of February, 2016.

Mayor

ATTEST:

City Clerk

APPROVED AS TO LEGAL FORM:

City Attorney's Office

REZONE LEGAL DESCRIPTION:

PARCEL B

PARCEL I:

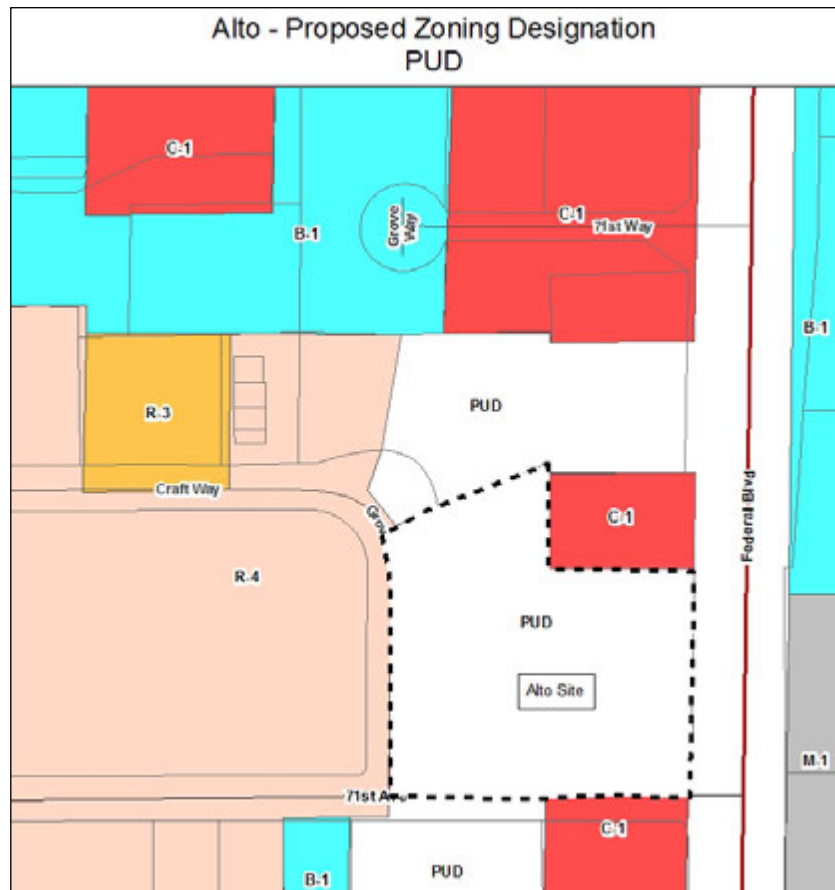
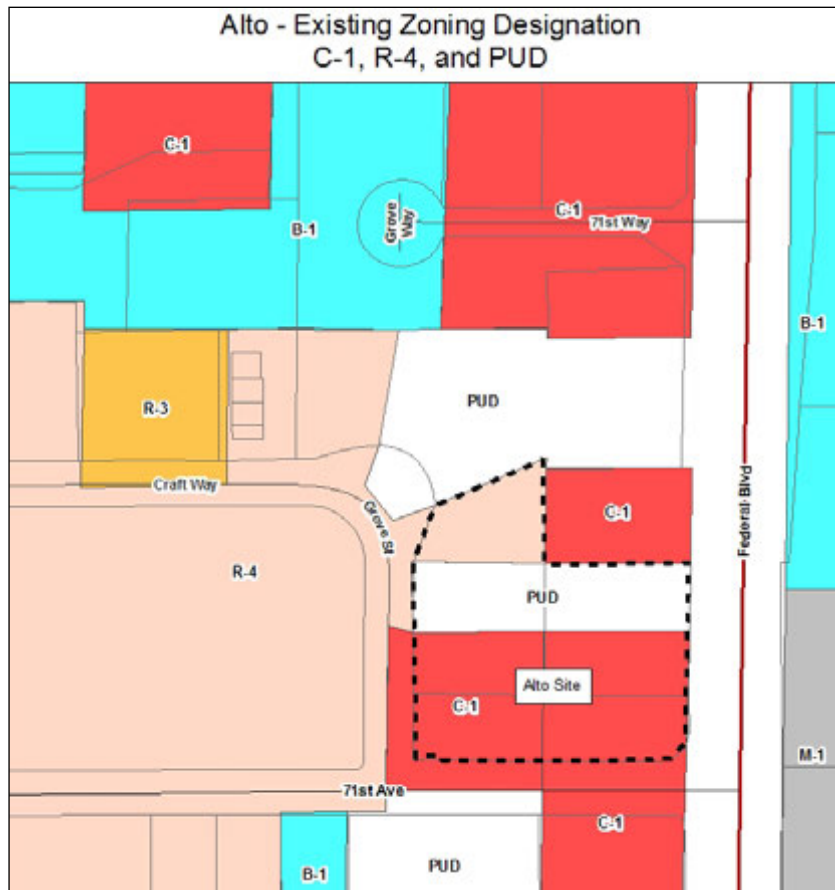
LOTS OR PLOTS 47 AND 48, AND THE SOUTH 70 FEET
OF LOT OR PLOT 23,
FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947
COUNTY OF ADAMS,
STATE OF COLORADO

PARCEL II:

THE NORTH 40 FEET OF LOT 23 AND THE SOUTH 30 FEET
OF LOT 24,
FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947
COUNTY OF ADAMS,
STATE OF COLORADO.

PARCEL III:

LOT 45,
FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947
COUNTY OF ADAMS,
STATE OF COLORADO.
COMMITMENT NO: 451-H0407123-266-NCS



PRELIMINARY DEVELOPMENT PLAN ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 4

LEGAL DESCRIPTION

PARCEL B

PARCEL I:

LOTS OR PLOTS 47 AND 48, AND THE SOUTH 70 FEET OF LOT OR PLOT 23, FEDERALVIEW SUBDIVISION (FILE #9, MAP 11, DATED JULY 28, 1947), COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL II:

THE NORTH 40 FEET OF LOT 23 AND THE SOUTH 30 FEET OF LOT 24, FEDERALVIEW SUBDIVISION (FILE #9, MAP 11, DATED JULY 28, 1947), COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:

LOT 45, FEDERALVIEW SUBDIVISION (FILE #9, MAP 11, DATED JULY 28, 1947), COUNTY OF ADAMS, STATE OF COLORADO.

COMMITMENT NO: 451-H0407123-266-NCS

PARCEL D:

LOT 46 AND THE NORTH 70 FEET OF LOT 24, FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947, COUNTY OF ADAMS, STATE OF COLORADO.

COMMITMENT NO: 451-H0407120-266-NCS

TOTAL SITE ACREAGE = 1.613 ACRES

SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

DATE _____

REGISTERED LAND SURVEYOR & NO. _____

PRESENT ZONING

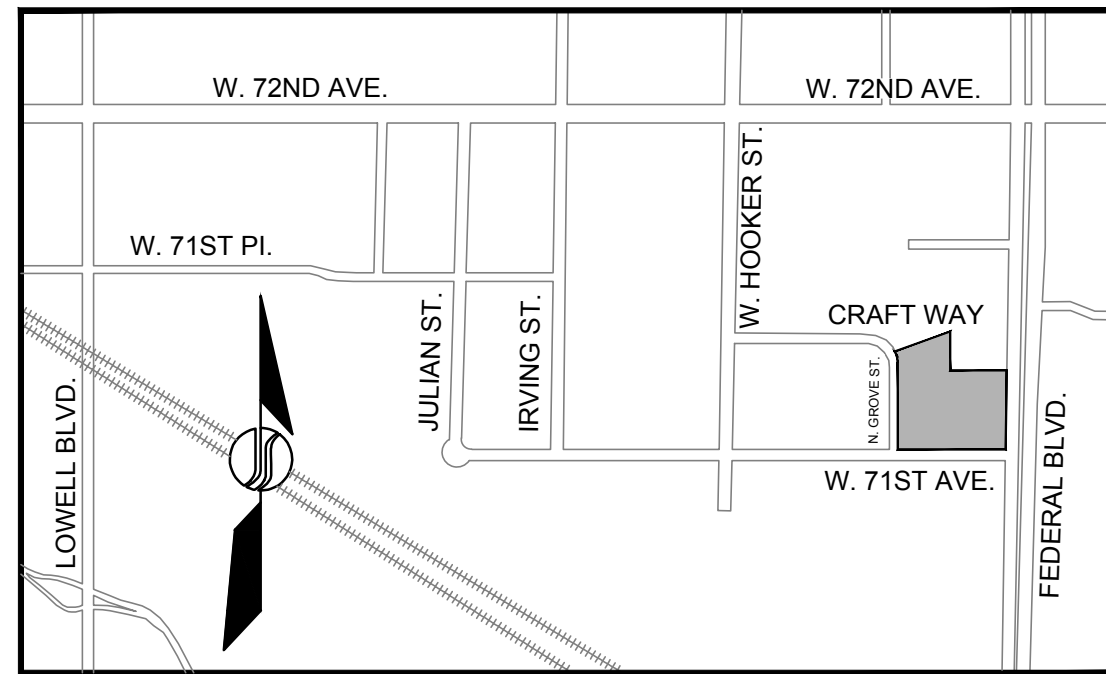
PRESENT ZONING OF THE PROPERTY CONSISTS OF C1-COMMERCIAL, PLANNED UNIT DEVELOPMENT, AND R-4 MULTI-FAMILY HIGH DENSITY. EXISTING USES ON THE PROPERTY CONSIST OF TWO SMALL STRUCTURES AND A SMALL SURFACE PARKING LOT.

PROPOSED ZONING

THE PURPOSE OF THIS PRELIMINARY DEVELOPMENT PLAN IS TO REZONE THE PROPERTY FROM C-1/PUD/R-4 MULTI-FAMILY HIGH DENSITY TO PLANNED UNIT DEVELOPMENT. THE PDP CALLS FOR A VARIETY OF FLEXIBLE USES INCLUDING MULTI-FAMILY RESIDENTIAL, RESIDENT FOCUSED SERVICES, SMALL NEIGHBORHOOD RETAIL/OFFICE AND OPEN SPACE.

COMPREHENSIVE PLAN LAND USE DESIGNATION

THE COMPREHENSIVE LAND USE DESIGNATION FOR THIS PROPERTY IS "MIXED-USE CENTER". THE PROPERTY IS ALSO LOCATED IN THE "WESTMINSTER STATION FOCUS AREA".



VICINITY MAP

PDP BOUNDARY = [gray box]

1" = 2000'

SURROUNDING ZONING, LAND USES & COMP PLAN (WITHIN 300' OF BOUNDARY)

	ZONING	LAND USE	COMP PLAN
NORTH	B-1 / C-1	RETAIL COMMERCIAL	MIXED USE CENTER
SOUTH	M-1 / PUD / B-1	LIGHT INDUSTRIAL	MIXED USE CENTER
EAST	M-1 / B-1	VACANT	TMUND
WEST	M-1 / C-1	LIGHT INDUSTRIAL	MIXED USE CENTER

PROJECT CONCEPT

ALTO IS LOCATED WITHIN THE 135-ACRE STATION AREA NORTH OF THE FUTURE WESTMINSTER STATION AND A ¼ MILE NORTH OF THE FUTURE 40-ACRE LITTLE DRY CREEK PARK. THE SITE IS BOUND BY THE FUTURE RIGHT-OF-WAY FOR CRAFT WAY TO THE NORTH, FEDERAL BOULEVARD TO THE EAST, W. 71ST AVENUE TO THE SOUTH, AND N. GROVE STREET TO THE WEST.

ALTO WILL BE A MIXED-USE AND MIXED-INCOME RESIDENTIAL DEVELOPMENT PROVIDING HEALTHY LIVING, AND SUSTAINABLE DESIGN THAT PRIORITIZES PEDESTRIANS, ACTIVITY, OUTDOOR AMENITIES AND OFFERS COMMERCIAL SPACE. THE PROJECT IS ENVISIONED TO BE A MODEL FOR MIXED-INCOME AND TRANSIT-ORIENTED LIVING. FUTURE RESIDENTS WILL BE DRAWN TO THE ARCHITECTURAL QUALITY, AMENITIES THAT ENHANCE LIVABILITY AND THE CONVENIENCE OF LIVING NEAR TRANSIT AND THE SURROUNDING SERVICES OF SOUTH WESTMINSTER. COMMERCIAL AND LIFESTYLE OFFICE IS ENVISIONED FOR THE GROUND FLOOR IN HOPES OF REDUCING TRIPS AND INCREASING TRANSIT USAGE FOR BOTH RESIDENTS AND DAYTIME EMPLOYEES. THE OFFICE SPACE IS INTENDED TO BE FLEXIBLE, TECHNOLOGICALLY PROGRESSIVE, INTEGRATED WITH OUTDOOR OPPORTUNITIES AND DESIGNED TO ACCOMMODATE MULTI-MODAL COMMUTERS. THIS FLEXIBILITY WILL ALLOW THE COMMERCIAL SPACE TO BE UTILIZED BASED ON CHANGING MARKET DEMANDS IN THE AREA. STRUCTURED PARKING, SECURED BIKE PARKING, AND STREETScape IMPROVEMENTS WILL SERVE RESIDENTS, EMPLOYEES AND VISITORS.

THE DEVELOPMENT PLAN FOR THESE PARCELS WILL HELP SET THE PATTERN FOR HOUSING, COMMERCIAL, OFFICE AND TRANSIT SUPPORTIVE DESIGN AT THE WESTMINSTER STATION AND IN THE SOUTH WESTMINSTER COMMUNITY.

OWNER APPROVAL:

I, _____, AS _____ OF _____ A _____

PROPERTY OWNER, DO SO APPROVE THIS PRELIMINARY DEVELOPMENT PLAN FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20____.

SIGNATURE _____ TITLE _____

CITY APPROVAL:

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER

THIS _____ DAY OF _____, 20____.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO, ON THIS _____ DAY OF _____, 20____, AT ____:____ O'CLOCK ____M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK _____

RECOVERY COSTS

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL ALSO BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY DEVELOPMENT PLAN.

SHEET INDEX

- SHEET 1 - COVER
- SHEET 2 - NOTES
- SHEET 3 - NOTES
- SHEET 4 - SITE PLAN

OWNER:

DONALD MAY
ADAMS COUNTY HOUSING AUTHORITY
7190 COLORADO BLVD.
COMMERCE CITY, CO 80022
P: (303)227-2075

DEVELOPER:

KIMBALL CRANGLE
GORMAN & COMPANY, INC.
110 16TH STREET,
SUITE 1310
DENVER, CO 80202
P: (303)887-2707

ARCHITECT:

REZAN PRANANTA
SHEARS ADKINS ROCKMORE
1550 WYNKOOP
SUITE 100
DENVER, CO 80202
P: (303)350-4966

ENGINEER:

CHRIS STRAWN
JANSEN STRAWN CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P: (303)561-3333

ENTITLEMENTS:

WENDI BIRCHLER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
P: (303)892-1166

PLANNER:

RENEE MARTINEZ-STONE
PERSPECTIVE 3
3037 JULIAN STREET
DENVER, CO 80211
P: (303)458-6314

LANDSCAPE ARCHITECT:

JOHN BIRKEY
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
P: (303)892-1166



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3 1/2" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5. IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Description of Revisions		Date	By
3	PDP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL SUBMITTAL	09/24/15	TLS
1	PDP RESUBMITTAL	07/15/15	TLS
No.	Description of Revisions	Date	By

Designed By: J. MORRISON
Checked By: W. BIRCHLER

ALTO

COVER

Date: 03/18/2015
Job No.: 0452-01-1-02

1

PRELIMINARY DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 4



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

PROPOSED DEVELOPMENT TIMING AND PHASING:

IT IS ANTICIPATED THAT THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT WILL BE IN ONE PHASE.

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY 'S PDP AMENDMENT IS MORE THAN FIVE(5) YEARS OLD AND AN ODP HAS NOT BEEN APPROVED, THE PDP OR AMENDED PDP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 11-5-13 OF THE WESTMINSTER MUNICIPAL CODE, AND ALL APPLICABLE STANDARDS PURSUANT TO CHAPTER 5 OF TITLE XI, W.M.C.

LAND USE TABLE:

TYPE OF LAND USE	TOTAL ACRES	% OF TOTAL PROPERTY	MAX. GROSS DENSITY/FAR
BUILDING	0.58 AC	36%	44 DU/AC
ROW DEDICATION AREA	0.29 AC	18%	N/A
OPEN SPACE	0.13 AC	8%	N/A
LANDSCAPE	0.11 AC	7%	N/A
PARKING	0.50 AC	31%	N/A
TOTAL	1.61 AC	100.0%	

PERMITTED USES:

- A. MULTI-FAMILY DWELLING UNITS (UP TO 44 DU/ACRE)
- B. OFFICE, COMMUNITY ROOM(S), AND RETAIL SPACES (WITH THE EXCEPTION OF PROHIBITED USES NOTED HEREIN)
- C. VERTICAL MIXED-USE OF RESIDENTIAL/COMMERCIAL

PROHIBITED USES:

PROHIBITED USES SHALL INCLUDE THE FOLLOWING TYPES OF BUSINESSES: VEHICLE REPAIR, MAINTENANCE OR RETAIL FUEL FILLING SERVICES (OR THE RENTING, LEASING OR SELLING OF OR DISPLAYING FOR THE PURPOSE OF RENTING, LEASING OR SELLING OF ANY MOTOR VEHICLE OR TRAILER), ADULT BOOK/FILM STORE OR OTHER BUSINESS THAT IS CHARACTERIZED BY AN EMPHASIS ON SEXUAL ACTIVITIES OR ADULT ENTERTAINMENT, ON-PREMISES DRY CLEANERS, CAR WASH, SPORTS BAR, HOOKAH BAR OR LOUNGE, DANCE HALL, DISCOTHEQUE, LIQUOR STORE, ALL-NIGHT CONVENIENCE STORE, PAWN SHOP, NIGHT CLUB, BAR, AN OPERATION USING HAZARDOUS MATERIALS (OTHER THAN THOSE USED IN SMALL QUANTITIES AND IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS IN THE ORDINARY COURSE OF PERMITTED OFFICE OR RETAIL USES), GAME PARLOR OR VIDEO ARCADE (WHICH SHALL MEAN ANY STORE CONTAINING MORE THAN FOUR ELECTRONIC GAMES), A STORE WHICH HAS THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF PREMISES AS ITS PRINCIPAL BUSINESS, A STORE THAT HAS THE SALE OF FIREARMS OR WEAPONS AS ITS PRINCIPAL BUSINESS, SALE OR DISTRIBUTION OF ILLEGAL DRUG PARAPHERNALIA, DRUG OR ALCOHOL TREATMENT FACILITIES OR CLINICS, ESCORT SERVICE OR DATING BUREAU, A CHECK CASHING OR PAYDAY LOAN BUSINESS, MASSAGE PARLOR, A BAIL BONDS BUSINESS, BILLIARD OR POOL HALL, ANY USE THAT EMITS NOXIOUS OR OFFENSIVE ODORS, ANY USE THAT IS ILLEGAL, INDUSTRIAL OR MANUFACTURING USES, GAMBLING OR LOTTERY ESTABLISHMENTS, PAROLE, JUVENILE DETENTION OR SIMILAR SERVICES, TWENTY-FOUR (24) HOUR ESTABLISHMENTS OR TATTOO AND PIERCING PARLORS, MARIJUANA GROW AND SALE FACILITIES AND HEAD SHOPS (OR THE DISPENSING, STORING OR PROVIDING CONSULTING OR ADVICE PRIMARILY REGARDING MARIJUANA).

MINIMUM SETBACKS, MAXIMUM BUILDING HEIGHT AND PERCENT OF BUILDING COVERAGE

- MAXIMUM BUILDING HEIGHT 70 FEET
- MAXIMUM LOT COVERAGE 40%
- MINIMUM SETBACK TO PROPERTY LINE:
 - FEDERAL BOULEVARD 6'
 - W. 71ST AVENUE 0'
 - N. GROVE STREET 2'
 - CRAFT WAY 49'
- NO DETENTION PONDS OR PARKING PERMITTED IN SETBACK
- MINIMUM LANDSCAPE BUFFER FROM PROPERTY LINE TO BACK OF CURB:
 - FEDERAL BOULEVARD 18'
 - W. 71ST AVENUE 15'
 - N. GROVE STREET 15'
 - CRAFT WAY 23'

EXISTING UTILITY LINES AND FACILITIES SERVING PROPERTY

- WATER: CRESTVIEW DOMESTIC WATER MAINS RUN WITHIN N. GROVE STREET; W. 71ST AVE. AND FEDERAL BLVD.; A 12" WESTMINSTER WATER MAIN RUNS WITHIN W. 71ST AVE; AND A 6" WESTMINSTER WATER MAIN RUNS WITHIN N. GROVE ST. HYDRANTS ARE LOCATED AT THE W. 71ST AVE. AND FEDERAL BLVD. INTERSECTION; W. 71ST AVE. AND N. GROVE ST. INTERSECTION; AND CRAFT WAY AND N. GROVE ST. INTERSECTION.
- SANITARY SEWER: BOTH CRESTVIEW AND 8" WESTMINSTER SANITARY SEWER MAINS RUN WITHIN W. 71ST AVE. THERE IS ALSO AN 8" WESTMINSTER SANITARY MAIN RUNNING WITHIN N. GROVE ST.
- STORM SEWER: THIS PROJECT WILL TIE INTO THE PROPOSED STORM SEWER TO BE CONSTRUCTED IN THE FUTURE GROVE STREET SOUTH OF W. 71ST AVE.
- ELECTRIC: OVERHEAD ELECTRIC AND TELEPHONE LINES RUN SOUTH FROM THE CITY INN THROUGH THE SITE. THE SIZE IS UNKNOWN.
- GAS: GAS LINES RUN WITHIN W. 71ST AVE. AND N. GROVE ST.

EXISTING EASEMENTS AND RIGHT-OF-WAY

- EXISTING W. 71ST AVE. ROW IS 50'
- EXISTING N. GROVE ST. ROW IS 50'
- PER THE ALTA SURVEY THERE ARE NO EASEMENTS ENCROACHING ON THE PROPERTY.

ROW SUMMARY TABLE:

ROADWAY	EXISTING ROW WIDTH (FT)	PROPOSED ROW WIDTH (FT)	PROPOSED ROW DEDICATION (FT)
GROVE STREET	48' 6"	70'	10' 7"
71ST AVE	56' 8"	81'	12' 1"
CRAFT WAY	0'	50'	50'
FEDERAL BLVD	100'	111.6'	11.6'

DRAINAGEWAYS AND DETENTION FACILITIES

- REGIONAL DETENTION IS LOCATED NEAR THE LITTLE DRY CREEK AND N. GROVE STREET. THIS PROJECT WILL TIE INTO THE EXISTING INFRASTRUCTURE AT THAT LOCATION.
- LITTLE DRY CREEK IS THE NEAREST MAJOR DRAINAGEWAY.

TRANSPORTATION

THE SITE WILL BE SERVED BY CRAFT WAY TO THE NORTH, FEDERAL BOULEVARD TO THE EAST, W. 71ST AVENUE TO THE SOUTH AND N. GROVE STREET TO THE WEST. THE W. 71ST AVENUE & FEDERAL BOULEVARD INTERSECTION WILL BE CONVERTED TO A THREE-QUARTER INTERSECTION, WITH NO LEFT TURNS FROM W. 71ST AVENUE TO FEDERAL BOULEVARD IN THE FUTURE. THE SITE IS ACCESSED BY ONE ENTRANCE OFF OF W. 71ST AVENUE TO THE SOUTH AND ONE ENTRANCE OFF OF (FUTURE) CRAFT WAY TO THE NORTH WHICH WILL BE EXTENDED EAST ACROSS GROVE STREET TO A POINT EAST OF THE DRIVEWAY ACCESS TO THE PROJECT. THE CITY OF WESTMINSTER HAS COMMITTED TO CONSTRUCTING THE EXTENSION OF CRAFT WAY.

SIGNAGE

SIGNS PERMITTED IN THIS DEVELOPMENT SHALL BE ALL SIGNS THAT ARE PERMITTED PURSUANT TO SECTIONS 11-11-4, 11-11-6 AND 11-11-7, W.M.C.

ARCHITECTURAL CHARACTER

THE ARCHITECTURAL DESIGN IS AIMED TO SET AN EXAMPLE OF SIMPLE SYSTEM ARCHITECTURE REFLECTED BY CAREFUL IMPLEMENTATION. A MASONRY FAÇADE ON THE CORNER OF FEDERAL BOULEVARD ENHANCES THE CONTEMPORARY ARCHITECTURAL APPROACH THAT DEFINES FEDERAL BOULEVARD AND W. 71ST AVENUE. ALONG GROVE STREET TO THE WEST, 2-STORY LOFT UNITS CONTINUE THE SMALLER SCALE RESIDENTIAL EDGE OF THE BUILDING.

EXTERIOR MATERIALS AND COLORS ARE THOUGHTFULLY SELECTED TO COMPLEMENT EACH OTHER AS WELL AS THE OVERALL DESIGN. THESE MATERIALS INCLUDE: MASONRY BRICK VENEER (2 DIFFERENT COLORS), STUCCO (2 DIFFERENT COLORS), FLAT-LOCK METAL PANEL SYSTEM, FIBER CEMENT CLADDING ACCENT (2 DIFFERENT COLORS) AND FIBER CEMENT PANELS ON THE COURTYARD FACADES.

LANDSCAPE, STREETScape AND IRRIGATION

PROPOSED LANDSCAPE IMPROVEMENTS WILL PROMOTE OUTDOOR ACTIVITY AND YEAR ROUND INTEREST THROUGH THE USE OF STREET FURNITURE, SCREENING AND ENHANCEMENT WHERE APPROPRIATE, AND OUTDOOR AMENITIES FOR RESIDENT USE. MATERIALS AND COLORS WILL RELATE CLOSELY TO THE ARCHITECTURE. PLANTING BED AND TREES WILL ENHANCE PEDESTRIAN WALKWAYS, FUNCTIONING AS BUFFERS FROM ROADWAYS AND SCREENING. PLANTING WILL PRIMARILY BE LOW WATER DEMAND, NATIVE OR ADAPTED SPECIES. PLANTS WILL BE LOCATED AND GROUPED BY HYDROZONE.

STREETSCAPE TREATMENT WILL VARY WHERE BUILDING FRONTAGE VARIES BETWEEN RESIDENTIAL AND COMMERCIAL USES. 71ST AVENUE STREETSCAPE WILL GENERALLY FOLLOW THE WESTMINSTER STATION TOD AREA GUIDELINES FOR A TRANSIT STREET. SIMILARLY, GROVE STREET STREETSCAPE WILL FOLLOW THE LOCAL RESIDENTIAL STREETSCAPE TEMPLATE. PERIMETER TREE PLANTING, SOFT AND HARD LANDSCAPE TREATMENTS WILL BE PROVIDED THROUGHOUT THE COMMUNITY AS SPACE ALLOWS.

VIEW CORRIDORS

ROADWAYS ADJACENT TO THE PROPERTY ARE NOT IDENTIFIED AS VIEW CORRIDORS PER THE CITY OF WESTMINSTER COMPREHENSIVE PLAN. THE SITE GENERALLY SLOPES FROM NORTH TO SOUTH AND LONG VIEWS INTO DOWNTOWN DENVER MAY EXIST ON THE UPPER LEVELS OF THE BUILDING.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

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1	PDP RESUBMITTAL	07/15/15	TLS

Designed By: J. MORRISON
Checked By: W. BIRCHLER

ALTO

NOTES

Date: 03/18/2015

Job No.: 0452-01-1-02

2

**PRELIMINARY DEVELOPMENT PLAN
ALTO**

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 3 OF 4

SCHOOL DEDICATION

THE DEDICATION OF LAND FOR A SCHOOL SITE OR A FEE IN LIEU OF DEDICATING A SCHOOL SITE SHALL BE PROVIDED PER CITY OF WESTMINSTER CODE.

PARK DEVELOPMENT FEES

PARK DEDICATION FEES SHALL BE PROVIDED PER CITY OF WESTMINSTER CODE.

PUBLIC LAND DEDICATION:

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, NOT WITHSTANDING THE REQUIREMENTS OF SECTION 11-6-8(B)(4) W.M.C., THE CITY COUNCIL HAS DETERMINED THAT IT IS IN PUBLIC INTEREST TO PERMIT THE OWNER OR ITS SUCCESSORS TO MAKE A CASH DEPOSIT IN LIEU OF DEDICATION OF LAND TO THE CITY IN AN AMOUNT THAT IS AGREED UPON AND FIXED AS THREE DOLLARS AND NO/100 (\$3.00) PER SQUARE FOOT, WHICH AMOUNT SHALL BE INCREASED ANNUALLY COMMENCING IN 2016 BY THE CPI FOR THE DENVER METRO AREA, ALL ITEMS. THE AMOUNT OF THE FEE IS DETERMINED BY THE NUMBER OF UNITS AND PROJECTED POPULATION THAT WILL BE FIXED AT THE TIME OF INDIVIDUAL ODP SUBMITTAL. THE CASH IN LIEU PAYMENT IS DUE AND PAYABLE PRIOR TO THE RECORDATION OF ANY PLAT FOR AN INDIVIDUAL ODP OR ISSUANCE OF ANY BUILDING PERMIT, WHICHEVER OCCURS FIRST.

SPECIAL CONDITIONS AND RESTRICTIONS:

APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN CONSTITUTES A CONCEPT APPROVAL OF THE PLAN SUBJECT TO THE ABILITY OF THE CITY OF WESTMINSTER OR THE LAND OWNER TO PROVIDE NECESSARY SERVICES. DUE TO SERIOUS SHORT-RANGE AND LONG-RANGE LIMITATIONS ON THE RAW WATER SUPPLY, WATER TREATMENT CAPACITY, AND SEWAGE TREATMENT CAPACITY OF THE CITY, DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN MAY NOT BE POSSIBLE. APPROVAL OF THIS PLAN IMPLIES NO COMMITMENT OF THE CITY OF WESTMINSTER TO PROVIDE SERVICES. THE CITY OF WESTMINSTER ADVISES AGAINST DEVELOPMENT OF LAND IN ACCORDANCE WITH THIS PLAN WITHOUT A THOROUGH INVESTIGATION BY THE DEVELOPER OF THE AVAILABILITY OF WATER AND SEWER SERVICE AT THE TIME OF SUCH DEVELOPMENT.

STANDARD STATEMENT FOR ALL NON-RESIDENTIAL USES:

LAND USE PERFORMANCE STANDARD: THE LAND USES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (P.D.P.) SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (O.D.P.) APPROVAL, WITH SAID REVIEW TO INCLUDE THE LOCATION AND NUMBER OF SUCH ESTABLISHMENTS AND THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

STANDARD STATEMENT FOR ALL RESIDENTIAL USES:

LAND USE PERFORMANCE STANDARD: THE DENSITIES LISTED AS PERMITTED ON THE PRELIMINARY DEVELOPMENT PLAN (P.D.P.) SHALL BE CONSIDERED AS A MAXIMUM AND SHALL BE SUBJECT TO FINAL REVIEW AND APPROVAL AT THE TIME OF OFFICIAL DEVELOPMENT PLAN (O.D.P.) APPROVAL, WITH SAID REVIEW TO INCLUDE THE ACCEPTABILITY OF THE SITE PLAN WITH ACCEPTABLE HEIGHTS, BULK, SETBACKS, AND OPEN SPACE STANDARDS; PLUS THE ARCHITECTURAL DESIGN, THE LANDSCAPING PLAN, AND OTHER TERMS AND CONDITIONS AS ARE STANDARD IN THE REVIEW OF OFFICIAL DEVELOPMENT PLANS.

PUBLIC SERVICES:

SCHOOLS:
ADAMS COUNTY
SCHOOL DISTRICT 50

WESTMINSTER
ELEMENTARY SCHOOL
7482 IRVINE STREET
WESTMINSTER, CO 80030

SCOTT CARPENTER
MIDDLE SCHOOL
7001 LIPAN STREET
DENVER, CO 80221

HIDDEN LAKE
HIGH SCHOOL
7300 LOWELL BOULEVARD
WESTMINSTER, CO 80030

PUBLIC TRANSPORTATION:

RTD BUS ROUTE 31
(PICK UP AT W. 72ND AVE. & FEDERAL BLVD.
AND N. GROVE ST. AND W. 71ST AVE.)
TO WESTMINSTER CENTER PARK-N-RIDE

RTD BUS ROUTE 72 & 72W
(PICK UP AT W. 72ND AVE & FEDERAL BLVD.)
TO U.S. 85 & 72ND AVE. PARK-N-RIDE)

FUTURE NORTHWEST
COMMUTER RAIL STATION
(PICK UP AT W. 69TH AVE & IRVING ST.)

FIRE DEPARTMENT:
WESTMINSTER FIRE DEPT. STATION #1
3948 W. 73RD AVENUE
WESTMINSTER, COLORADO 80030

SHOPPING AREAS:
WESTMINSTER PLAZA SHOPPING CENTER
74TH
WESTMINSTER, COLORADO 80030



1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186
www.norris-design.com

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

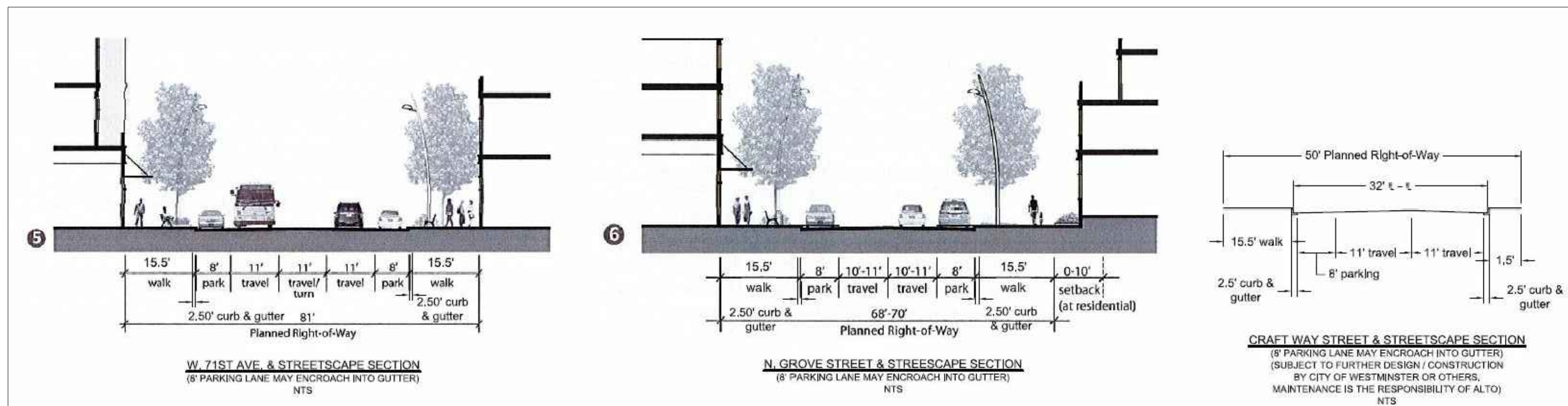
CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	PDP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL SUBMITTAL	09/24/15	TLS
1	PDP RESUBMITTAL	07/15/15	TLS

Designed By: J. MORRISON
Checked By: W. BIRCHLER



ALTO

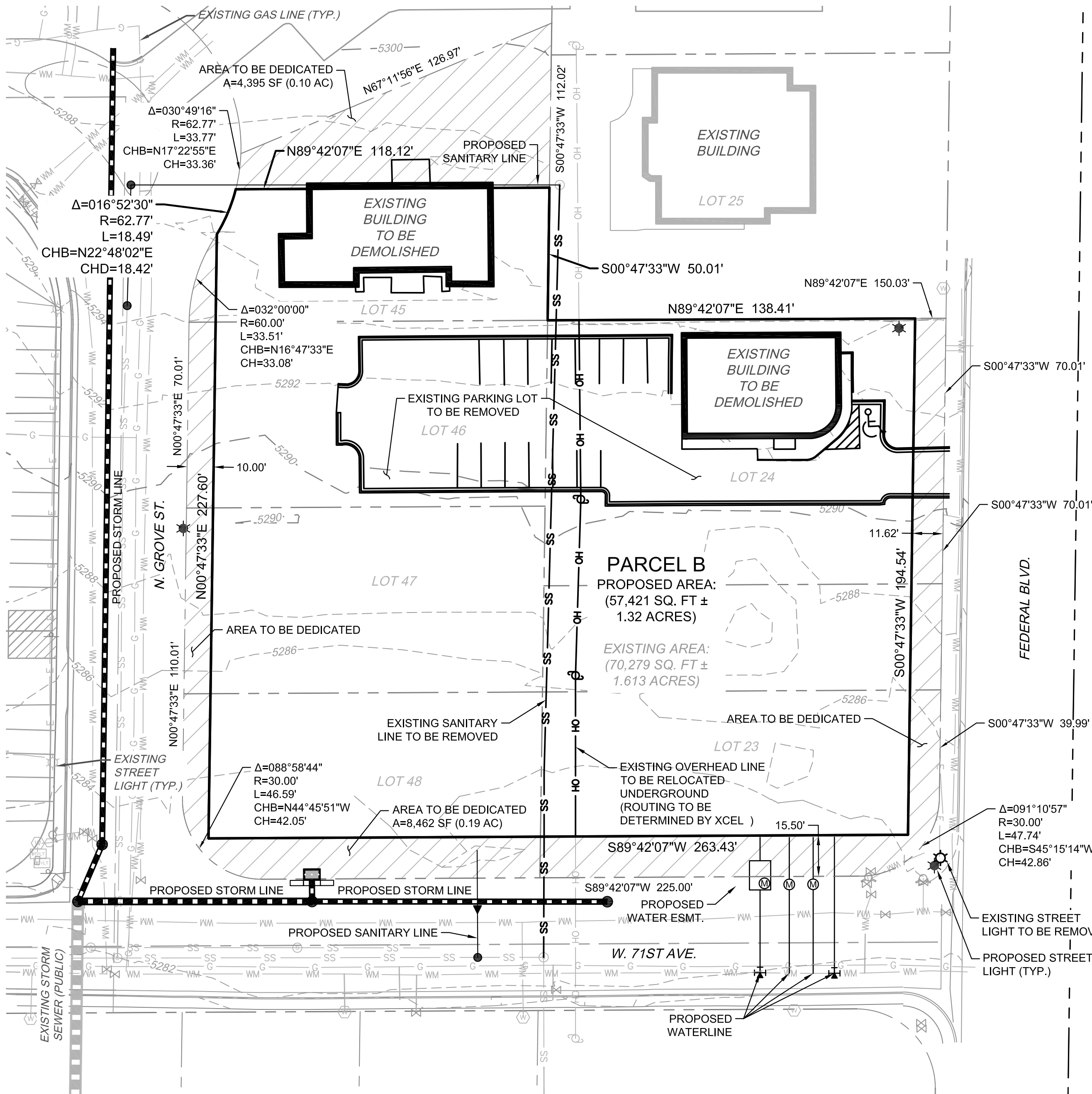
NOTES

Date: 03/18/2015
Job No.: 0452-01-1-02

3

PRELIMINARY DEVELOPMENT PLAN
ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 4



LEGEND:

- PROPERTY LINE
- 5820 EXISTING 5' CONTOUR
- 5821 EXISTING 1' CONTOUR
- PROPOSED STORM LINE
- PROPOSED STORM INLET
- EXISTING STORM LINE
- EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- EXISTING SPRINKLER CONTROL
- EXISTING LIGHT POLE
- AREA TO BE DEDICATED



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.
ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	PDP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL SUBMITTAL	09/24/15	TLS
1	PDP RESUBMITTAL	07/15/15	TLS

Designed By: J. MORRISON
Checked By: W. BIRCHLER

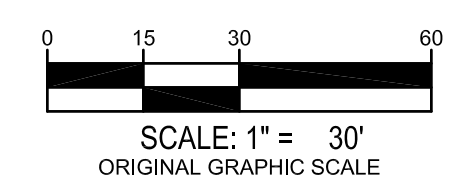
ALTO

SITE PLAN

Date: 03/18/2015
Job No.: 0452-01-1-02

4

Sheet 4 of 4



**OFFICIAL DEVELOPMENT PLAN
ALTO**

**PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO**
SHEET 1 OF 30

LEGAL DESCRIPTION:

PARCEL B

PARCEL I:
LOTS OR PLOTS 47 AND 48, AND THE SOUTH 70 FEET OF LOT OR PLOT 23, FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947 COUNTY OF ADAMS, STATE OF COLORADO

PARCEL II:
THE NORTH 40 FEET OF LOT 23 AND THE SOUTH 30 FEET OF LOT 24, FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947 COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL III:
LOT 45, FEDERALVIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947 COUNTY OF ADAMS, STATE OF COLORADO.
COMMITMENT NO: 451-H0407123-266-NCS

PARCEL D
LOT 46 AND THE NORTH 70 FEET OF LOT 24, FEDERAL VIEW SUBDIVISION, FILE #9, MAP 11, DATED JULY 28, 1947 COUNTY OF ADAMS, STATE OF COLORADO.
COMMITMENT NO: 451-H0407120-266-NCS

TOTAL SITE ACREAGE = 1.613 ACRES

PROJECT CONCEPT

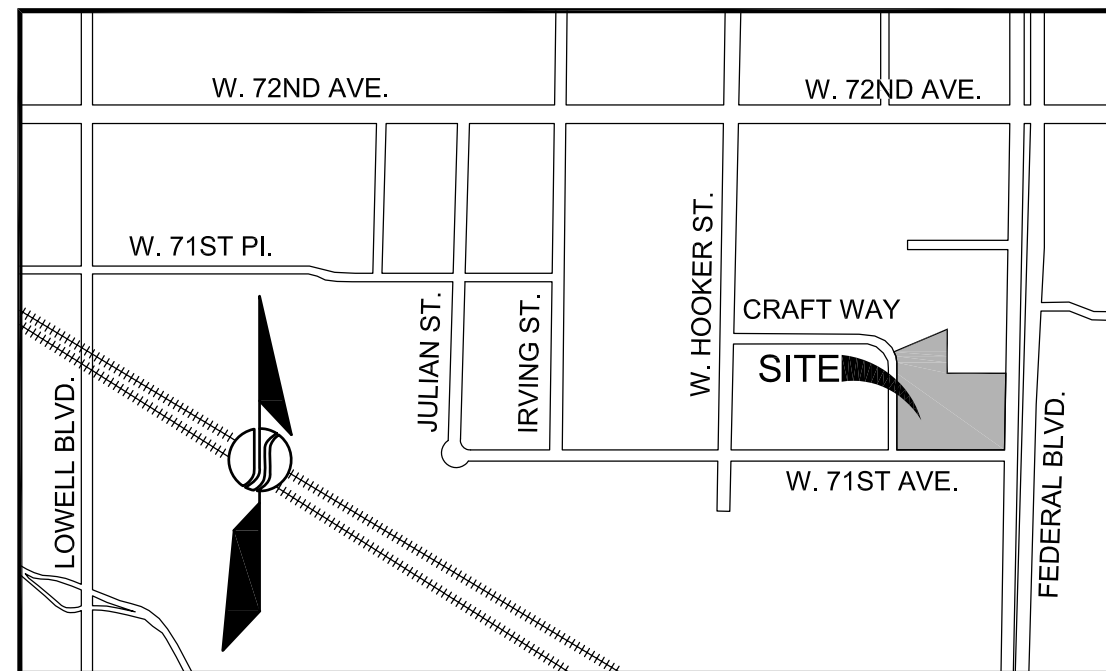
ALTO IS LOCATED WITHIN THE 135-ACRE STATION AREA NORTH OF THE FUTURE WESTMINSTER STATION AND A ¼ MILE NORTH OF THE FUTURE 40-ACRE LITTLE DRY CREEK PARK. THE SITE IS BOUND BY THE FUTURE RIGHT-OF-WAY FOR CRAFT WAY TO THE NORTH, FEDERAL BOULEVARD TO THE EAST, W. 71ST AVENUE TO THE SOUTH, AND N. GROVE STREET TO THE WEST.

ALTO PROJECT WILL BE A MIXED-USE AND MIXED-INCOME RESIDENTIAL DEVELOPMENT PROVIDING HEALTHY LIVING, AND SUSTAINABLE DESIGN THAT PRIORITIZES PEDESTRIANS, ACTIVITY, OUTDOOR AMENITIES AND OFFERS COMMERCIAL SPACE. THE PROJECT IS ENVISIONED TO BE A CATALYST PROJECT FOR THE WESTMINSTER STATION AREA AND A MODEL FOR MIXED-INCOME AND TRANSIT ORIENTED RENTAL HOUSING. FUTURE RESIDENTS WILL BE DRAWN TO THE ARCHITECTURAL QUALITY, AMENITIES THAT ENHANCE LIVABILITY AND THE CONVENIENCE OF LIVING NEAR TRANSIT AND THE SURROUNDING SERVICES OF SOUTH WESTMINSTER. COMMERCIAL AND LIFESTYLE OFFICE IS ENVISIONED FOR THE GROUND FLOOR ALONG 71ST AVENUE AND WILL INCLUDE OFFICE SPACE THAT IS FLEXIBLE, TECHNOLOGICALLY PROGRESSIVE, INTEGRATED WITH OUTDOOR OPPORTUNITIES AND DESIGNED TO ACCOMMODATE MULTIMODAL COMMUTERS. THIS FLEXIBILITY WILL ALLOW THE COMMERCIAL SPACE TO BE UTILIZED BASED ON CHANGING MARKET DEMANDS IN THE AREA. STRUCTURED PARKING, INDOOR AND OUTDOOR SECURED BIKE PARKING AND STREETScape IMPROVEMENTS ALONG 71ST AVENUE AND GROVE STREET WILL SERVE RESIDENTS, EMPLOYEES AND VISITORS. SITE ACCESS POINTS ARE LOCATED ON 71ST AVENUE AND FROM CRAFT WAY, WHICH WILL BE EXTENDED EAST ACROSS GROVE STREET TO A POINT EAST OF THE DRIVEWAY ACCESS TO THE PROJECT. THE CITY OF WESTMINSTER HAS COMMITTED TO CONSTRUCTING THE EXTENSION OF CRAFT WAY EAST FROM GROVE TO THE MIDDLEBLOCK BETWEEN GROVE AND FEDERAL BOULEVARD.

AS PROPOSED, THE NORTHWEST CORNER OF 71ST AVENUE AND FEDERAL BOULEVARD WILL BE DESIGNED WITH THREE STORIES OF RESIDENTIAL APARTMENTS ABOVE TWO STORIES OF COMMERCIAL/OFFICE SPACE THAT CREATE A STRONG ARCHITECTURAL FOCAL POINT AND ENTRANCE TO THE STATION AREA. 71ST AVENUE WILL HAVE COMMERCIAL/OFFICE ON THE GROUND FLOOR FROM FEDERAL BLVD. TO GROVE STREET WITH TWO AND FOUR STORIES OF RESIDENTIAL ABOVE. THE 71ST AVENUE STREETScape WILL INCLUDE STREET TREES AND A BUILDING EDGE THAT IS ORIENTED TO THE PEDESTRIAN AND INCLUDES OUTDOOR SEATING. AS PROPOSED, A PEDESTRIAN CUT-THROUGH TO SECOND LEVEL PARKING AND A SECOND STORY COMMERCIAL AREA WILL ADD EMPHASIS AND INCREASE WAYFINDING TO AN ALREADY VISIBLE AND VIBRANT ENTRANCE ON 71ST AVENUE. ON GROVE STREET, THE COMMERCIAL SPACE WILL TURN THE CORNER TO ACTIVATE THE SIDEWALK AND THE ARCHITECTURE WILL CREATE A CORNER THAT OFFERS GROUND FLOOR AND UPPER LEVEL OUTDOOR COMMUNITY SPACE WITH DIRECT VIEWS TO TRANSIT, LITTLE DRY CREEK PARK AND MOUNTAINS TO THE WEST AND SOUTHWEST. INDOOR AND OUTDOOR LIVING AND WORK SPACE WILL KEEP EYES ON THE STREET AND OFFER MANY OPPORTUNITIES FOR SOCIAL INTERACTION. THE ARCHITECTURE ON GROVE STREET WILL TRANSITION THE BUILDING WITH DIFFERENCES IN USE, SCALE AND THE PUBLIC RIGHT-OF-WAY. THE BUILDING HEIGHT TRANSITIONS FROM FIVE STORIES AT THE CORNER OF FEDERAL AND 71ST AVENUE TO 2 STORIES AT THE NORTHWEST PROPERTY CORNER ON GROVE CREATING DIFFERENTIATED AND APPROPRIATELY SCALED ARCHITECTURAL VARIATION ALONG EACH STREET SURROUNDING THE PROPERTY.

AS CONCEPTUALIZED, PARKING WILL BE CONCEALED IN TWO SEPARATE STRUCTURED PARKING LOTS. ONE WILL BE ACCESSED FROM 71ST AVENUE AT GROUND LEVEL BECOMING SUB-SURFACE TO THE NORTH. THE SECOND LOT WILL BE ACCESSED FROM THE WESTERN HALF OF CRAFT WAY AT GRADE TRANSITIONING TO STRUCTURED PARKING TO THE SOUTH THAT IS ABOVE THE FIRST LOT AND IS LINED WITH COMMERCIAL AND RESIDENTIAL USES TO THE EAST, SOUTH AND WEST. THERE WILL BE NO VEHICULAR CONNECTIONS BETWEEN THE TWO PARKING LOTS BECAUSE OF THE GRADE CHANGES. A PEDESTRIAN ACCESS FROM 71ST AVENUE WILL CONNECT PEDESTRIANS TO BOTH PARKING LEVELS.

IN JULY, 2015, THIS PROJECT CONCEPT WAS AWARDED A 9% LOW INCOME HOUSING TAX CREDIT BY THE COLORADO HOUSING FINANCE AUTHORITY.



VICINITY MAP

1" = 2000'

CITY APPROVAL:

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER

THIS _____ DAY OF _____, 20__.

MAYOR _____

ATTEST: CITY CLERK (SEAL)

ALTO PARKING CALCULATION

	UNIT	SP/UNIT	REQ'D PKG		HEATED SF	
STUDIO	0	0.0%	1	0.0	LEVEL 1	12,050
1 BR - 720 SF	25	18.4%	1	25.0	LEVEL 2	26,050
2 BR - 1,050 SF	40	29.4%	1.5	60.0	LEVEL 3	29,150
3 BR - 1,350 SF	5	3.7%	1.5	7.5	LEVEL 4	24,050
3 BR TH	0	0.0%	1.5	0.0	LEVEL 5	19,920
TOTAL RES UNITS	70		92.5		TOTAL	111,220
OFFICE	18,750	1/300 SF	62.5			

LAND USE REDUCTION	WEEKDAY				WEEKEND				NIGHT TIME		
	6AM - 6PM	6PM-12AM	6AM - 6PM	6PM-12AM	12AM - 6AM						
RESIDENTIAL	92.5	-40%	55.5	-10%	83.3	-20%	74.0	-10%	83.3	0%	92.5
OFFICE	62.5	0%	62.5	-90%	6.3	-90%	6.3	-95%	3.1	-95%	3.1
	118.0		89.5		80.3		86.4		95.6		

TOTAL REQUIRED PARKING SPACES (HIGHEST NUMBER FROM CALCULATION TABLE) **118.0**

AVAILABLE ON-SITE PARKING LOWER LEVEL	77
UPPER LEVEL	46
TOTAL AVAILABLE ON-SITE PARKING:	123

NOTE:

1. PARKING REQUIREMENTS WERE MODIFIED FROM THE REQUIREMENTS IDENTIFIED IN WMC 11-7-4-B IN CONFORMANCE WITH SUBMITTED PARKING BENCHMARKS FOR A MIXED-USE AFFORDABLE HOUSING DEVELOPMENT ADJACENT TO TRANSIT STATIONS. NO GUEST PARKING WAS REQUIRED.
2. CALCULATIONS DO NOT INCLUDE THE ADJACENT ON-STREET PARKING SPACES OR THE 48 BICYCLE PARKING SPACES.

SURROUNDING ZONING, LAND USES & COMP PLAN (WITHIN 300' OF BOUNDARY)

	ZONING	LAND USE	COMP PLAN
NORTH	B-1 / C-1	RETAIL COMMERCIAL	MIXED USE CENTER
EAST	M-1 / PUD / B-1	LIGHT INDUSTRIAL	MIXED USE CENTER
SOUTH	M-1 / B-1	VACANT	TMUND
WEST	M-1 / C-1	LIGHT INDUSTRIAL	MIXED USE CENTER

OWNER APPROVAL:

I, _____, AS _____ OF _____,

PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND

APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE TITLE

CLERK AND RECORDER'S CERTIFICATE:

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS

_____ DAY OF _____, 20__.

AT _____ O'CLOCK ____M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK (SEAL)

OWNER:
DONALD MAY
ADAMS COUNTY HOUSING AUTHORITY
7190 COLORADO BLVD,
COMMERCE CITY, CO 80022
P:(303)227-2075

DEVELOPER:
KIMBALL CRANGLE
GORMAN & COMPANY, INC.
1060 BANNOCK STREET,
SUITE 305
DENVER, CO 80204
P: (303)887-2707

ARCHITECT:
REZAN PRANANTA
SHEARS ADKINS ROCKMORE
1550 WYNKOOP ST.
SUITE 100
DENVER, CO 80202
P: (303)350-4966

ENGINEER:
CHRIS STRAWN
JANSEN STRAWN CONSULTING ENGINEERS
45 W. 2ND AVE
DENVER, COLORADO 80223
P:(303)561-3333

ENTITLEMENTS:
WENDI BIRCHLER
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
P:(303)892-1166

PLANNER:
RENEE MARTINEZ-STONE
PERSPECTIVE 3
3037 JULIAN STREET
DENVER, COLORADO 80211
P:(303)458-6314

BUILDING USE TABLE:

TYPE OF BUILDING USE	AREA
COMMERCIAL OFFICE	18,750
RESIDENTIAL	85,600
TOTAL	104,350

LANDSCAPE ARCHITECT:

JOHN BIRKEY
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, CO 80204
P:(303)892-1166

SHEET INDEX:

- 1 COVER SHEET AND NOTES
- 2 NOTES
- 3 SITE PLAN
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 LANDSCAPE NOTES
- 7-8 LANDSCAPE PLANS
- 9 HYDROZONE PLAN
- 10 PLANT SCHEDULE
- 11-15 LANDSCAPE DETAILS
- 16 LANDSCAPE ENLARGEMENT
- 17-28 ARCHITECTURAL ELEVATIONS
- 29-30 PHOTOMETRIC PLANS



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	TECHNICAL ODP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL ODP RESUBMITTAL	09/24/15	TLS
1	TECHNICAL ODP SUBMITTAL	07/15/15	TLS

Designed By: T. SWAN
Checked By: C. STRAWN

ALTO

COVER SHEET & NOTES

Date: 03/18/2015

Job No.: 15020

1

**OFFICIAL DEVELOPMENT PLAN
ALTO**

**PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO**

SHEET 2 OF 30

STANDARD STATEMENTS

1. WATER AND SEWER WILL BE PROVIDED IN ACCORDANCE WITH SECTION 7.6 OF THE FINAL DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WESTMINSTER AND THE WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY.
2. COVERED BY THE ODP, CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO, WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT, AS WELL AS EASEMENTS FOR THE ACQUISITION OF SUCH WATER.
3. STORM DRAINAGE WILL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE STUDY AND CITY STANDARDS.
4. UTILITIES WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED UTILITIES STUDY AND CITY STANDARDS.
5. VEHICULAR ACCESS AND CIRCULATION FACILITIES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED TRAFFIC STUDY, THE OFFICIAL CITY CODE, AND POLICIES OF THE CITY.
6. PUBLIC STREET LIGHTS WILL BE DESIGNED IN ACCORDANCE WITH THE CITY'S STREETLIGHT STANDARDS, IN EFFECT AT THE TIME OF STREETLIGHT DESIGN AND INSTALLATION, AND INSTALLED AT THE DEVELOPER'S COST. OWNERSHIP OF THE STREETLIGHTS SHALL NOT BE TRANSFERRED TO ANY ENTITY, EXCEPT THE CITY OF WESTMINSTER, UNLESS THE CITY AUTHORIZES THE TRANSFER TO ANOTHER ENTITY IN WRITING.
7. ALL EASEMENTS SHOWN ON THIS OFFICIAL DEVELOPMENT PLAN (O.D.P.) ARE FOR UTILITY PURPOSES AND OTHER USES SHOWN. FOR THE PURPOSE OF THIS O.D.P., UTILITIES ARE DEFINED AS WATER, SEWER, DRAINAGE, TELEPHONE, GAS, ELECTRICITY, CABLE TELEVISION, AND NEIGHBORHOOD MAILBOX UNITS.
8. ALL PRIVATE DRIVES AND PARKING AREAS SHALL BE CONSTRUCTED USING A MINIMUM OF THREE (3) INCHES OF ASPHALT PAVEMENT AND SIX (6) INCHES OF BASE COURSE. PRIVATE DRIVES AND PARKING AREAS IN WHICH UTILITY EASEMENTS ARE LOCATED, AND ALL FIRE LANES AND EMERGENCY ACCESS DRIVES, SHALL BE CONSTRUCTED USING A MINIMUM OF FOUR (4) INCHES OF ASPHALT PAVEMENT AND EIGHT (8) INCHES OF BASE COURSE OR FULL DEPTH OF ASPHALT PAVEMENT EQUIVALENT.
9. ALL PUBLIC WATER, STORM SEWER, AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN THE PUBLIC R.O.W. OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIRING OR REPLACING ANY PAVEMENT, CURB AND GUTTER, LANDSCAPE, OR ANY OTHER PRIVATE PUBLIC IMPROVEMENTS WITHIN UTILITY EASEMENTS THAT ARE DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
10. WATER CONSERVATION MEASURES, FEATURES, AND STANDARDS SHALL BE PROVIDED IN ACCORDANCE WITH TITLE XI, CHAPTER 3, OF THE CITY CODE.
11. ALL EXISTING AND PROPOSED UTILITY LINES AND SERVICES, AND ALL STREET LIGHTING CIRCUITS SHALL BE INSTALLED UNDERGROUND BOTH WITHIN AND ADJACENT TO THE SUBDIVISION OR DEVELOPMENT.
12. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH THE WESTMINSTER MUNICIPAL CODE.
13. NO TEMPORARY OR PERMANENT ACCESS SHALL BE ALLOWED AT REAR OR SIDE PROPERTY LINES, WHEN ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT.
14. TEMPORARY OR PERMANENT FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO ANY PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED UNTIL PERMANENT FENCING IS INSTALLED. PUBLIC LAND SHALL NOT BE DISTURBED.
15. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR WHEN COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF EIGHT (8) INCHES OF BASE COURSE AND A SUFFICIENT AMOUNT OF "ALL-WEATHER" SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS.
16. NO ACCESS WILL BE ON PUBLIC LANDS.
17. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS ANY PUBLIC LAND ADJACENT TO THE DEVELOPMENT, DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.
18. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.
19. THE PARKING OR STORAGE OF TRUCKS, TRAILERS, OR CONTAINERS IS PROHIBITED. TRUCKS OR TRAILERS SHOULD BE IN AN ACTIVE STATE OF LOADING OR UNLOADING. ACCESSORY OUTDOOR STORAGE CANNOT OCCUR WITHIN TRUCKS OR TRAILERS.
20. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE O.D.P. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED O.D.P. AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE O.D.P.
21. ALL WATER FEATURES, SUCH AS FOUNTAINS SHOWN ON THIS O.D.P. MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.
22. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.
23. OUTSIDE DISPLAY, STORAGE, OR SALE OF MERCHANDISE ON A PERMANENT, TEMPORARY, OR SEASONAL BASIS IS PROHIBITED.
24. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED TO ITS FULL HEIGHT.
25. ALL SITE LIGHTING WILL BE DIRECTED DOWNWARD. THERE WILL BE NO OFF-SITE GLARE ALLOWED.
26. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING FACILITY RESULTING IN ADDITIONAL WATER FIXTURE UNITS, IRRIGATION WATER DEMAND OR CHANGE IN WATER USE CATEGORY WILL REQUIRE A REVIEW OF WATER USE PROJECTIONS AND MAY RESULT IN AN INCREASE IN TAP FEES. CONTACT UTILITIES PLANNING AND ENGINEER DIVISION IN THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.

THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.

PERMITTED USES:

- A. MULTI-FAMILY DWELLING UNITS (UP TO 44 DU/ACRE)
- B. OFFICE, COMMUNITY ROOM(S), AND RETAIL SPACES (WITH THE EXCEPTION OF PROHIBITED USES NOTED HEREIN)
- C. VERTICAL MIXED-USE OF RESIDENTIAL/COMMERCIAL

PROHIBITED USES:

PROHIBITED USES SHALL INCLUDE THE FOLLOWING TYPES OF BUSINESSES: VEHICLE REPAIR, MAINTENANCE OR RETAIL FUEL FILLING SERVICES (OR THE RENTING, LEASING OR SELLING OF OR DISPLAYING FOR THE PURPOSE OF RENTING, LEASING OR SELLING OF ANY MOTOR VEHICLE OR TRAILER), ADULT BOOK/FILM STORE OR OTHER BUSINESS THAT IS CHARACTERIZED BY AN EMPHASIS ON SEXUAL ACTIVITIES OR ADULT ENTERTAINMENT, ON-PREMISES DRY CLEANERS, CAR WASH, SPORTS BAR, HOOKAH BAR OR LOUNGE, DANCE HALL, DISCOTHEQUE, LIQUOR STORE, ALL-NIGHT CONVENIENCE STORE, PAWN SHOP, NIGHT CLUB, BAR, AN OPERATION USING HAZARDOUS MATERIALS (OTHER THAN THOSE USED IN SMALL QUANTITIES AND IN COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS IN THE ORDINARY COURSE OF PERMITTED OFFICE OR RETAIL USES), GAME PARLOR OR VIDEO ARCADE (WHICH SHALL MEAN ANY STORE CONTAINING MORE THAN FOUR ELECTRONIC GAMES), A STORE WHICH HAS THE SALE OF ALCOHOLIC BEVERAGES FOR CONSUMPTION OFF PREMISES AS ITS PRINCIPAL BUSINESS, A STORE THAT HAS THE SALE OF FIREARMS OR WEAPONS AS ITS PRINCIPAL BUSINESS, SALE OR DISTRIBUTION OF ILLEGAL DRUG PARAPHERNALIA, DRUG OR ALCOHOL TREATMENT FACILITIES OR CLINICS, ESCORT SERVICE OR DATING BUREAU, A CHECK CASHING OR PAYDAY LOAN BUSINESS, MASSAGE PARLOR, A BAIL BONDS BUSINESS, BILLIARD OR POOL HALL, ANY USE THAT EMITS NOXIOUS OR OFFENSIVE ODORS, ANY USE THAT IS ILLEGAL INDUSTRIAL OR MANUFACTURING USES, GAMBLING OR LOTTERY ESTABLISHMENTS, PAROLE, JUVENILE DETENTION OR SIMILAR SERVICES, TWENTY-FOUR (24) HOUR ESTABLISHMENTS OR TATTOO AND PIERCING PARLORS, MARIJUANA GROW AND SALE FACILITIES AND HEAD SHOPS (OR THE DISPENSING, STORING OR PROVIDING CONSULTING OR ADVICE PRIMARILY REGARDING MARIJUANA).

NOTES:

UTILITY MAINTENANCE STATEMENT

ALL PUBLIC WATER, STORM SEWER, AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC RIGHT-OF-WAY OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER, PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIRING OR REPLACING ANY PAVEMENT, CURB AND GUTTER, LANDSCAPING, OR ANY OTHER PRIVATE PUBLIC IMPROVEMENTS WITHIN UTILITY EASEMENTS THAT ARE DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.

UTILITY BOXES

UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISION TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING). FAILURE TO COMPLY MAY RESULT IN THE WITHHOLDING OF A BUILDING PERMIT OR OCCUPANCY CERTIFICATE.

MAINTENANCE OF DRAINAGE IMPROVEMENTS

IT IS EXPRESSLY UNDERSTOOD AND AGREED TO BY THE OWNER THAT THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THE SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER.

UTILITY EASEMENTS

THE DESIGN OF THE PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE

CITY USE TAX

CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT. IF YOU HAVE ANY QUESTIONS REGARDING THE CITY'S USE TAX REQUIREMENTS, PLEASE CONTACT THE CITY TAX AUDITOR.

RECOVERY COSTS:

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE ODP.

PARK DEVELOPMENT FEE:

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$1,234 (2015) FEE PER DWELLING UNIT IS DUE TO THE CITY. FOR 70 DWELLINGS THE TOTAL FEE IS \$86,380. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA

NOTES: (CONTINUED)

SCHOOL LAND DEDICATION:

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH IN LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT. FOR MULTIFAMILY UNITS A FEE OF \$112 (2015) FEE PER DWELLING UNIT IS DUE TO THE CITY. FOR 70 DWELLINGS THE TOTAL FEE IS \$7840. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES.

PUBLIC LAND DEDICATION:

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, NOT WITHSTANDING THE REQUIREMENTS OF SECTION 11-6-8(B)(4), W.M.C., THE CITY COUNCIL HAS DETERMINED THAT IT IS IN PUBLIC INTEREST TO PERMIT THE OWNER OR ITS SUCCESSOR TO MAKE A CASH DEPOSIT IN LIEU OF DEDICATION OF LAND TO THE CITY IN AN AMOUNT THAT IS AGREED UPON AND FIXED AS THREE DOLLARS AND NO/100 (\$3.00) PER SQUARE FOOT, WHICH AMOUNT SHALL BE INCREASED ANNUALLY COMMENCING IN 2016 BY THE CPI FOR THE DENVER METRO AREA, ALL ITEMS. THE CITY CODE (11-6-8(B)) REQUIRES THE PROPOSED PROJECT TO DEDICATE 1.68 ACRES OF PLD. BASED ON THE \$3 PER SQUARE FOOT MULTIPLIED BY 73,180.8 SQUARE FEET, THE CASH-IN-LIEU TOTALS IS \$ 219,542. THE CASH-IN-LIEU PAYMENT IS DUE PRIOR TO THE RECORDATION OF THE FINAL PLAT FOR THIS ODP.

THREE-YEAR REVIEW:

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE ODP OR AMENDED ODP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN SECTION 11-5-13 OF THE WESTMINSTER MUNICIPAL CODE, AND ALL APPLICABLE STANDARDS PURSUANT TO CHAPTER 5 OF TITLE XI, W.M.C.

PUBLIC ART

PUBLIC ART LOCATIONS SHALL HAVE EITHER DIRECT PUBLIC ACCESS OR PERMANENT ACCESS VIA A CROSS-ACCESS EASEMENT AS DOCUMENTED ON THE ODP AND ON THE PLAT. IMPROVED ART LOCATIONS SHALL BE DEDICATED TO THE CITY OF WESTMINSTER OR SUCH OTHER ENTITY DESIGNATED BY THE CITY OF WESTMINSTER, EITHER THROUGH THE FILING OF THE FINAL PLAT OR DEED TRANSFER SATISFACTORY TO THE CITY, AT NO COST TO THE CITY. PUBLIC ART INSTALLED UNDER THE REQUIREMENTS DESCRIBED HEREIN SHALL BE OWNED BY THE CITY OF WESTMINSTER. IN LOCATIONS WHERE THE TYPE OF ART, SUCH AS WALL-MOUNTED MURAL, PRECLUDES SEPARATE OWNERSHIP, FACADE OR OTHER EASEMENTS SHALL BE GRANTED TO THE CITY, AT NO COST TO THE CITY, FOR THEIR PROTECTION. THE EASEMENTS SHALL BE RECORDED BY PROPERTY OWNER. AT NO COST TO THE CITY, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY OF WESTMINSTER. PERPETUAL MAINTENANCE RESPONSIBILITIES OF INSTALLED PUBLIC ART LOCATIONS SHALL REMAIN WITH A DEVELOPED LOT SO DEFINED IN THE APPROVED ODP. INSTALLED PUBLIC ART AND IMPROVED ART LOCATIONS SHALL BE MAINTAINED IN A CONDITION CONSISTENT WITH THAT EXISTS AT THE TIME OF INSTALLATION. SAID MAINTENANCE WILL BE A REQUIREMENT OF ONGOING SITE COMPLIANCE WITH APPROVED ODP'S, AND SHALL BE SUBJECT TO THE SAME ENFORCEMENT MECHANISMS ASSOCIATED THEREWITH. PUBLIC ART SHALL BE APPROVED ON AN OFFICIAL DEVELOPMENT PLAN AMENDMENT WITHIN 90 DAYS OF APPROVAL OF THIS ODP AMENDMENT.

ROW SUMMARY TABLE:

ROADWAY	EXISTING ROW WIDTH (FT)	PROPOSED ROW WIDTH (FT)	PROPOSED ROW DEDICATION (FT)
GROVE STREET	48' 6"	70'	10' 7"
71ST AVE	56' 8"	81'	12' 1"
CRAFT WAY	0'	50'	50'
FEDERAL BLVD	100'	111' 7"	11' 7"

LAND USE TABLE:

TYPE OF LAND USE	TOTAL ACRES	% OF TOTAL PROPERTY	MAX. GROSS DENSITY/FAR
BUILDING	0.58 AC	36%	44 DU/AC
ROW DEDICATION AREA	0.29 AC	18%	N/A
OPEN SPACE	0.13 AC	8%	N/A
LANDSCAPE	0.11 AC	7%	N/A
PARKING	0.50 AC	31%	N/A
TOTAL	1.61 AC	100.0%	



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FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #10 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	TECHNICAL ODP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL ODP RESUBMITTAL	09/24/15	TLS
1	TECHNICAL ODP SUBMITTAL	07/15/15	TLS

Designed By: T. SWAN
Checked By: C. STRAWN

ALTO

NOTES

Date: 03/18/2015

Job No.: 15020

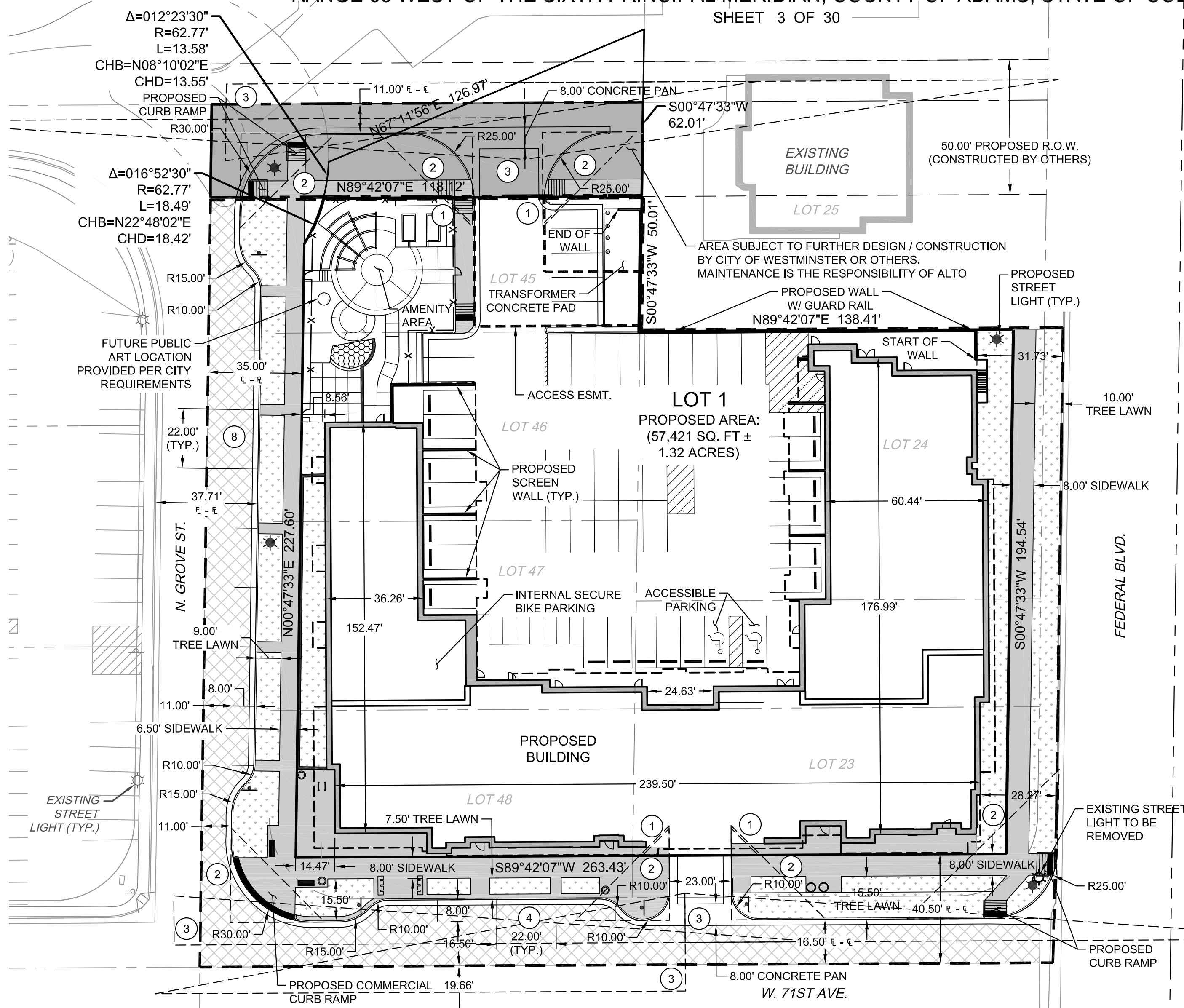
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OFFICIAL DEVELOPMENT PLAN
ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 3 OF 30



LEGEND:

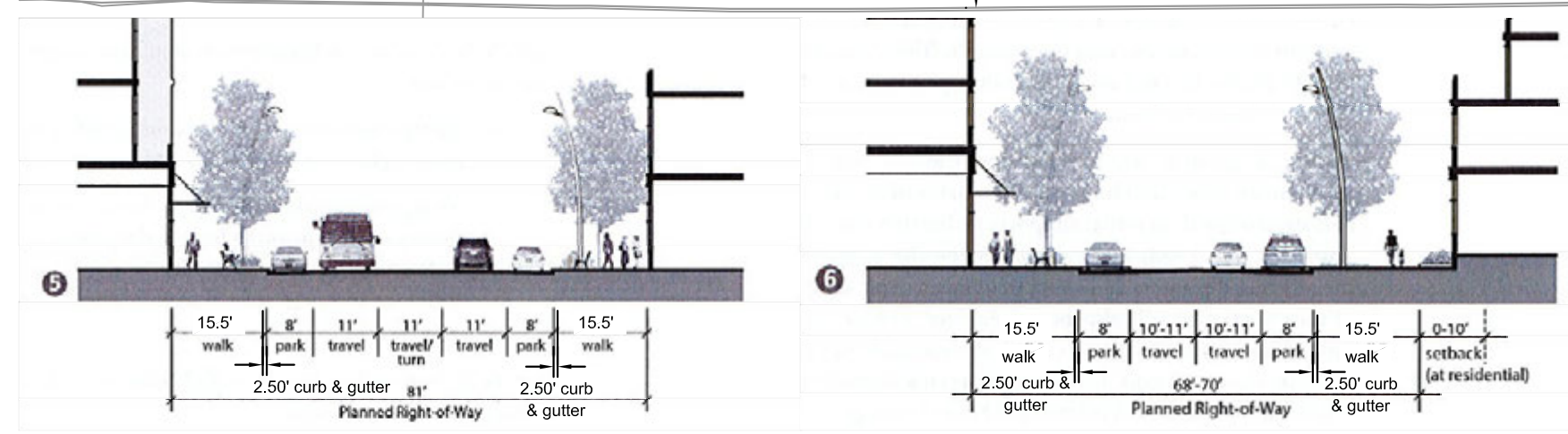
- PROPERTY LINE
- PROPOSED EASEMENT
- ODP BOUNDARY
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING TREE
- PARKING COUNT
- EXISTING FENCE LINE
- AREA SUBJECT TO FURTHER DESIGN / CONSTRUCTION BY CITY OF WESTMINSTER OR OTHERS. MAINTENANCE IS THE RESPONSIBILITY OF ALTO
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED LANDSCAPE
- PROPOSED BUILDING
- EXISTING BUILDING
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- EXISTING TO BE REMOVED

NOTES:

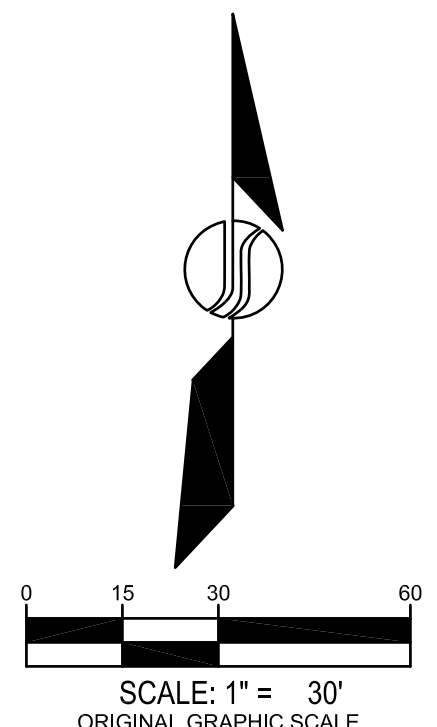
1. IN THE FUTURE, THE INTERSECTION OF FEDERAL BLVD. AND W. 71ST AVE. WILL BE A 4-WAY INTERSECTION, WITH NO LEFT TURNS FROM W. 71ST AVE. TO FEDERAL BLVD.
2. TRASH ENCLOSURE IS LOCATED ON GARAGE ON LEVEL 1.

SIGHT TRIANGLE NOTES:

1. PEDESTRIAN SIGHT TRIANGLES: LOCATED AT EACH CURB CUT, 10' LEG AT THE EDGE OF ALLEY OR PAVEMENT AND 10' LEG AT BACK OF WALK. NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.
2. CORNER SIGHT DISTANCE TRIANGLE PER CITY OF WESTMINSTER STANDARD & SPECIFICATIONS SECTION 6.18.02
3. INTERSECTION SIGHT DISTANCE TRIANGLE PER CITY OF WESTMINSTER STANDARD & SPECIFICATIONS SECTION 6.18.02



CRAFT WAY STREET & STREETScape SECTION
(8' PARKING LANE MAY ENCRoACH INTO GUTTER)
(SUBJECT TO FURTHER DESIGN / CONSTRUCTION BY CITY OF WESTMINSTER OR OTHERS. MAINTENANCE IS THE RESPONSIBILITY OF ALTO)
NTS



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BENCHMARK:

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CALL UTILITY NOTIFICATION CENTER OF COLORADO

811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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Designed By: T. SWAN
Checked By: C. STRAWN

ALTO
SITE PLAN

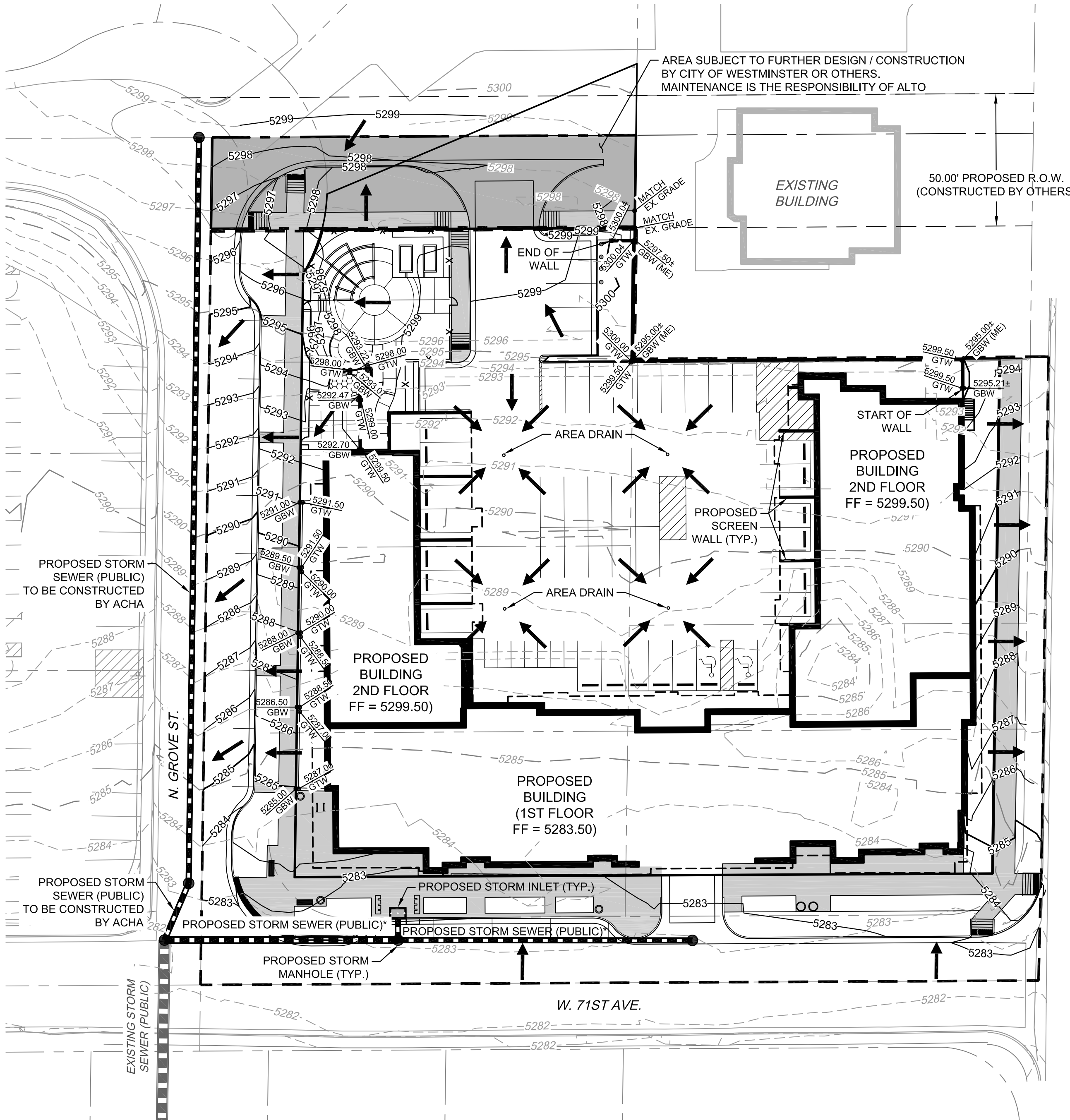
Date: 03/18/2015
Job No.: 15020

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Sheet 3 of 30

OFFICIAL DEVELOPMENT PLAN
ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 4 OF 30



AREA SUBJECT TO FURTHER DESIGN / CONSTRUCTION
BY CITY OF WESTMINSTER OR OTHERS.
MAINTENANCE IS THE RESPONSIBILITY OF ALTO

50.00' PROPOSED R.O.W.
(CONSTRUCTED BY OTHERS)

LEGEND:

- PROPERTY LINE
- 5400 PROPOSED 5' CONTOUR
- 5401 PROPOSED 1' CONTOUR
- 5400 EXISTING 5' CONTOUR
- 5401 EXISTING 1' CONTOUR
- ODP BOUNDARY
- *PROPOSED STORM LINE TO BE CONSTRUCTED WITH THIS PROJECT
- EXISTING STORM LINE
- EXISTING STORM LINE (PRIVATE)
- PROPOSED STORM INLET
- EXISTING STORM INLET
- FLOW DIRECTION
- GRADE AT TOP OF WALL
- GRADE AT BOTTOM OF WALL
- MATCH EXISTING ELEVATIONS
- PROPOSED SPOT ELEVATION
- AREA SUBJECT TO FURTHER DESIGN / CONSTRUCTION BY CITY OF WESTMINSTER OR OTHERS. MAINTENANCE IS THE RESPONSIBILITY OF ALTO

FEDERAL BLVD.

BENCHMARK:
ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.
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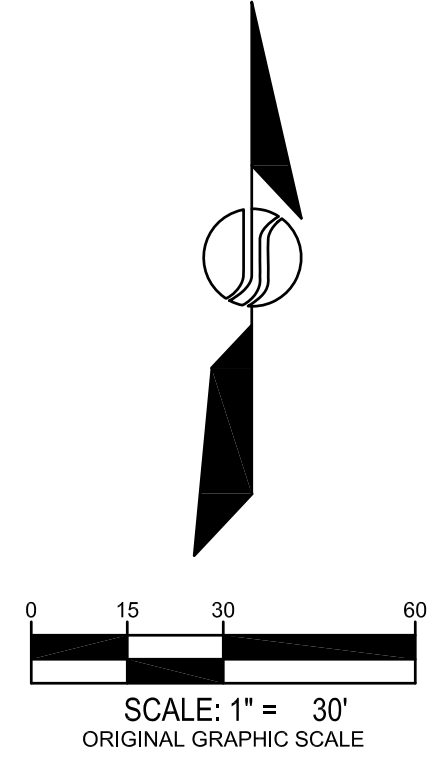
ALTO

GRADING PLAN

Date: 03/18/2015
Job No.: 15020

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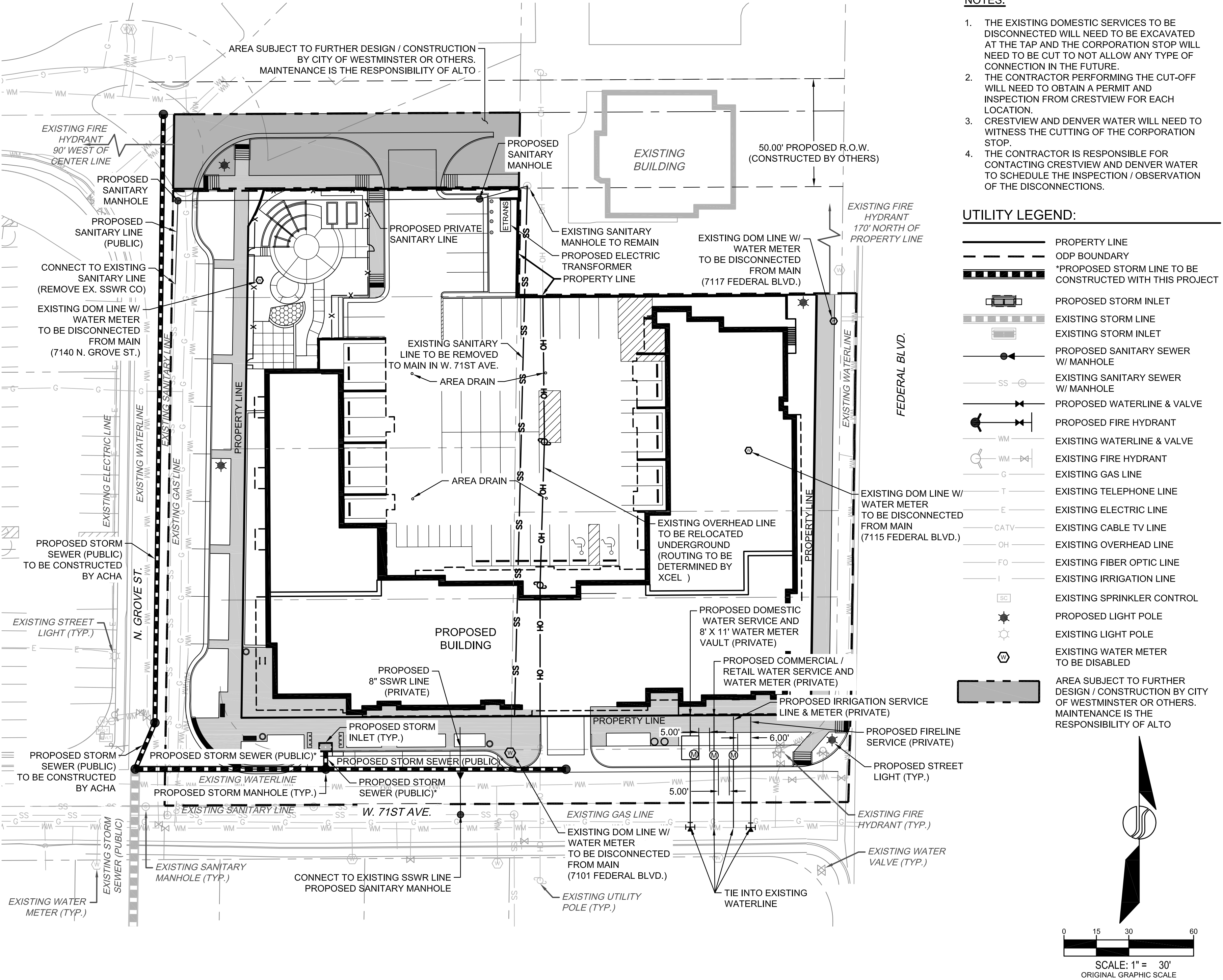
Sheet 4 of 30



OFFICIAL DEVELOPMENT PLAN
ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 5 OF 30



NOTES:

1. THE EXISTING DOMESTIC SERVICES TO BE DISCONNECTED WILL NEED TO BE EXCAVATED AT THE TAP AND THE CORPORATION STOP WILL NEED TO BE CUT TO NOT ALLOW ANY TYPE OF CONNECTION IN THE FUTURE.
2. THE CONTRACTOR PERFORMING THE CUT-OFF WILL NEED TO OBTAIN A PERMIT AND INSPECTION FROM CRESTVIEW FOR EACH LOCATION.
3. CRESTVIEW AND DENVER WATER WILL NEED TO WITNESS THE CUTTING OF THE CORPORATION STOP.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING CRESTVIEW AND DENVER WATER TO SCHEDULE THE INSPECTION / OBSERVATION OF THE DISCONNECTIONS.

UTILITY LEGEND:

- PROPERTY LINE
- - - ODP BOUNDARY
- ▬ *PROPOSED STORM LINE TO BE CONSTRUCTED WITH THIS PROJECT
- ☐ PROPOSED STORM INLET
- ▬ EXISTING STORM LINE
- ☐ EXISTING STORM INLET
- PROPOSED SANITARY SEWER W/ MANHOLE
- EXISTING SANITARY SEWER W/ MANHOLE
- PROPOSED WATERLINE & VALVE
- PROPOSED FIRE HYDRANT
- EXISTING WATERLINE & VALVE
- EXISTING FIRE HYDRANT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING ELECTRIC LINE
- EXISTING CABLE TV LINE
- EXISTING OVERHEAD LINE
- EXISTING FIBER OPTIC LINE
- EXISTING IRRIGATION LINE
- ☐ EXISTING SPRINKLER CONTROL
- ☐ PROPOSED LIGHT POLE
- ☐ EXISTING LIGHT POLE
- ☐ EXISTING WATER METER TO BE DISABLED

AREA SUBJECT TO FURTHER DESIGN / CONSTRUCTION BY CITY OF WESTMINSTER OR OTHERS. MAINTENANCE IS THE RESPONSIBILITY OF ALTO



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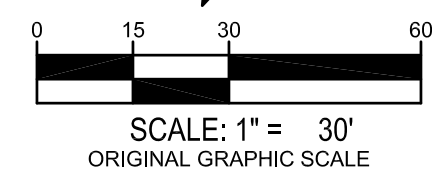
UTILITY PLAN

Date: 03/18/2015

Job No.: 15020

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Sheet 5 of 30



OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 6 OF 30

WESTMINSTER GENERAL NOTES

- ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2001 EDITION AND ORDINANCE NO. 3133 SERIES OF 2004.
- THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
- LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
- SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
- NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC.
- FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.

LANDSCAPE NOTES

- ALL TREES, NOT IN SHRUB BEDS, SHALL BE SURROUNDED BY A MULCH BED THAT IS 4' IN DIAMETER AND 3" DEEP (SEE PLANTING DETAIL)
- CONTRACTOR TO REFER TO HYDROZONE PLAN FOR LANDSCAPE MULCH TYPES AND LOCATIONS. ROCK MULCH TO BE 1"-1.5" ANGULAR ROCK, TAN OR EQUAL. WOOD MULCH TO BE WESTERN RED CEDAR OR APPROVED EQUAL.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, 1-1/2" ANGULAR ROCK MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH DOUBLE SHREDDED WESTERN RED CEDAR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
- ALL UNDEVELOPED DISTURBED AREAS TO BE RE-SEEDED WITH ARKANSAS VALLEY SEED 'LOW GROW' SEED MIX.
- PLAYGROUND EQUIPMENT AREAS ARE TO CONTAIN ENGINEERED WOOD FIBER SAFETY SURFACING, OR OTHER SUITABLE SAFETY SURFACING.
- SHRUB BEDS ARE TO BE CONTAINED BY 4" 14 GAUGE PERFORATED GALVANIZED EDGER, RYERSON OR EQUAL. EDGER NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, OR WALKWAYS.

PRIVATE LANDSCAPE AREA REQUIREMENTS

LANDSCAPING RATIO	SQ. FT.	# REQUIRED	# PROVIDED
COMMON AREA: 1 TREE / 550 SQ. FT.	4,305 S.F.	8 TREES	10 TREES
3 SHRUBS / 550 SQ. FT.		24 SHRUBS	42 SHRUBS

(10 SHRUBS MAY BE SUBSTITUTED FOR 1 TREE)
(3 GRASSES MAY BE SUBSTITUTED FOR 1 SHRUB)

PRIVATE SOIL AMENDMENT QUANTITY CHART

4,305 SF (TOTAL LANDSCAPE/1000 X 5 CUBIC YARDS) =22 CYDS

LANDSCAPE	AREA	% OF TOTAL
MANICURED TURF	0 SF	0%
PLANTING BEDS	4,305 SF	100%
TOTAL	4,305 SF	100%

RIGHT-OF-WAY LANDSCAPE REQUIREMENTS

71ST STREET AND GROVE STREET

LANDSCAPING RATIO	AREA	# REQUIRED	# PROVIDED
RIGHT OF WAY: 1 TREE / 550 SQ. FT.	7,992 S.F.	15 TREES	17 TREES
3 SHRUBS / 550 SQ. FT.		44 SHRUBS	44 SHRUBS

(10 SHRUBS MAY BE SUBSTITUTED FOR 1 TREE)
(3 GRASSES MAY BE SUBSTITUTED FOR 1 SHRUB)

RIGHT-OF-WAY SOIL AMENDMENT QUANTITY CHART

71ST STREET AND GROVE STREET

7,992 SF (TOTAL LANDSCAPE/1000 X 5 CUBIC YARDS) =40 CYDS

LANDSCAPE	AREA	% OF TOTAL
MANICURED TURF	6,133 SF	77%
PLANTING BEDS	1,859 SF	23%
TOTAL	7,992 SF	100%



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FOR AND ON BEHALF OF
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BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3 1/2" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	TECHNICAL ODP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL ODP RESUBMITTAL	09/24/15	TLS
1	TECHNICAL ODP SUBMITTAL	07/15/15	TLS

Designed By: PM, RB
Checked By: JB, WB

ALTO
LANDSCAPE NOTES

Date: 03/18/2015
Job No.: 15020

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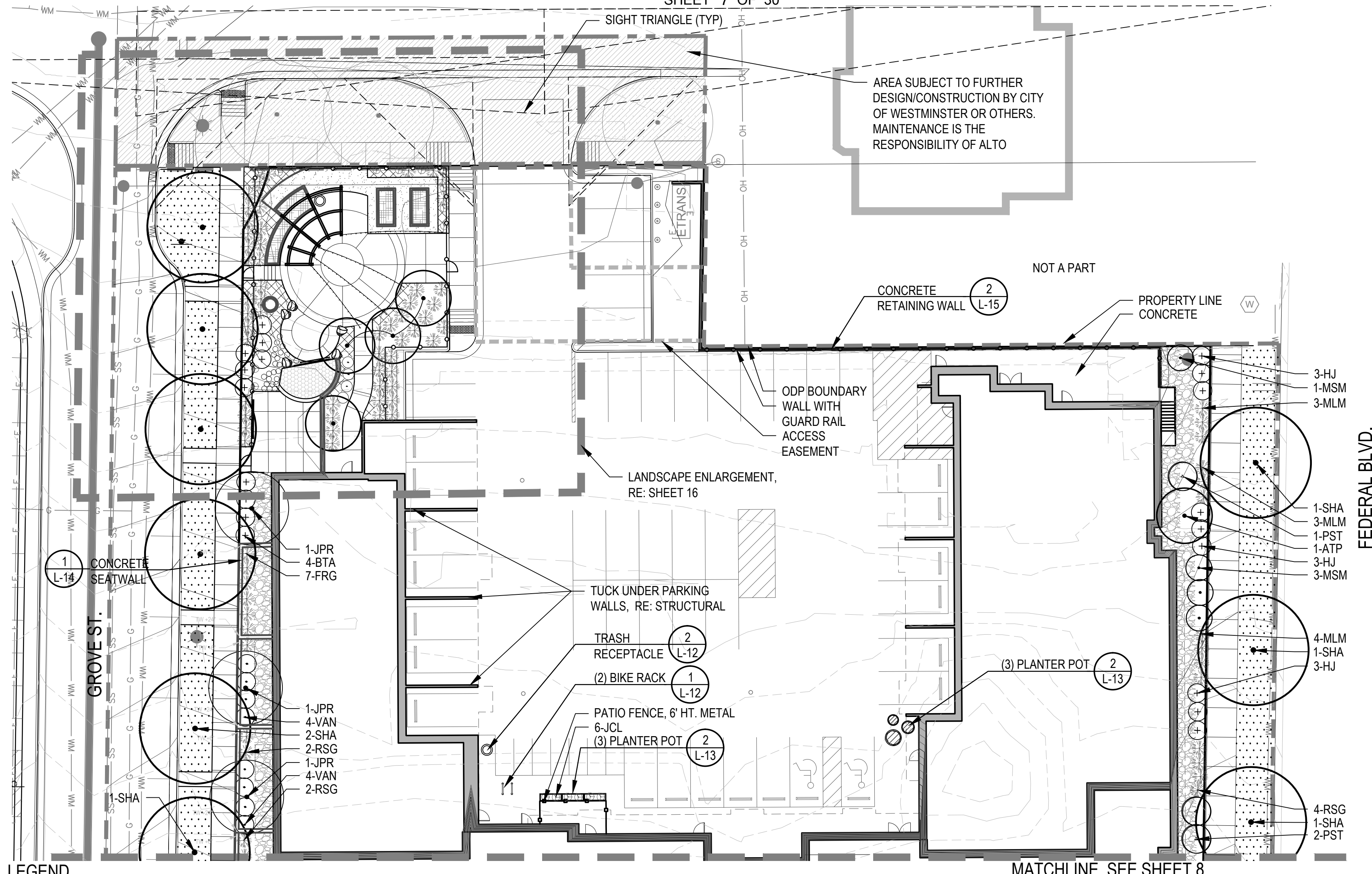


OFFICIAL DEVELOPMENT PLAN

ALTO

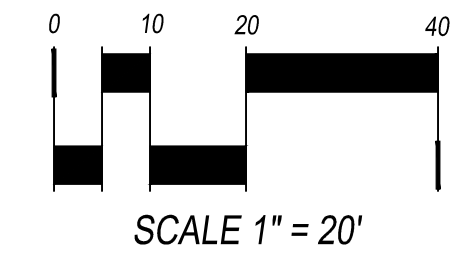
PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 30



LEGEND

- MATCHLINE
- 5' BUILDING OFFSET
- FENCE
- PATIO FENCE
- BIKE RACK
- PLANTER POT
- LANDSCAPE BOULDERS
- FESTOON LIGHTING
- DECIDUOUS CANOPY TREE
- EVERGREEN TREE
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- VINES
- PERENNIALS
- COBBLE
- SOD
- COMMUNITY GARDEN



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LANDSCAPE PLAN

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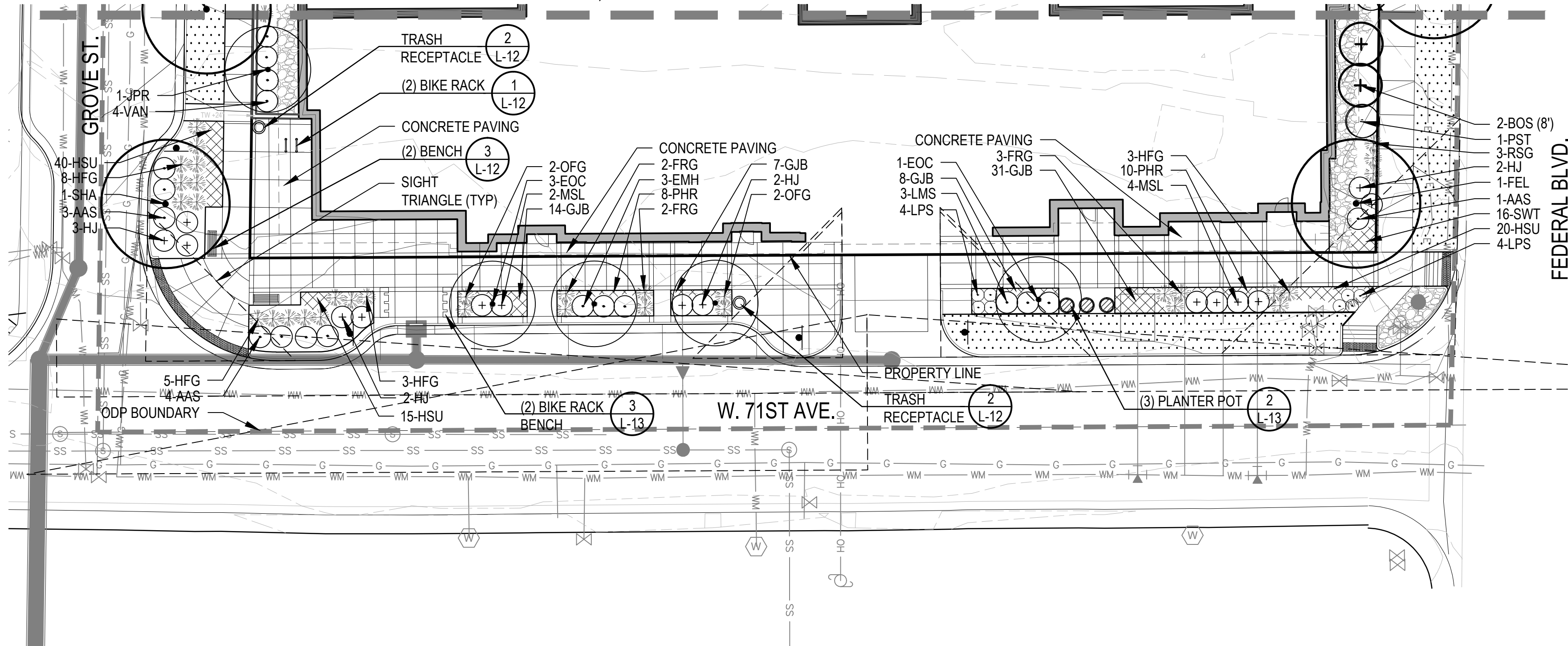
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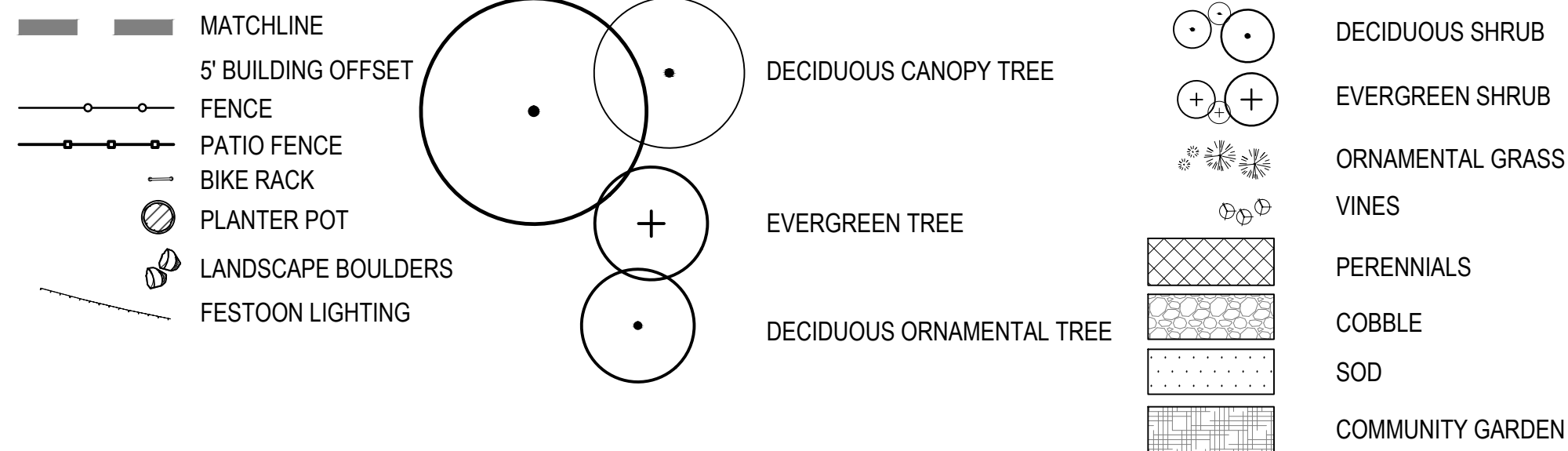
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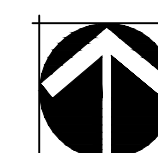
MATCHLINE, SEE SHEET 7



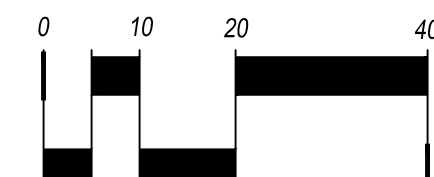
LEGEND



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NORTH



SCALE 1" = 20'



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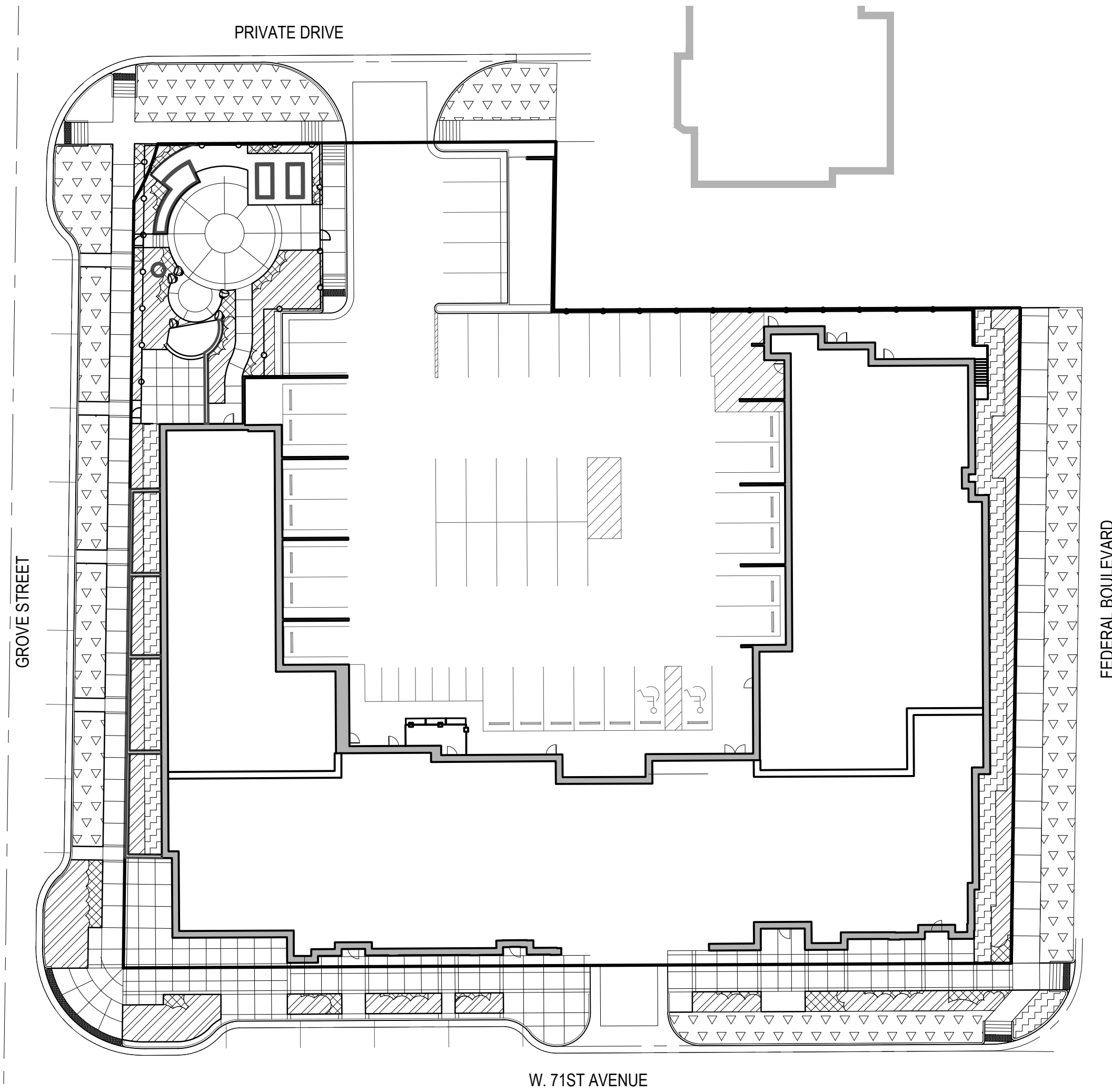
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OFFICIAL DEVELOPMENT PLAN

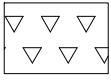
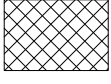
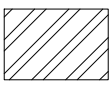
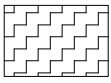
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RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 9 OF 30



IRRIGATION - WATER BUDGET

HYDROZONE/ PLANT TYPE	PROPOSED TOTAL LANDSCAPED AREA / % OF AREA	WATER NEEDS (GAL/S.F./ SEASON)	GALLONS PER SEASON (LOT S.F. X GALS PER S.F.)
 HIGH WATER ZONES (SOD)	6,131 S.F. 49%	18	110,358
 MODERATE WATER ZONES (WOOD MULCH SHRUB BED)	586 S.F. 5%	10	5,860
 LOW WATER ZONES (ROCK MULCH SHRUB BED/SEED MIX)	3805 S.F. 30%	3	11,415
 NON IRRIGATED	1,798 S.F. 16%	0	0
TOTAL IRRIGATED AREA	10,522 S.F.		
TOTAL LANDSCAPE AREA	12,320 S.F.		
TOTAL GALLONS NEEDED			127,633
AVERAGE GALLONS PER S.F. PER SEASON - PROPOSED			10.3

NOTES:

1. THE AVERAGE GALLONS PER SQUARE FOOT CANNOT EXCEED 15 GALLONS PER SQUARE FOOT.
2. TOTAL LANDSCAPE AREA INCLUDES ENTIRE SITE AND ROW.



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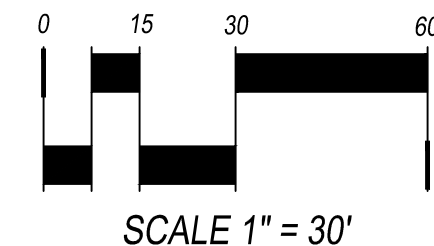
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HYDROZONE PLAN

Date: 03/18/2015
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Sheet 9 of 30

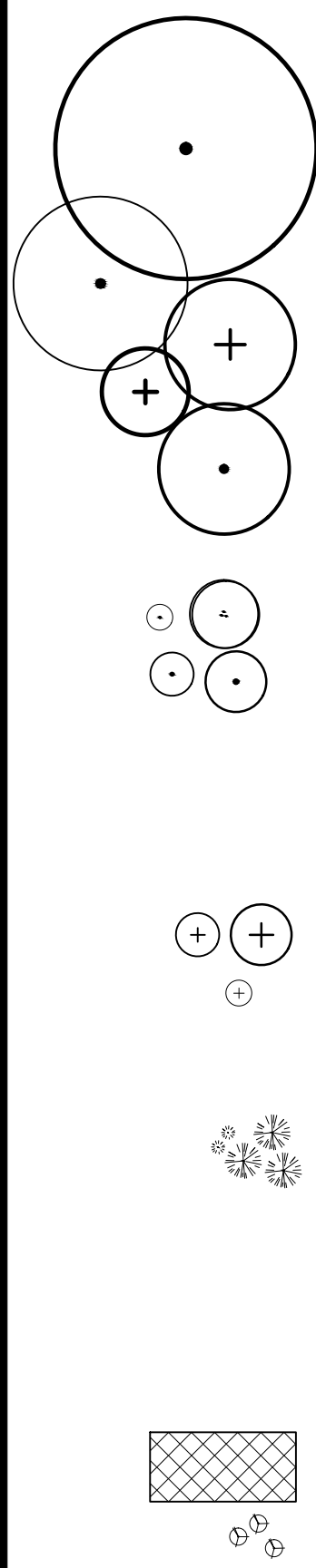


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OFFICIAL DEVELOPMENT PLAN

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PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 10 OF 30



PLANT SCHEDULE

QTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE AND COND.
DECIDUOUS CANOPY TREES*				
4	EOC	ENGLISH COLUMNAR OAK	QUERCUS ROBUR 'FASTIGIATA'	2" CAL. B&B
1	FEL	FRONTIER ELM	ULMUS FRONTIER(U. CAPRINIFOLIA X U. PARVIFOLIA)	2" CAL. B&B
7	SHA	SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	2" CAL. B&B
3	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	2" CAL. B&B
EVERGREEN TREES**				
2	BOS	BOSNIAN PINE	PINUS HELDREICHII VAR. LEUCODERMIS	6-10' HT. B&B, SEE PLANS.
ORNAMENTAL TREES				
1	ATP	ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CAL. B&B
4	JPR	JACK PEAR	PYRUS CALLERYANA 'JACZAM'	2" CAL. B&B
4	TCH	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI 'INERMIS'	2" CAL. B&B
DECIDUOUS SHRUBS				
8	AAS	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.
3	EMH	EMERALD MOUND HONEYSUCKLE	LONICERA XY LOSTEUM COMPACTUM	#5 CONT.
3	LMS	LIMEMOUND SPIREA	SPIREA X BUMALDA 'LIMEMOUND'	#5 CONT.
12	LPS	LITTLE PRINCESS SPIREA	SPIREA JAPONICA 'LITTLE PRINCESS'	#5 CONT.
4	MSM	MINNESOTA SNOWFLAKE MOCKORANGE	PHILADELPHUS X VIRGINALIS 'SNOWFLAKE'	#5 CONT.
4	PST	ROYAL PURPLE SMOKE TREE	COTINUS COGGYGRIA	#5 CONT.
12	VAN	VANHOUTTE SPIREA	SPIREA X VANHOUTTEI	#5 CONT.
EVERGREEN SHRUBS				
4	BTA	BIG TUNA MUGO PINE	PINUS MUGO 'BIG TUNA'	#5 CONT.
18	HJ	HUGHES JUNIPER	JUNIPERUS HORIZONTALIS 'HUGHES'	#5 CONT.
6	MSL	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	#5 CONT.
6	EIJ	IVORY JADE EUONYMUS	EUONYMUS FORTUNEI 'IVORY JADE'	#5 CONT.
ORNAMENTAL GRASSES				
4	AVG	BLUE AVENA GRASS	HELICTOTRICHON SEMPERVIRENS	#1 CONT.
25	FRG	FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	#1 CONT.
19	HFG	HARDY FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	#1 CONT.
30	MLM	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS 'MORNING LIGHT'	#1 CONT.
4	OFG	ORIENTAL FOUNTAIN GRASS	PENNISETUM ORIENTALE	#1 CONT.
21	RSG	RED SWITCHGRASS	PANICUM VIRGATUM 'SHENANDOAH'	#1 CONT.
8	YJM	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS 'YAKU JIMA'	#1 CONT.
PERENNIALS, GROUNDCOVERS & VINES				
75	HSU	SUNSET HYSSOP	AGASTACHE RUPESTRIS	#1 CONT.
21	FAB	DWARF BLUE FALL ASTER	ASTER (SYMPHYOTRICHUM) NOVI-BELGII 'AUDREY'	#1 CONT.
10	CLL	LANCELEAF COREOPSIS	COREOPSIS LANCEOLATA	#1 CONT.
39	CHO	CREEPING COLORADO HOLLY	MAHONIA REPENS	#1 CONT.
18	PHR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	#1 CONT.
42	SWT	WILD THING SALVIA	SALVIA GREGGII 'WILD THING'	#1 CONT.
13	VCR	CRYSTAL RIVER VERONICA	VERONICA 'REAVIS' CRYSTAL RIVER	#1 CONT.
60	GJB	CRANESBILL GERANIUM	GERANIUM X 'JOHNSON'S BLUE'	#1 CONT.
9	MNY	MOONSHINE YARROW	ACHILLEA 'MOONSHINE'	#1 CONT.
27	JCL	PURPLE JACKMAN CLEMATIS	CLEMATIS JACKMANII	#1 CONT.

* 20% OF DECIDUOUS CANOPY TREES MUST BE UPSIZED TO 3" CALIPER
**20% OF EVERGREEN TREES MUST BE UPSIZED TO 8' HEIGHT.

	IRRIGATED BLUEGRASS TURF
	TEXAS HYBRID DROUGHT RESISTANT BLUEGRASS BLEND BY BITTERSWEET TURF FARMS INC OR EQUAL, (303)659.5118



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	TL5	TL5	TL5	By
	11/18/15	09/24/15	07/15/15	Date
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1	TECHNICAL ODP SUBMITTAL			
No.	Description of Revisions			

ALTO
PLANT SCHEDULE

Date: 03/18/2015
Job No.: 15020

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OFFICIAL DEVELOPMENT PLAN

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PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
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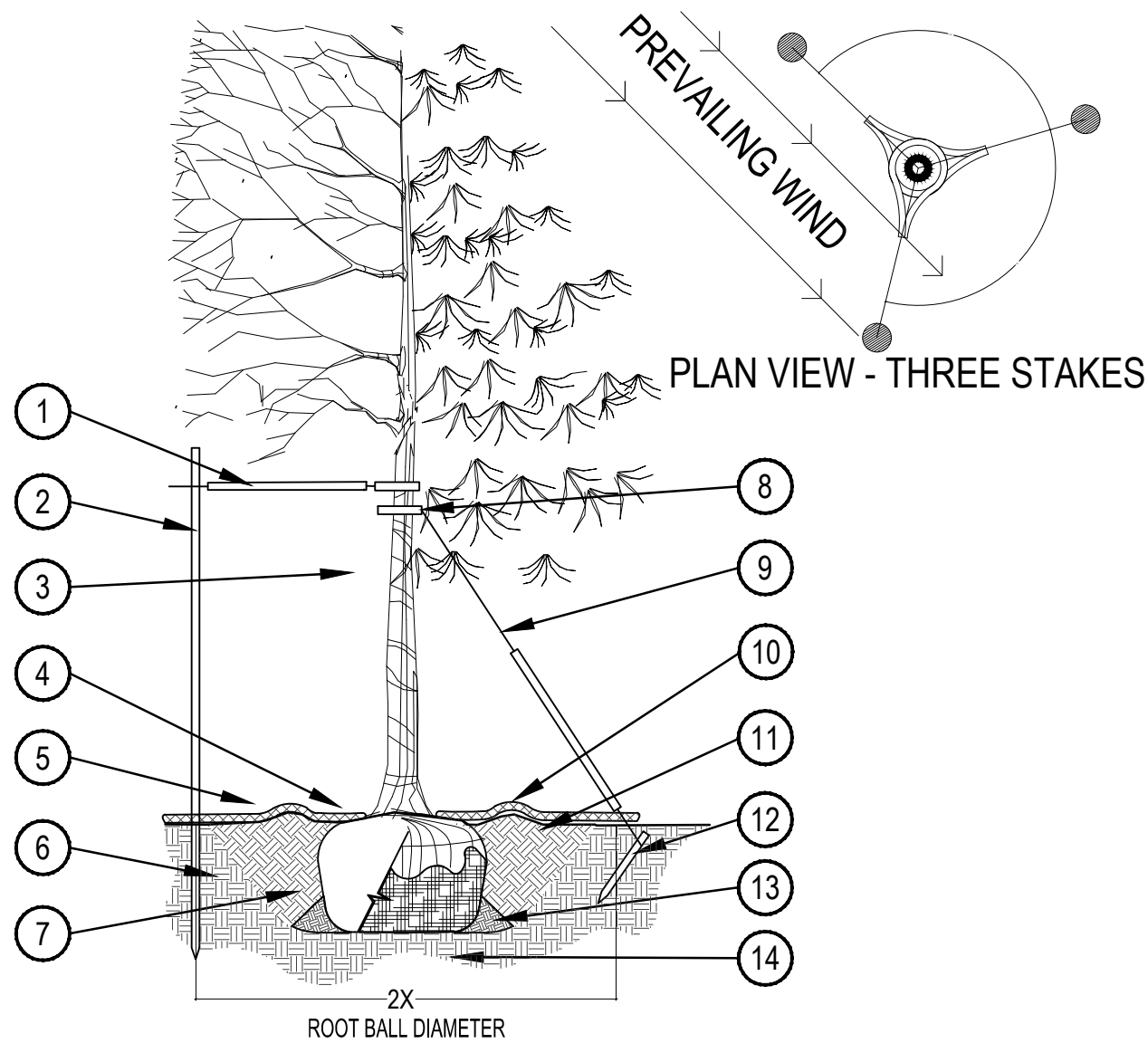
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LANDSCAPE DETAILS

Date: 03/18/2015
Job No.: 15020

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1 TREE PLANTING DETAIL

PRUNING NOTES:

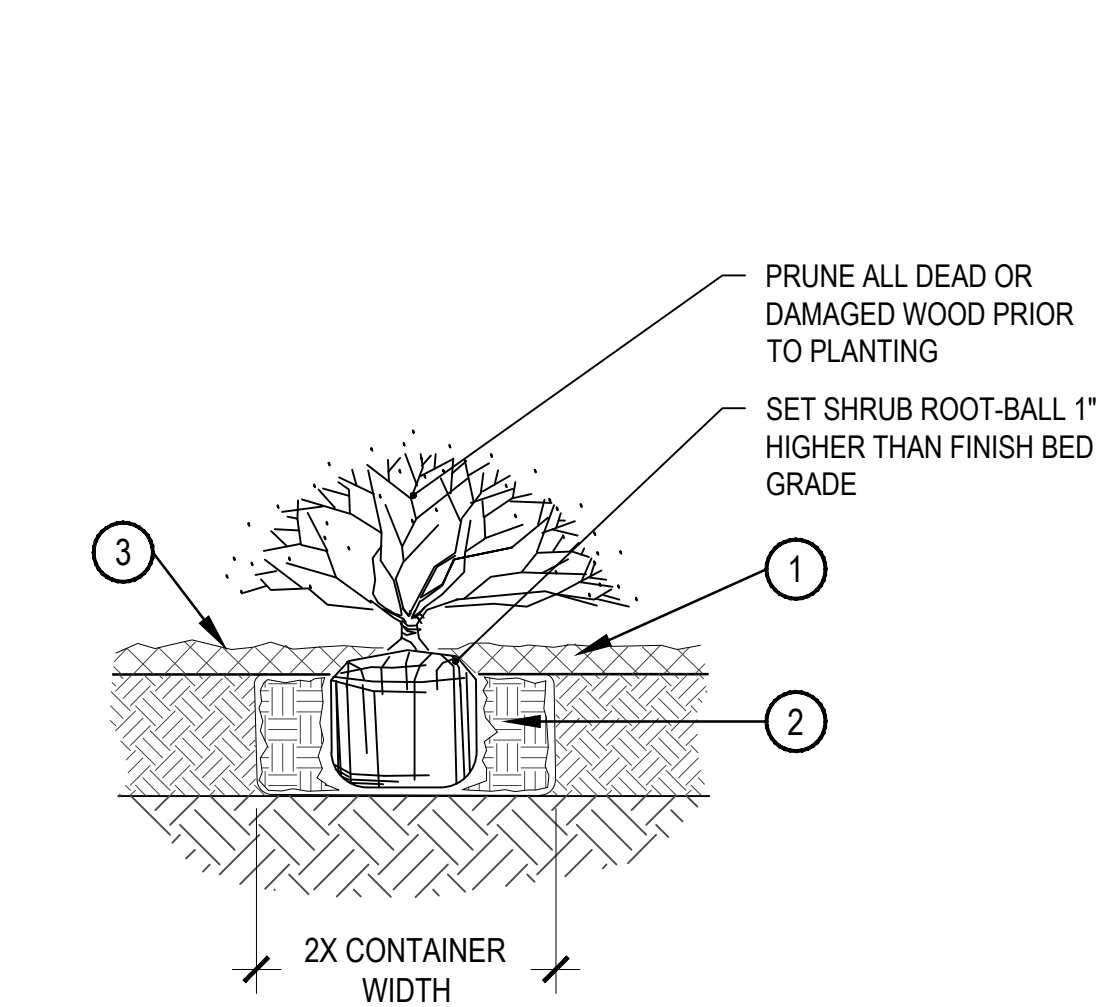
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
 - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE)
 - 1-3/4" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE)
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.

- PLACE MIN. 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- 6 FT. UNTREATED WOOD POST (MIN. 1.5" DIAMETER). ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL.
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING.
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2 FT. STEEL T-POST. ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL.
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

SCALE: 3/16" = 1'-0"



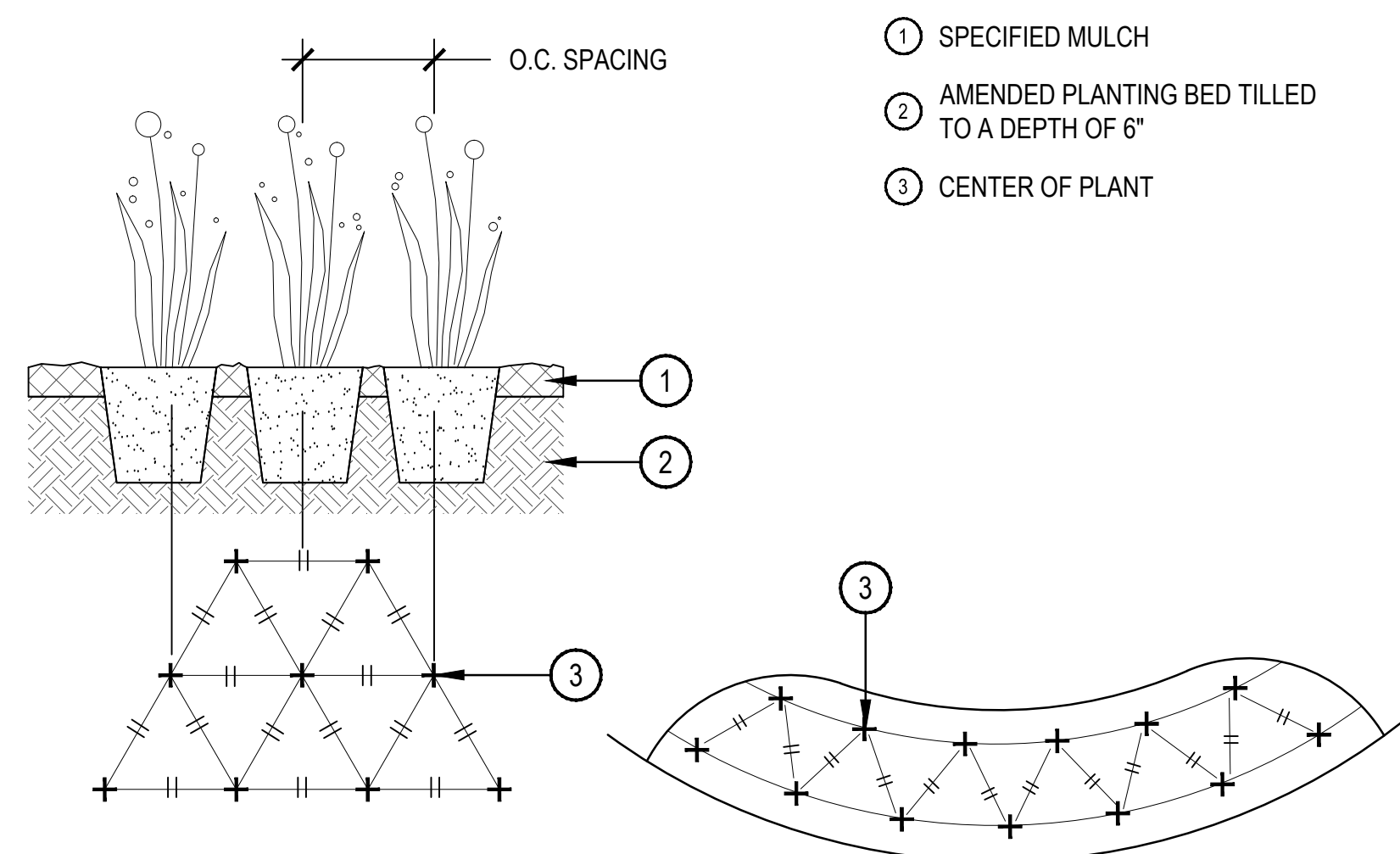
2 SHRUB PLANTING

- SPECIFIED MULCH
- AMENDED SOIL IN PLANTING BED PER SPECIFICATIONS. TILL SOIL TO A DEPTH OF EIGHT INCHES.
- FINISH GRADE (TOP OF MULCH)

NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER
- DIG PLANT PIT TWICE AS WIDE AND HIGH AS THE CONTAINER

SCALE: 1-1/2" = 1'-0"



3 PERENNIAL PLANT LAYOUT

WHEN PLANTED ON A CURVE ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

SCALE: 1" = 1'-0"

OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 12 OF 30



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Call before you dig.

NORRIS DESIGN
www.norris-design.com

1101 Bannock Street
Denver, Colorado 80204
P 303.892.1166
F 303.892.1186

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

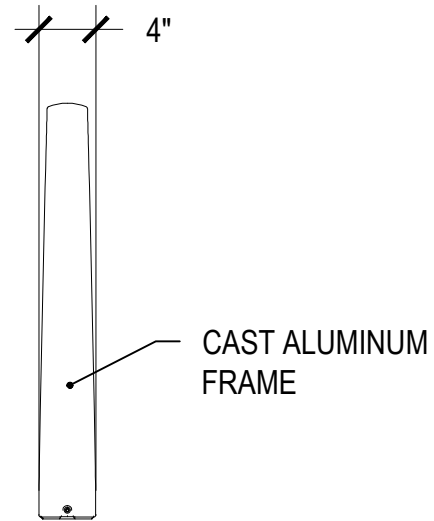
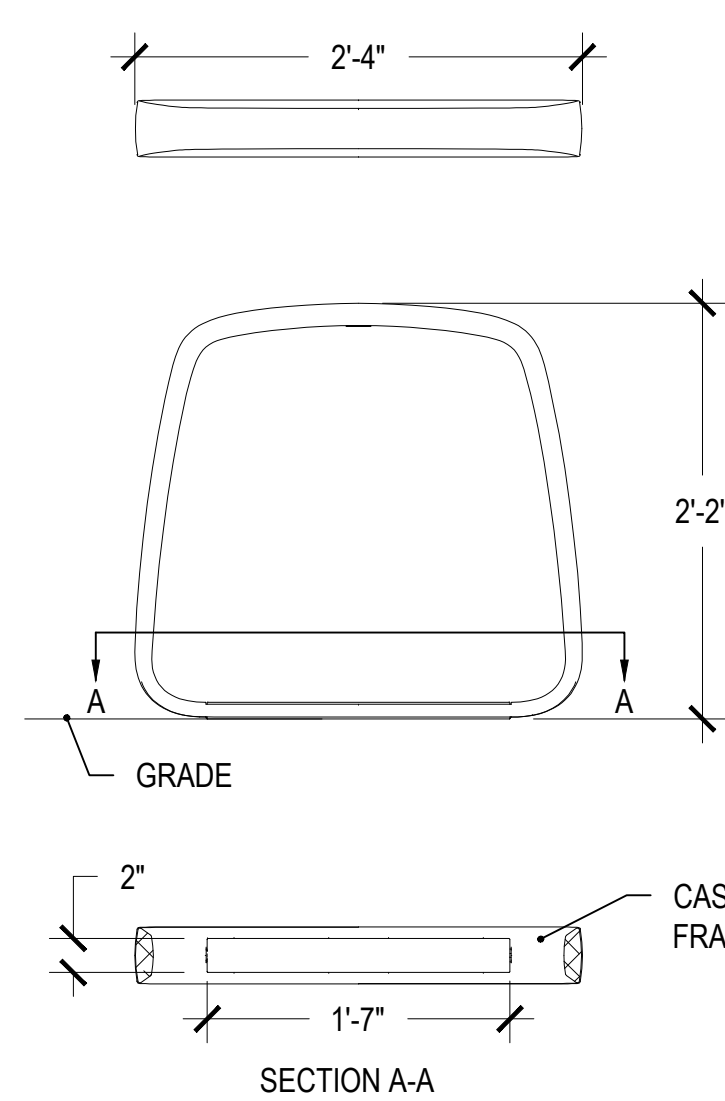
ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3 1/2" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	TECHNICAL ODP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL ODP RESUBMITTAL	09/24/15	TLS
1	TECHNICAL ODP SUBMITTAL	07/15/15	TLS

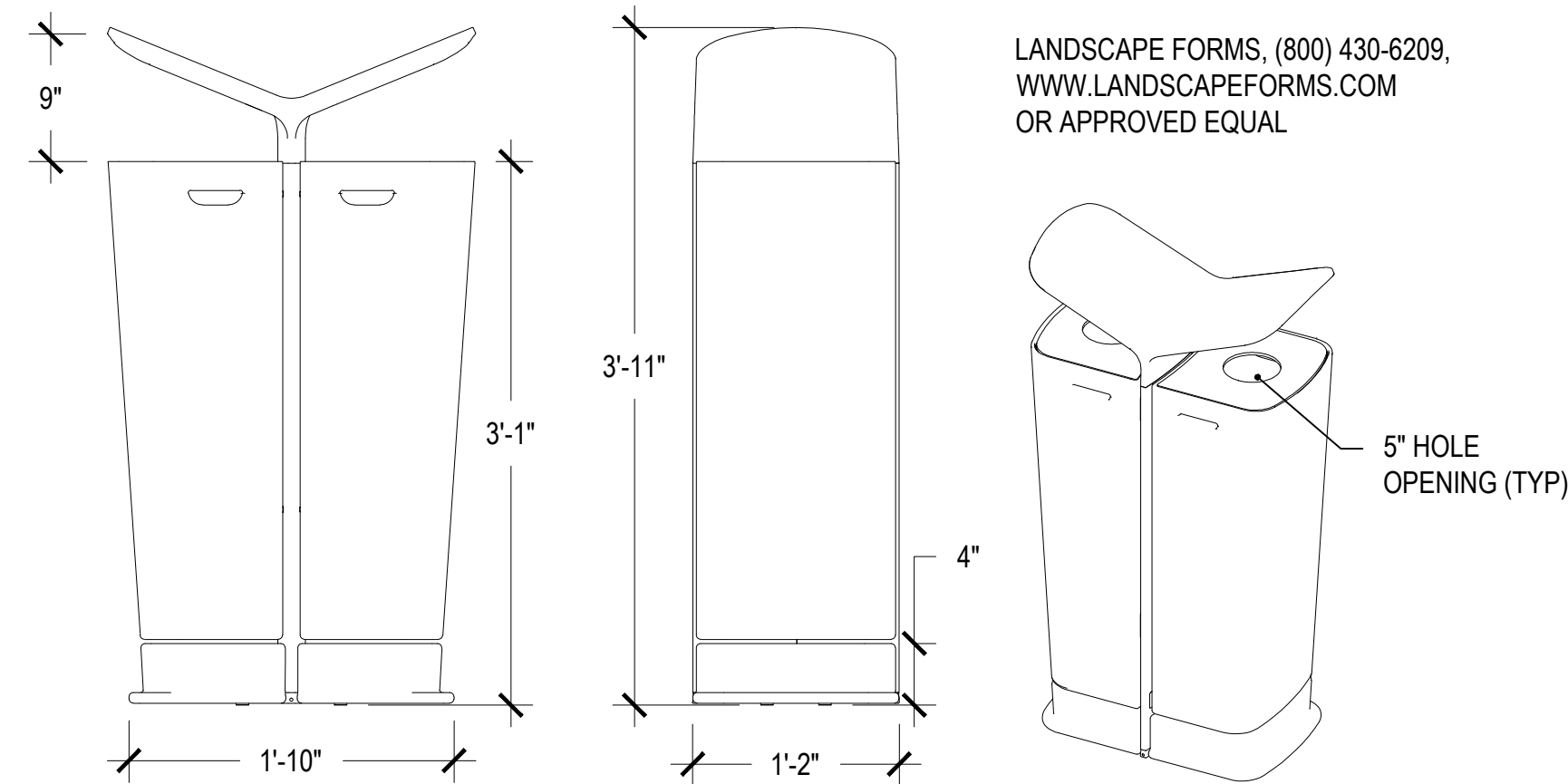
Designed By: PM, RB
Checked By: JB, WB



MANUFACTURER: LANDSCAPE FORMS
STYLE: RIDE
MATERIAL/FINISH: METALLIC SILVER POWDERCOAT SURFACE MOUNT

LANDSCAPE FORMS, (800) 430-6209,
WWW.LANDSCAPEFORMS.COM
OR APPROVED EQUAL

WHEN SURFACE MOUNT OPTION IS SPECIFIED ANCHORING HARDWARE IS NOT INCLUDED. EMBEDDED MOUNT OPTION INCLUDE (2) THREADED RODS.



MANUFACTURER: LANDSCAPE FORMS
STYLE: MULTIPLICITY
MATERIAL/FINISH: SURFACE MOUNT

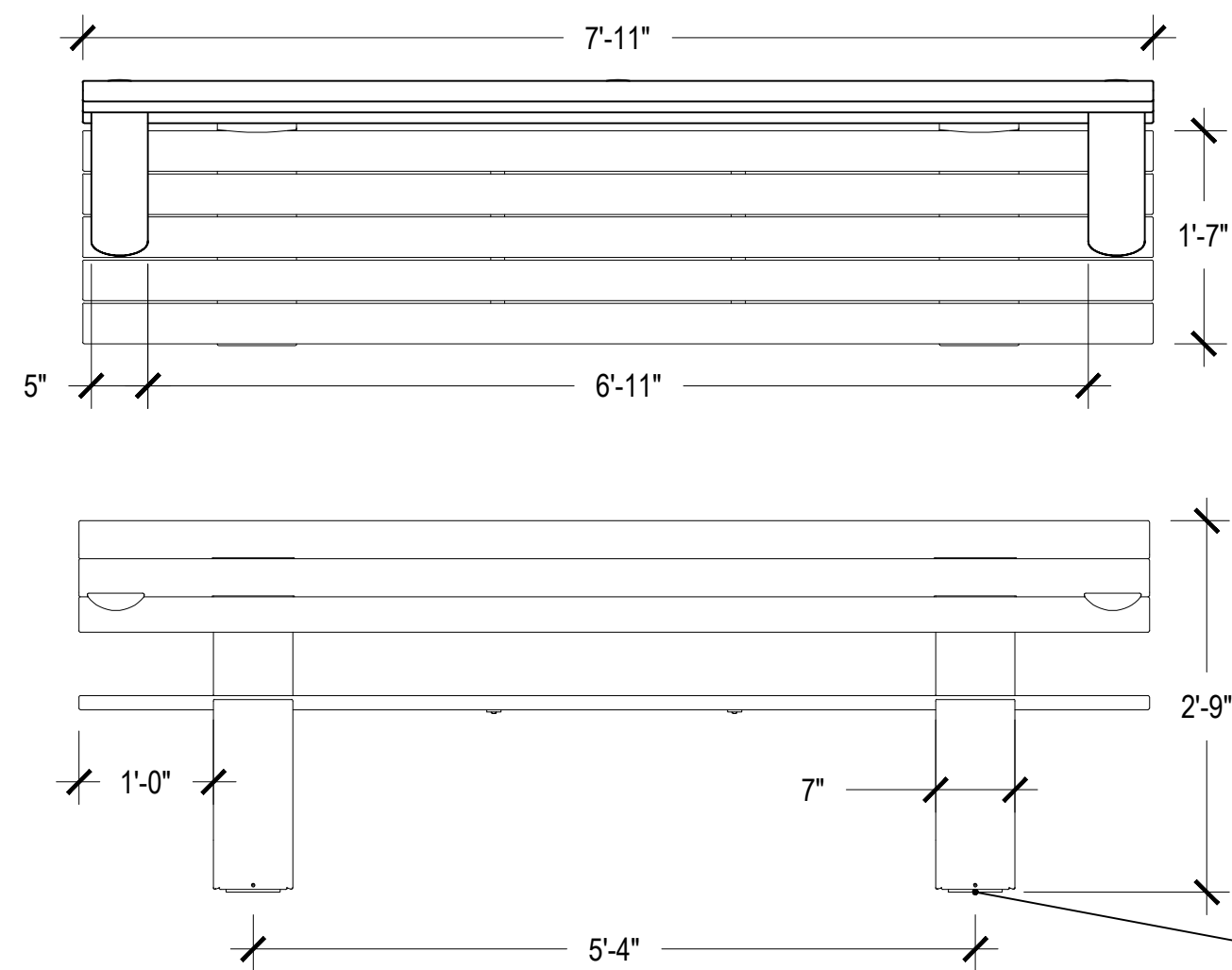
LANDSCAPE FORMS, (800) 430-6209,
WWW.LANDSCAPEFORMS.COM
OR APPROVED EQUAL

1 BIKE RACK

SCALE: 1" = 1'-0"

2 TRASH RECEPTACLE

SCALE: 1" = 1'-0"

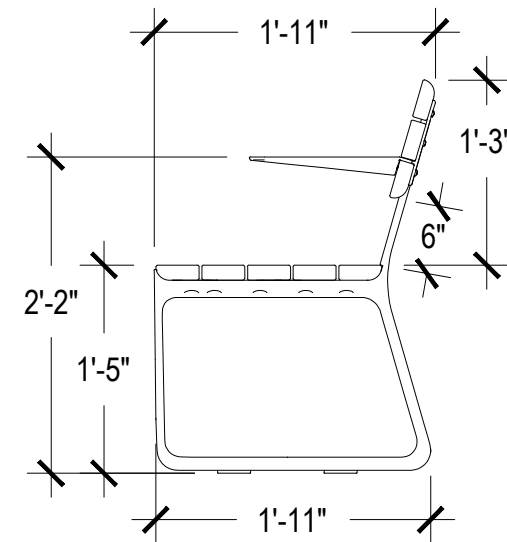
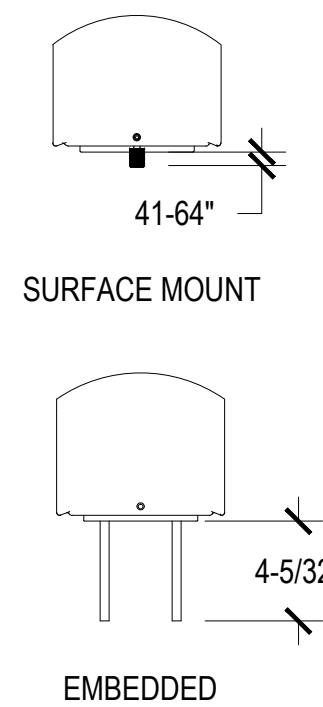


REFER TO INSTALLATION GUIDE FOR MORE DETAILS.

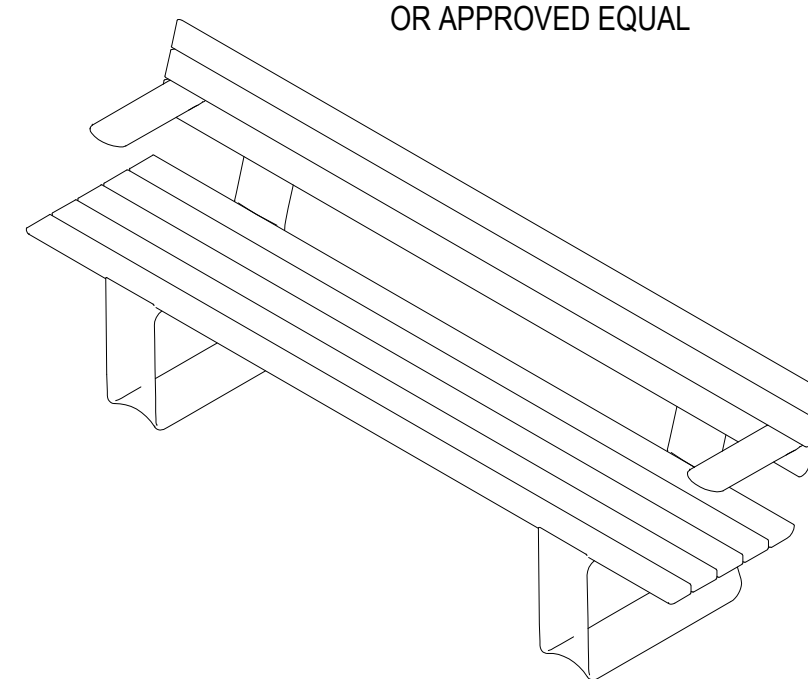
SURFACE MOUNT OPTION INCLUDES (4) 5/8-11 THREADED ANCHORS. CONCRETE DROP-IN ANCHORS NOT INCLUDED. EMBEDDED OPTION INCLUDES (4) 3/8-16 THREADED RODS.

MANUFACTURER: LANDSCAPE FORMS
STYLE: MULTIPLICITY
SIZE: 95"
MATERIAL/FINISH: YELLOW POWDERCOAT JARRAH WOOD SURFACE MOUNT

LANDSCAPE FORMS, (800) 430-6209,
WWW.LANDSCAPEFORMS.COM
OR APPROVED EQUAL



NON-MARRING FREESTANDING GLIDES. LEAVE GLIDES INSTALLED IF OTHER MOUNTING OPTION IS SPECIFIED



3 BENCH

SCALE: 3/4" = 1'-0"

ALTO
LANDSCAPE DETAILS

Date: 03/18/2015
Job No.: 15020

12

OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 13 OF 30



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Denver, Colorado 80204
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FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3 1/2" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

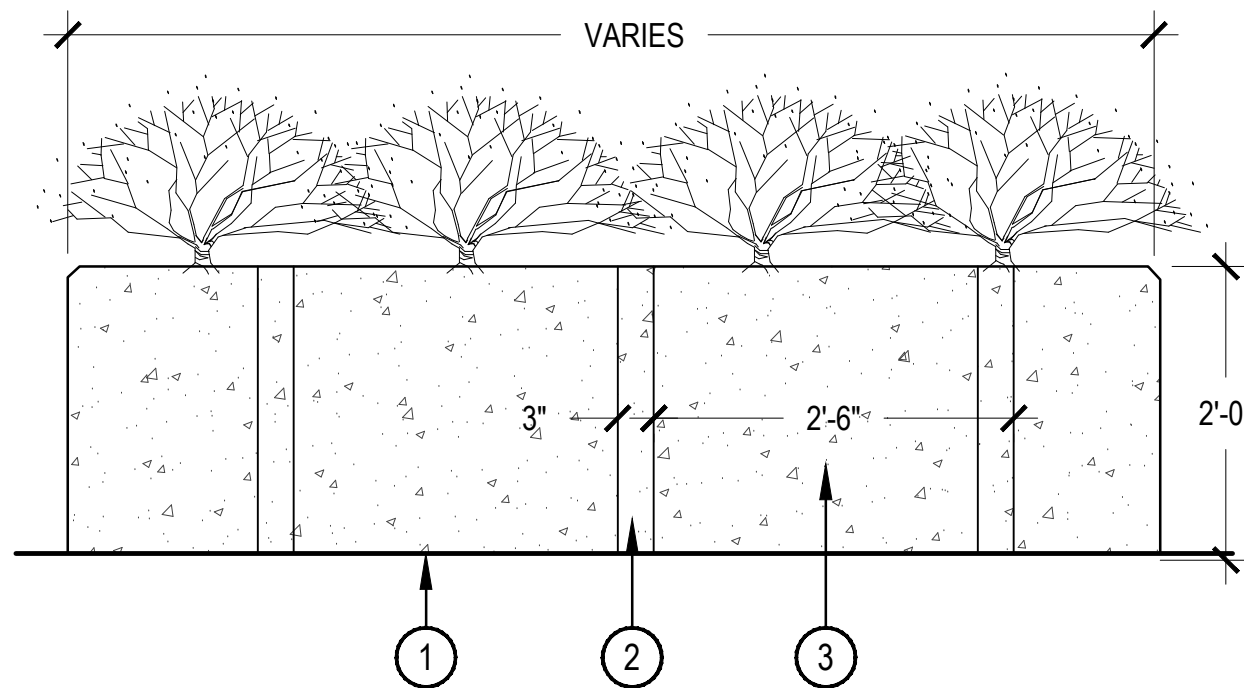
ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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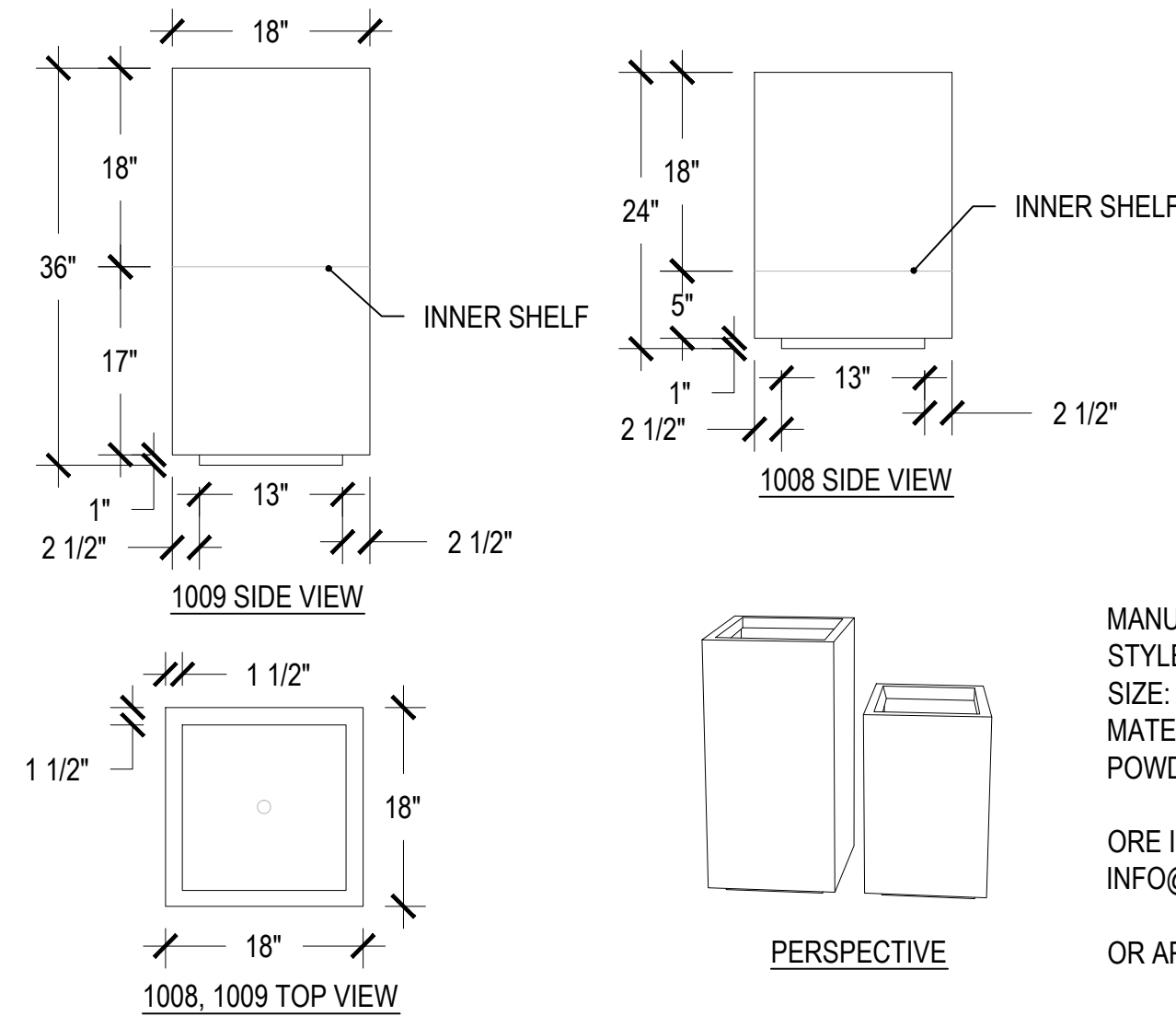
Designed By: PM, RB
Checked By: JB, WB

- ① FINISH GRADE
- ② 3" WIDE X 2" DEEP VERTICAL REVEAL EVERY 30" O.C.
- ③ INTEGRAL COLOR CAST IN PLACE CONCRETE PLANTER W SMOOTH TROWEL FINISH.



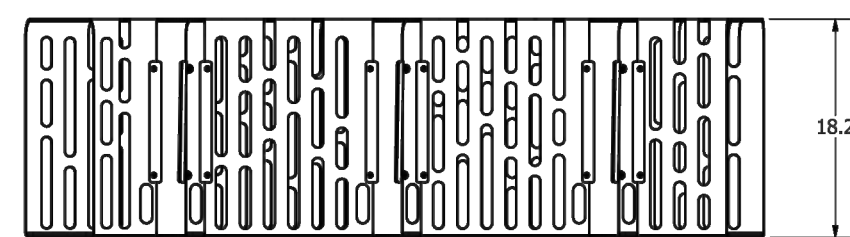
① COMMUNITY GARDEN PLANTER ELEVATION

SCALE: 3/4" = 1'-0"

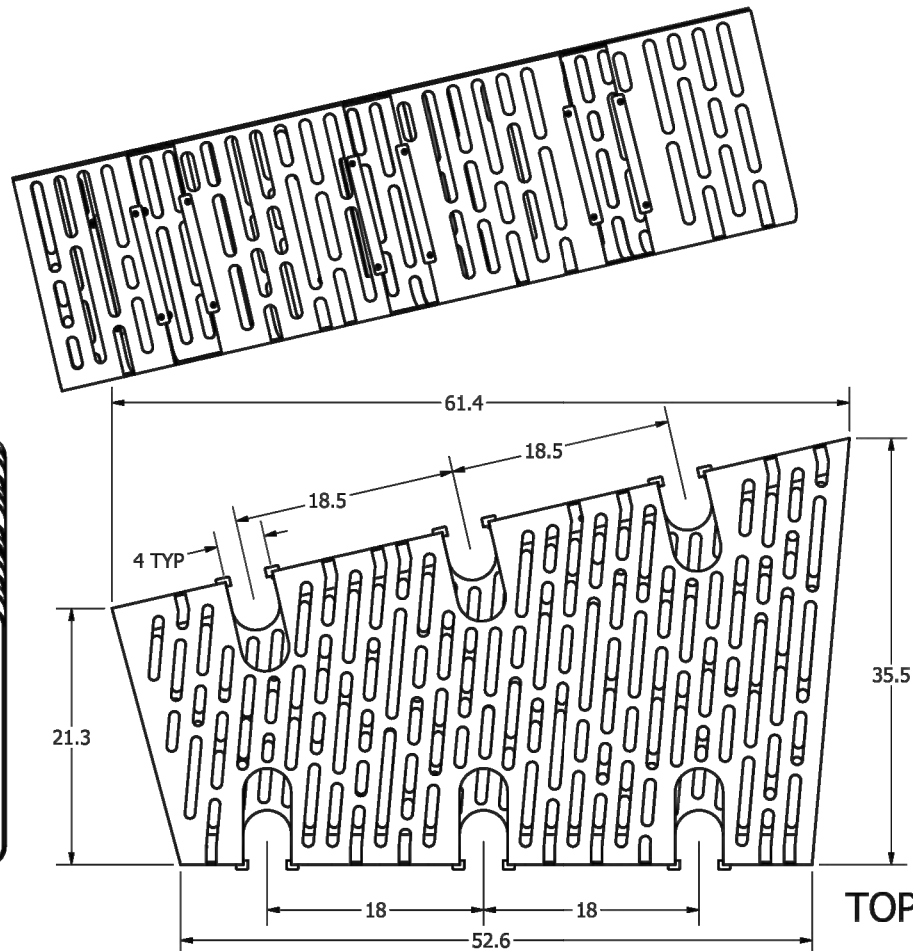
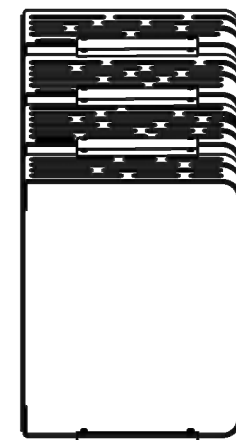
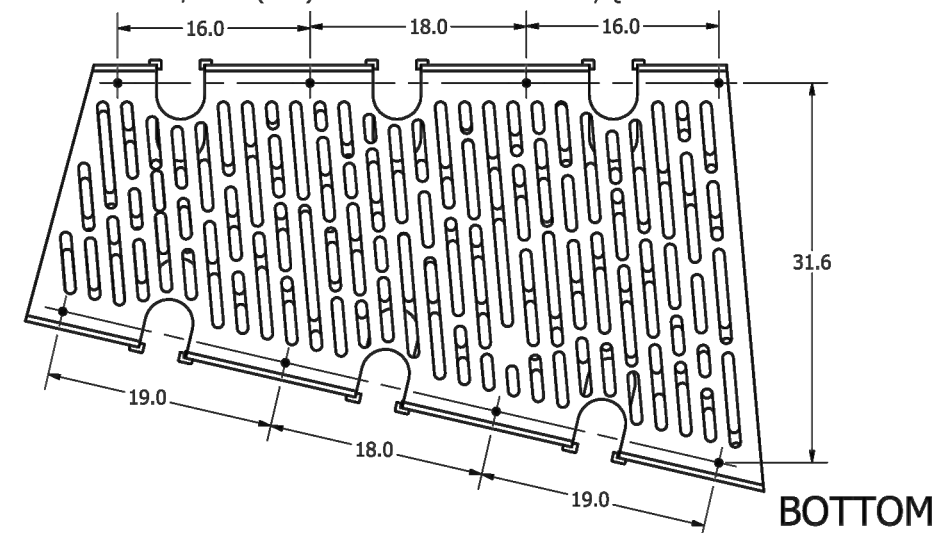


② PLANTER POT

SCALE: 3/4" = 1'-0"



SUB-SURFACE MOUNT INSTALLATION
RECOMMENDED ATTACHMENT
MASONARY SLEEVE ANCHOR OR CHEMICAL ANCHOR
3/8" 304 (18-8) STAINLESS STEEL 3" LENGTH, QTY 8



③ BIKE RACK BENCH

SCALE: 3/4" = 1'-0"

ALTO
LANDSCAPE DETAILS

Date: 03/18/2015
Job No.: 15020

13

OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 14 OF 30



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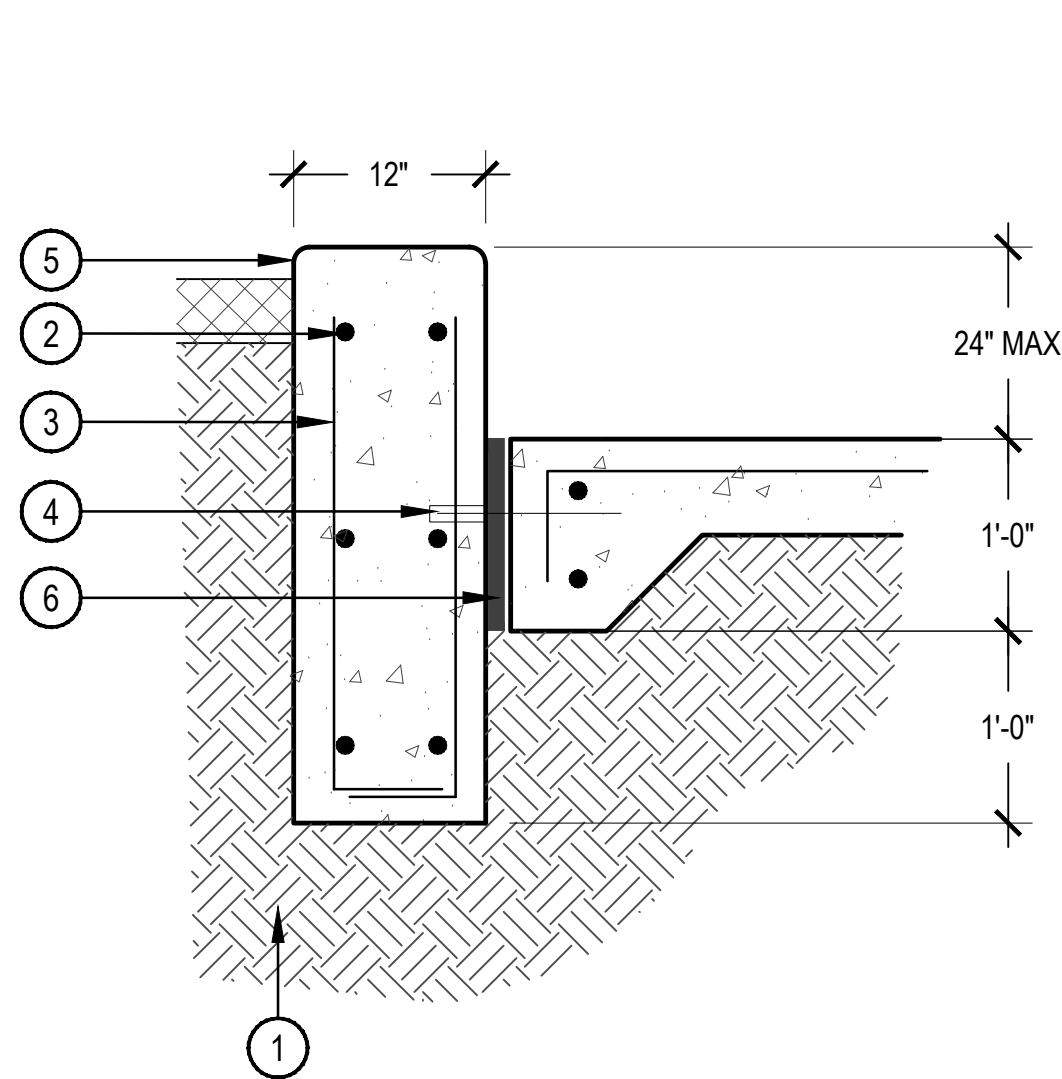
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Designed By: PM, RB
Checked By: JB, WB

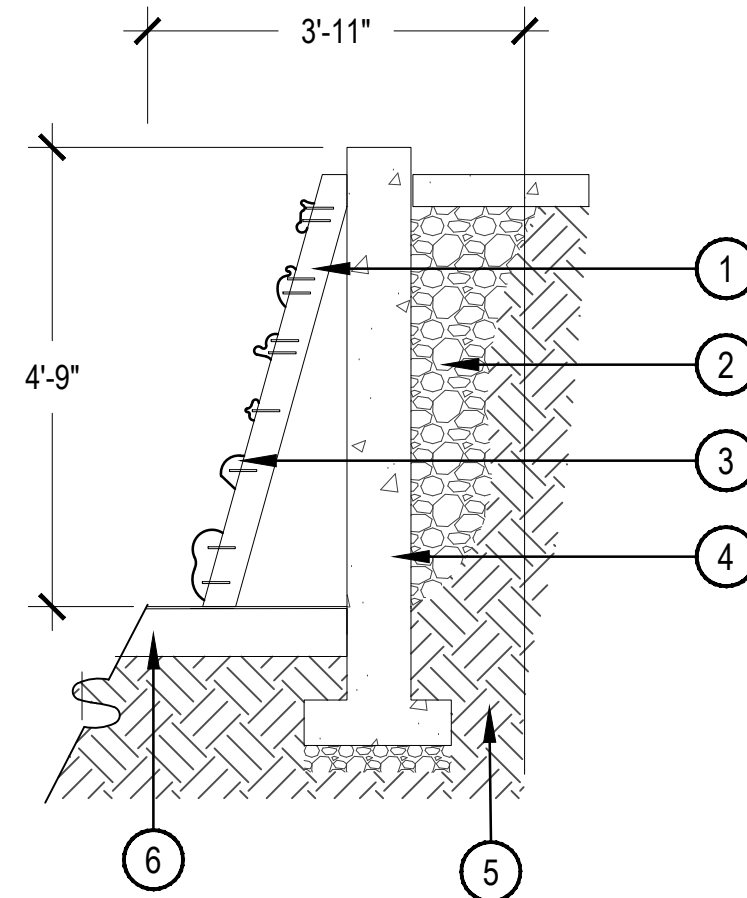
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LANDSCAPE DETAILS

Date: 03/18/2015
Job No.: 15020

14



- ① COMPACTED SUBGRADE 95%
- ② #4 CONTINUOUS REBAR, 12" O.C. EACH FACE
- ③ #4 CONTINUOUS REBAR, 24" O.C. TYPICAL
- ④ #4 DOWEL, 24" O.C. TYPICAL
- ⑤ 1" RADIUS ON ALL CORNERS TYPICAL
- ⑦ 1/2" EXPANSION JOINT WITH EXTERIOR GRADE SEALANT



- ① CLIMBING WALL
- ② GRAVEL BACKFILL
- ③ GRIPS - VARYING SIZES
- ④ RETAINING WALL
- ⑤ COMPACTED SUBGRADE
- ⑥ POURED IN PLACE SAFETY SURFACE

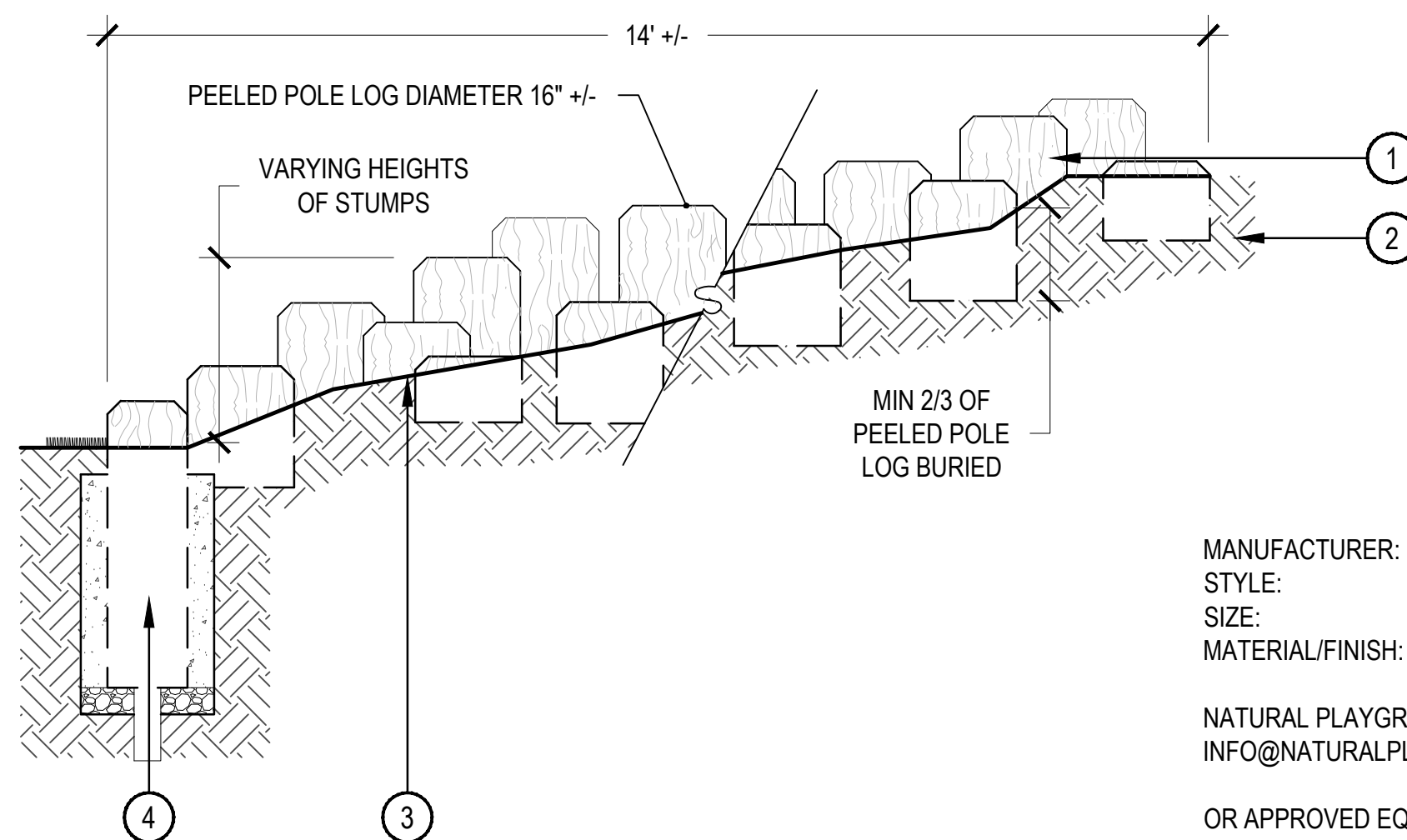
NOTE: CONCEPTUAL, FINAL DESIGN BY STRUCTURAL ENGINEER

1 CONCRETE SEATWALL

SCALE: 1" = 1'-0"

2 CLIMBING WALL

SCALE: 1/2" = 1'-0"



- ① NATURAL PEELED LOGS WITH BEVELED EDGE, WOOD TBD
- ② COMPACTED SUBGRADE
- ③ FOLLOWS GRADE
- ④ FIRST ROW ANCHORED WITH CONCRETE, FREE DRAINING

MANUFACTURER: NATURAL PLAYGROUNDS COMPANY
STYLE: REAL WOOD STUMPS
SIZE: VARIES - 8"-18" HT, 16" +/- DIAMETER
MATERIAL/FINISH: SUSTAINABLE HARDWOODS

NATURAL PLAYGROUNDS COMPANY, LLC
INFO@NATURALPLAYGROUNDS.COM

OR APPROVED EQUAL

3 LOG STEPPERS

SCALE: 1/2" = 1'-0"

OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 15 OF 30



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BENCHMARK:

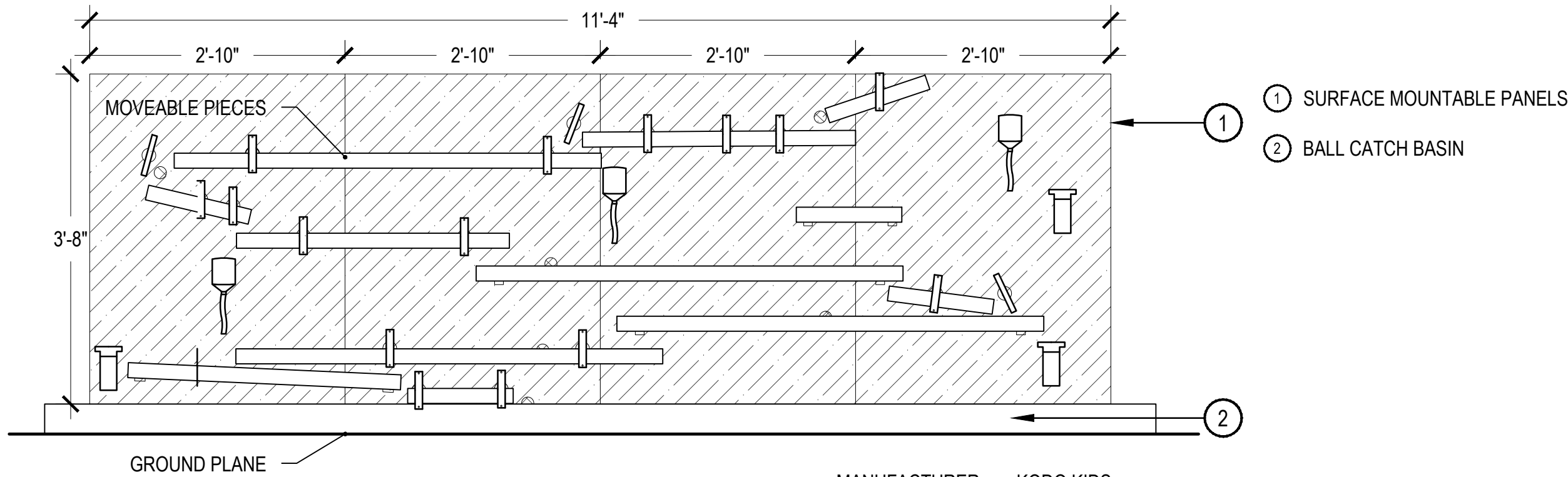
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CITY OF WESTMINSTER CONTROL
POINT #110 BEING A FOUND 3 1/2"
ALUMINUM CAP PLS #7735 AT THE
EAST QUARTER CORNER OF
SECTION 5, IN THE INTERSECTION OF
W. 68TH AVE. AND ZUNI ST.

ELEVATION = 5246.91 FEET (NAV
1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF
COLORADO
811
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Designed By: PM, RB
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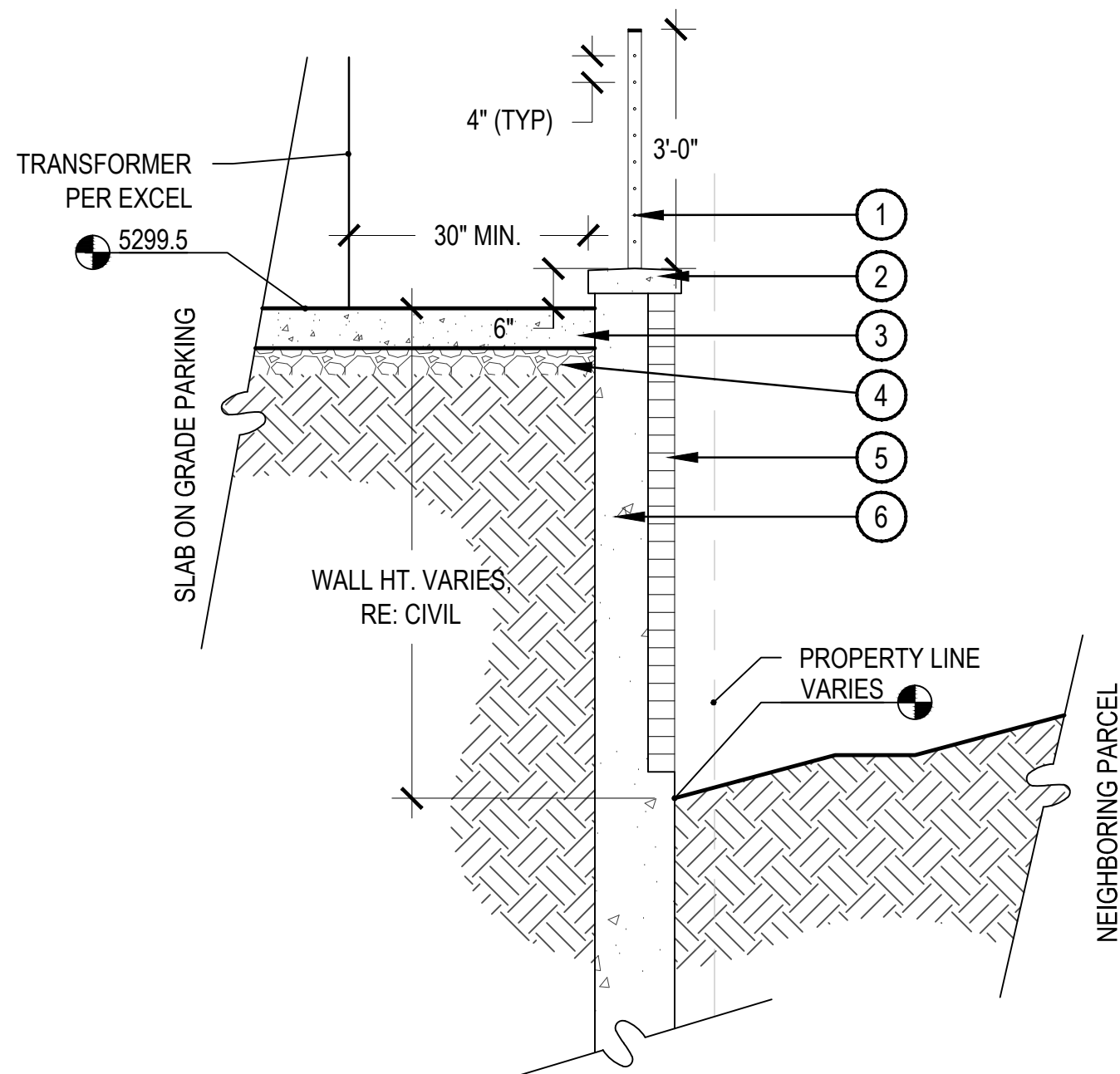
MANUFACTURER: KODO KIDS
STYLE: MAGNETIC PLAY WALL
SIZE: 68" L X 27" W X 44" H
MATERIAL/FINISH: STEEL WITH POWDERCOAT
COLORS VARY

KODO KIDS, 720.340.2704
INFO@KODOKIDS.COM

OR APPROVED EQUAL
NOTE: ALL IS MOVEABLE ON MAGNETIC BOARD

1 INTERACTIVE MAGNET WALL

SCALE: 3/4" = 1'-0"



- 1 3/8" X 2" PTD. STEEL POST
- 2 CAST STONE CAP
- 3 CONCRETE PAVED PARKING AREA
- 4 COMPACTED SUB GRADE
- 5 MORTAR-SET MASONRY VENEER
- 6 CONCRETE RETAINING WALL, RE: STRUCTURAL

2 CONCRETE RETAINING WALL

SCALE: 1/2" = 1'-0"

ALTO
LANDSCAPE DETAILS

Date: 03/18/2015
Job No.: 15020

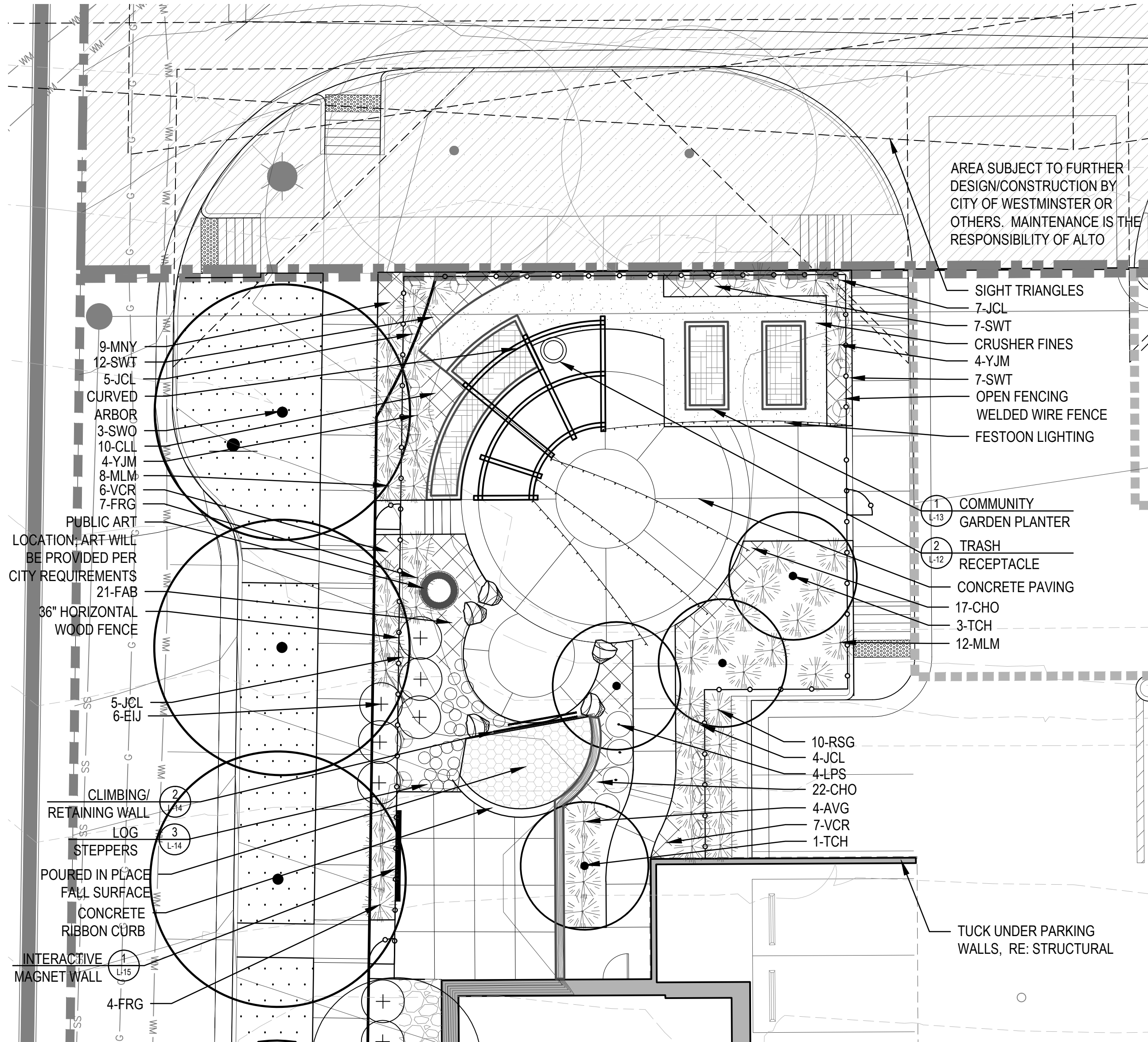
15

OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

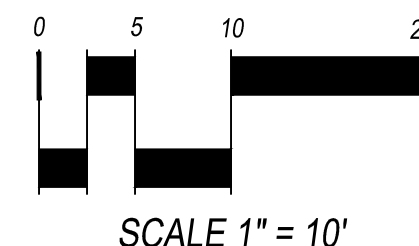
SHEET 16 OF 30



LEGEND

- 5' BUILDING OFFSET
- FENCE
- LANDSCAPE BOULDERS
- DECIDUOUS ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- VINES
- PERENNIALS
- COBBLE
- SOD
- COMMUNITY GARDEN

ENLARGEMENT - AMENITY AREA



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Denver, Colorado 80204
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F 303.892.1186

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Designed By: PM, RB
Checked By: JB, WB

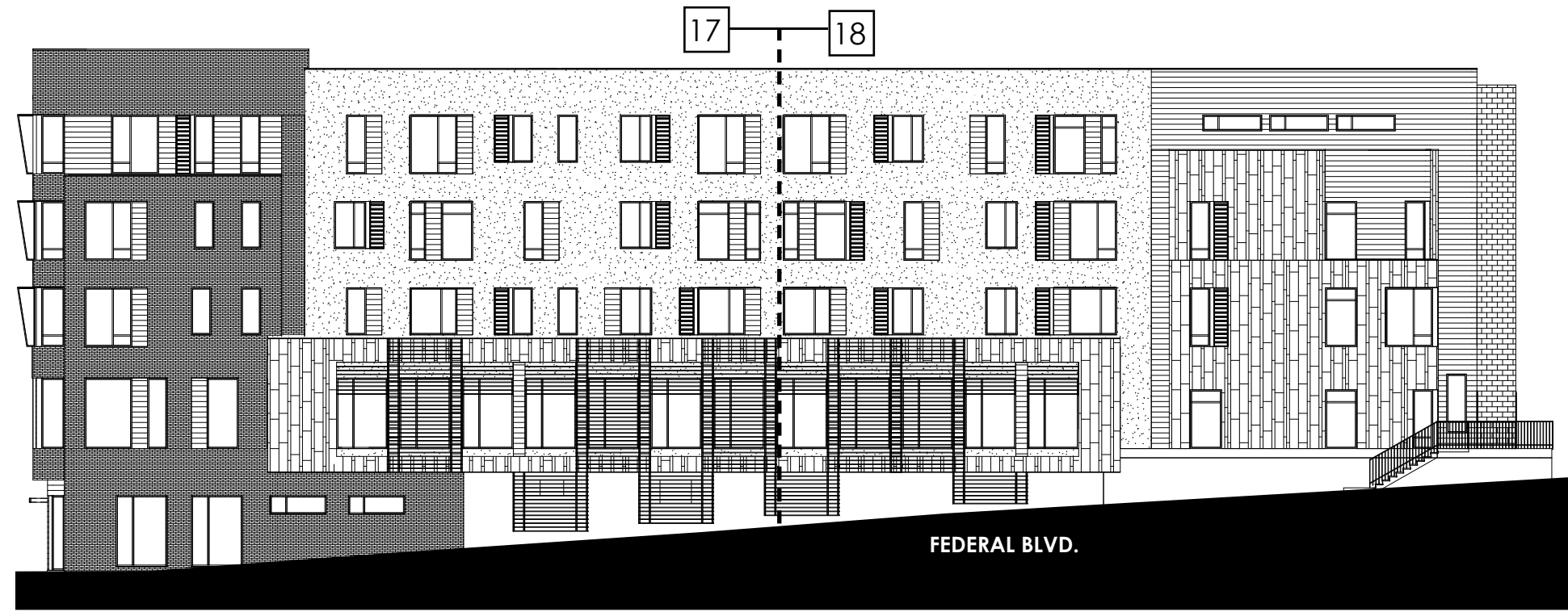
ALTO
LANDSCAPE ENLARGEMENT

Date: 03/18/2015
Job No.: 15020

16

EXTERIOR MATERIAL SCHEDULE

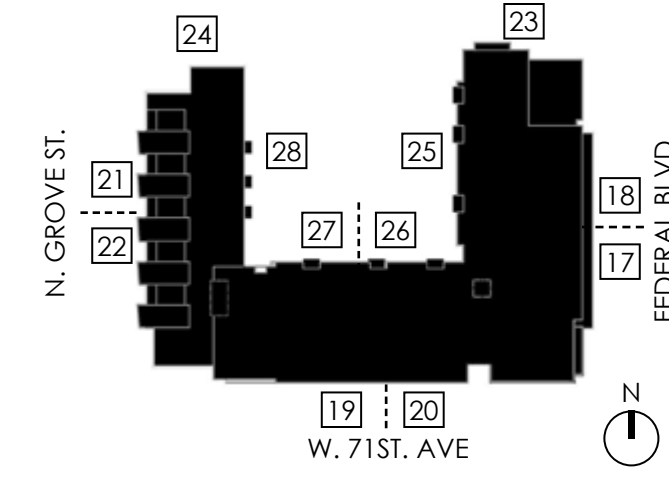
- MV1 MASONRY VENEER 1
LAKEWOOD BRICK ITALIAN TAN T-1 OR SIM.
- MV2 MASONRY VENEER 2
LAKEWOOD BRICK GRAPHITE OR SIM.
- FC1 FIBER CEMENT CLADDING ACCENT 1
NICHHA "VINTAGEWOOD" BARK
- FC2 FIBER CEMENT CLADDING ACCENT 2
NICHHA "VINTAGEWOOD" CEDAR
- FC3 FIBER CEMENT PANEL
COLOR: SW 7003 TOQUE WHITE OR SIM.
- FC4 FIBER CEMENT PANEL
COLOR: SW 2808 DARK BROWN OR SIM.
- FC5 FIBER CEMENT PANEL
COLOR: GLIDDEN CINNAMON STICK OR SIM.
- S1 STUCCO COLOR 1
COLOR: SW 7003 TOQUE WHITE OR SIM.
- S2 STUCCO COLOR 2
COLOR: SW 2808 DARK BROWN OR SIM.
- MP METAL PANEL - FLATLOCK SEAM
COLOR: FIRESTONE SLATE GRAY OR SIM.
- AL ALUMINUM WINDOWS & STOREFRONT
DARK ANODIZED
- CMU PAINTED CMU
COLOR: SW 7019 GAUNTLET GRAY OR SIM.
- MTL PAINTED METAL RAILING & TRELIS
COLOR: SW 6006 BLACK BEAN OR SIM.



EAST / FEDERAL BLVD. OVERALL ELEVATION
N.T.S.

BUILDING OVERALL EXTERIOR FINISH CALCULATIONS

MASONRY VENEER MV1 & MV2:	19%	METAL PANEL SYSTEM MP:	16%
STUCCO S1 & S2:	18%	CMU:	8%
FIBER CEMENT CLADDING ACCENT FC1 & FC2:	18%	CAST IN PLACE CONCRETE	1%
FIBER CEMENT PANEL FC3, FC4, FC5:	20%		



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT
THERE WILL BE NO OFF-SITE GLARE ALLOWED

EAST FACADE EXTERIOR FINISH

MASONRY VENEER MV1 & MV2:	19%
STUCCO:	33%
FIBER CEMENT CLADDING FC1 & FC2:	16%
METAL PANEL SYSTEM MP:	24%
CAST IN PLACE CONCRETE	8%



PARTIAL EAST ELEVATION
1/8" = 1'-0"



1550 WYNKOOP ST. #100
DENVER, CO 80202
P: 303-436.9551

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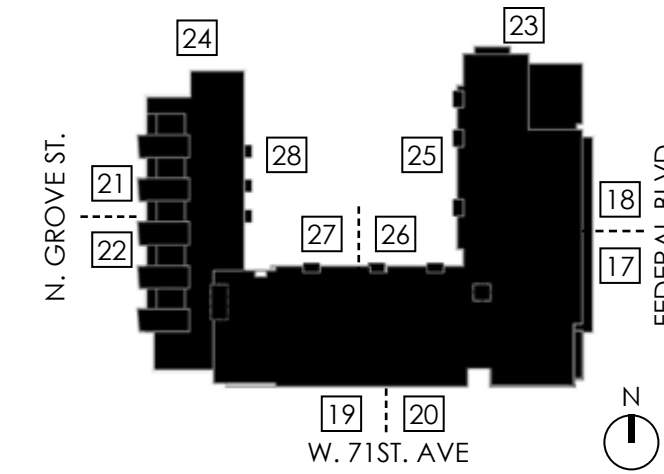
No.	Description of Revisions	Date	By
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1	TECHNICAL ODP RESUBMITTAL	07/15/15	RP

Designed By: R. PRANANTA Checked By: J. ADKINS

ALTO
ELEVATIONS

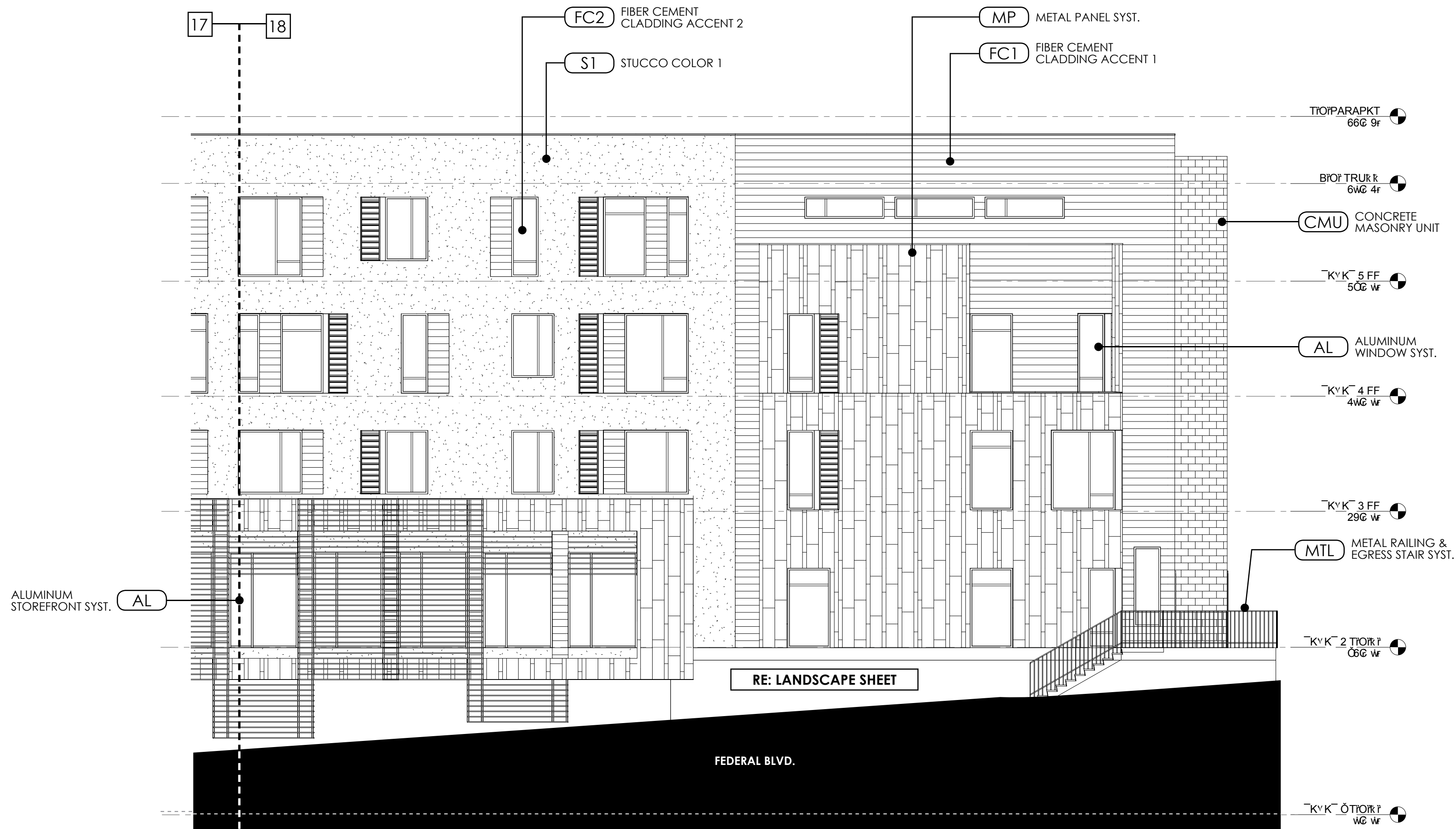
Date: 03/18/2015
Job No.: 1639

17



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT
THERE WILL BE NO OFF-SITE GLARE ALLOWED

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PARTIAL EAST ELEVATION
1/8" = 1'-0"

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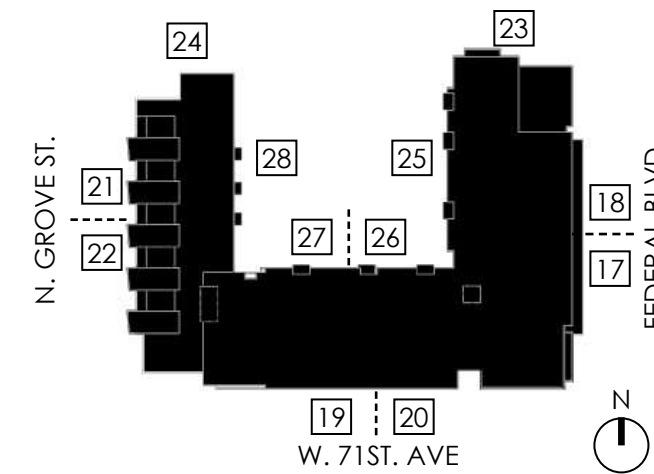
ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

18



SOUTH / W 71ST AVE. OVERALL ELEVATION
N.T.S.



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT
THERE WILL BE NO OFF-SITE GLARE ALLOWED

SOUTH FACADE MATERIAL CALCULATIONS

MASONRY VENEER MV1 & MV2:	35%
STUCCO:	36%
FIBER CEMENT CLADDING FC1 & FC2:	7%
METAL PANEL SYSTEM MP:	22%

SA+R
SHEARS ADKINS ROCKMORE

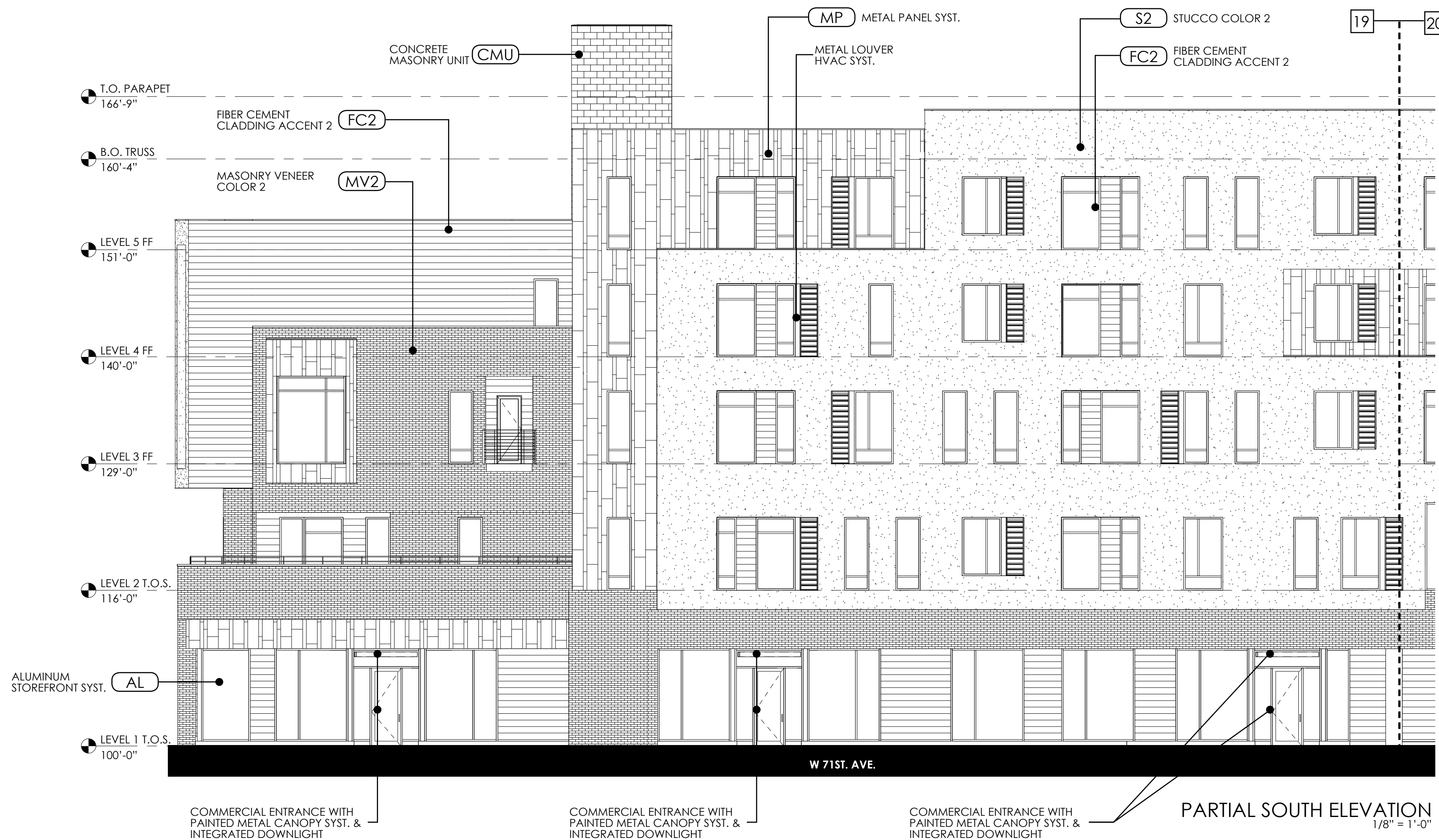
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DENVER, CO 80202
P: 303-436.9551

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Designed By: R. PRANANTA Checked By: J. ADKINS

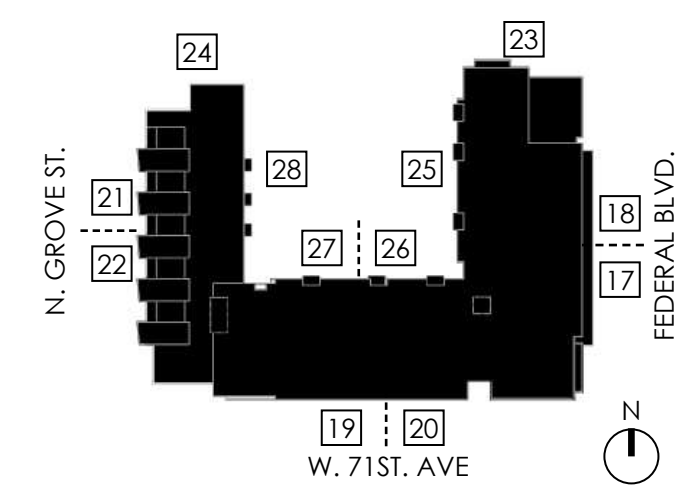


PARTIAL SOUTH ELEVATION
1/8" = 1'-0"

ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

19



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT

THERE WILL BE NO OFF-SITE GLARE ALLOWED

SA+R
SHEARS ADKINS ROCKMORE

1550 WYNKOOP ST. #100
DENVER, CO 80202
P: 303-436.9551

BENCHMARK:
ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3 1/2" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5, IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.
ELEVATION = 5246.91 FEET (NAV 1988 DATUM)

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

No.	Description of Revisions	Date	By
3	TECHNICAL ODP RESUBMITTAL	11/18/15	RP
2	TECHNICAL ODP RESUBMITTAL	09/24/15	RP
1	TECHNICAL ODP RESUBMITTAL	07/15/15	RP

Designed By: R. PRANANTA Checked By: J. ADKINS



19 20

METAL LOUVER HVAC SYST.

FC2 FIBER CEMENT CLADDING ACCENT 2

S2 STUCCO COLOR 2

AL ALUMINUM STOREFRONT SYST.

FC1 FIBER CEMENT ACCENT CLADDING 1

MV1 MASONRY VENEER COLOR 1

SS PERFORATED METAL SUN SHADE SYST.

TPO/PARAPKT 66G 9f

BROF TRUK R 6WG 4f

KYK 5 FF 50G Wf

KYK 4 FF 4WG Wf

KYK 3 FF 29G Wf

KYK 2 TPO/P 06G Wf

KYK 0 TPO/P Wf Wf

W 71ST. AVE.

GARAGE ENTRANCE

BUILDING ENTRANCE WITH PAINTED METAL CANOPY SYST. & INTEGRATED DOWNLIGHT

COMMERCIAL ENTRANCE WITH PAINTED METAL CANOPY SYST. & INTEGRATED DOWNLIGHT

PARTIAL SOUTH ELEVATION
1/8" = 1'-0"

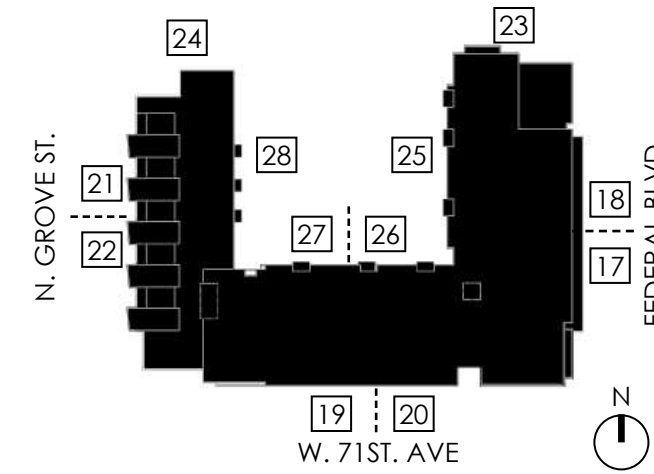
ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

20



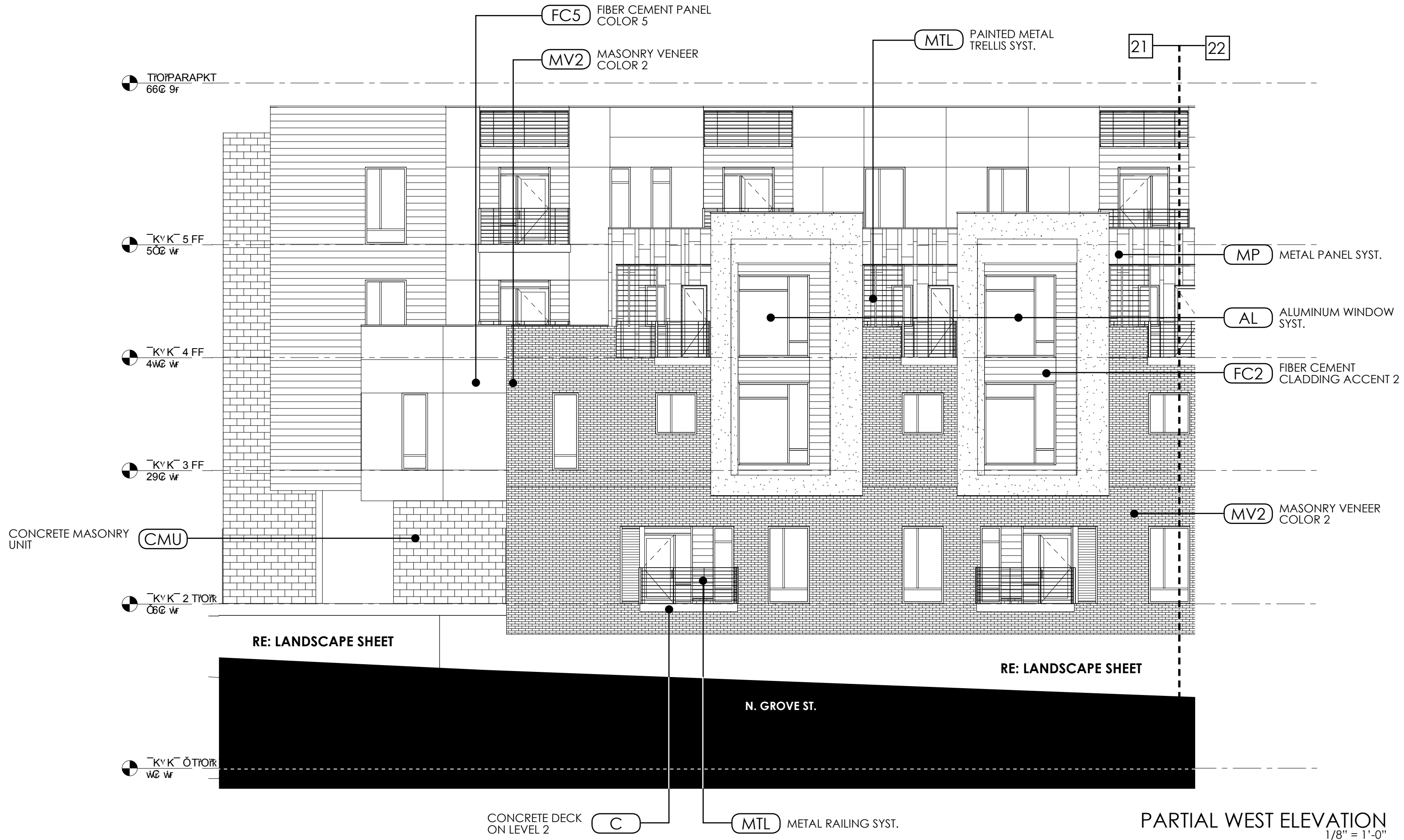
WEST / GROVE ST. OVERALL ELEVATION
N.T.S.



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT
THERE WILL BE NO OFF-SITE GLARE ALLOWED

WEST FACADE MATERIAL CALCULATIONS

MASONRY VENEER MV1 & MV2:	33%
STUCCO:	14%
FIBER CEMENT CLADDING FC1 & FC2:	30%
METAL PANEL SYSTEM MP:	8%
PAINTED CMU	12%
FIBER CEMENT PANEL FC5	3%



PARTIAL WEST ELEVATION
1/8" = 1'-0"

SA+R
SHEARS ADKINS ROCKMORE

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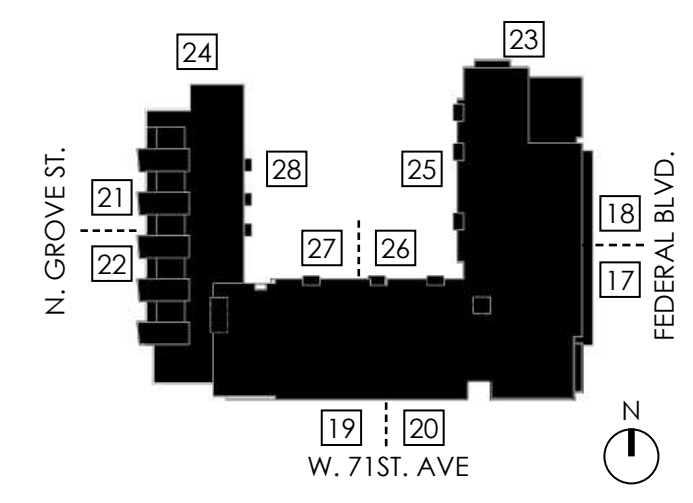
No.	Description of Revisions	RP	By
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3	TECHNICAL ODP RESUBMITTAL	11/18/15	RP
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1	TECHNICAL ODP RESUBMITTAL	07/15/15	RP

Designed By: R. PRANANTA Checked By: J. ADKINS

ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

21



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT

THERE WILL BE NO OFF-SITE GLARE ALLOWED

SA+R
SHEARS ADKINS ROCKMORE

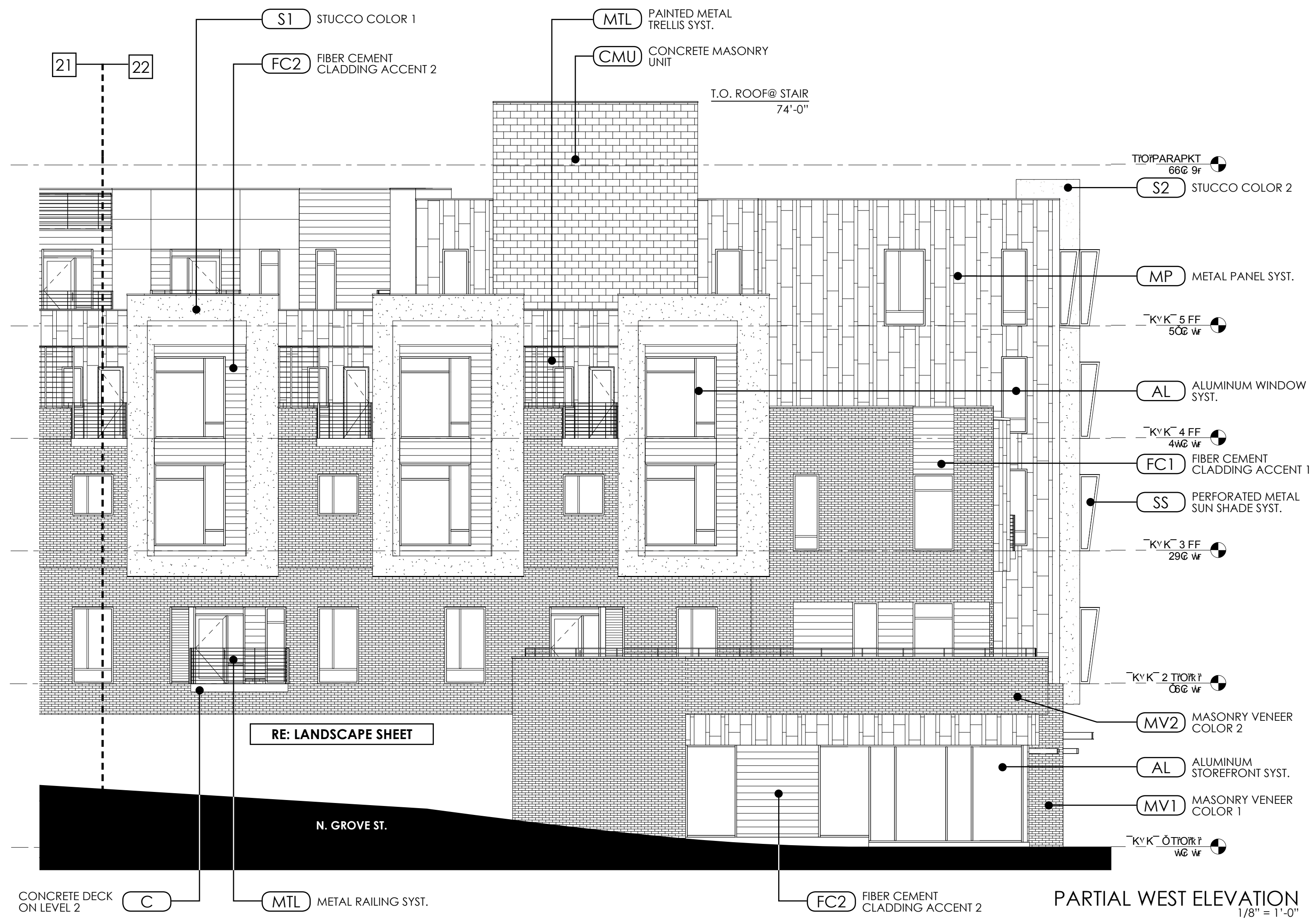
1550 WYNKOOP ST. #100
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Designed By: R. PRANANTA
Checked By: J. ADKINS



ALTO
ELEVATIONS

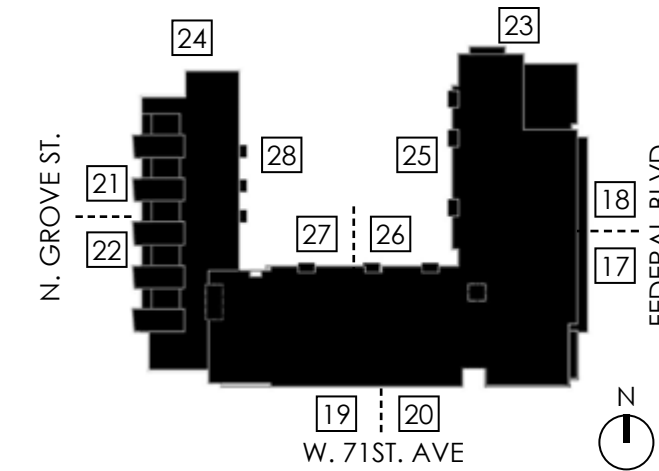
Date: 03/18/2015
Job No.: 1639

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Sheet 22 of 30



NORTH OVERALL ELEVATION
N.T.S.

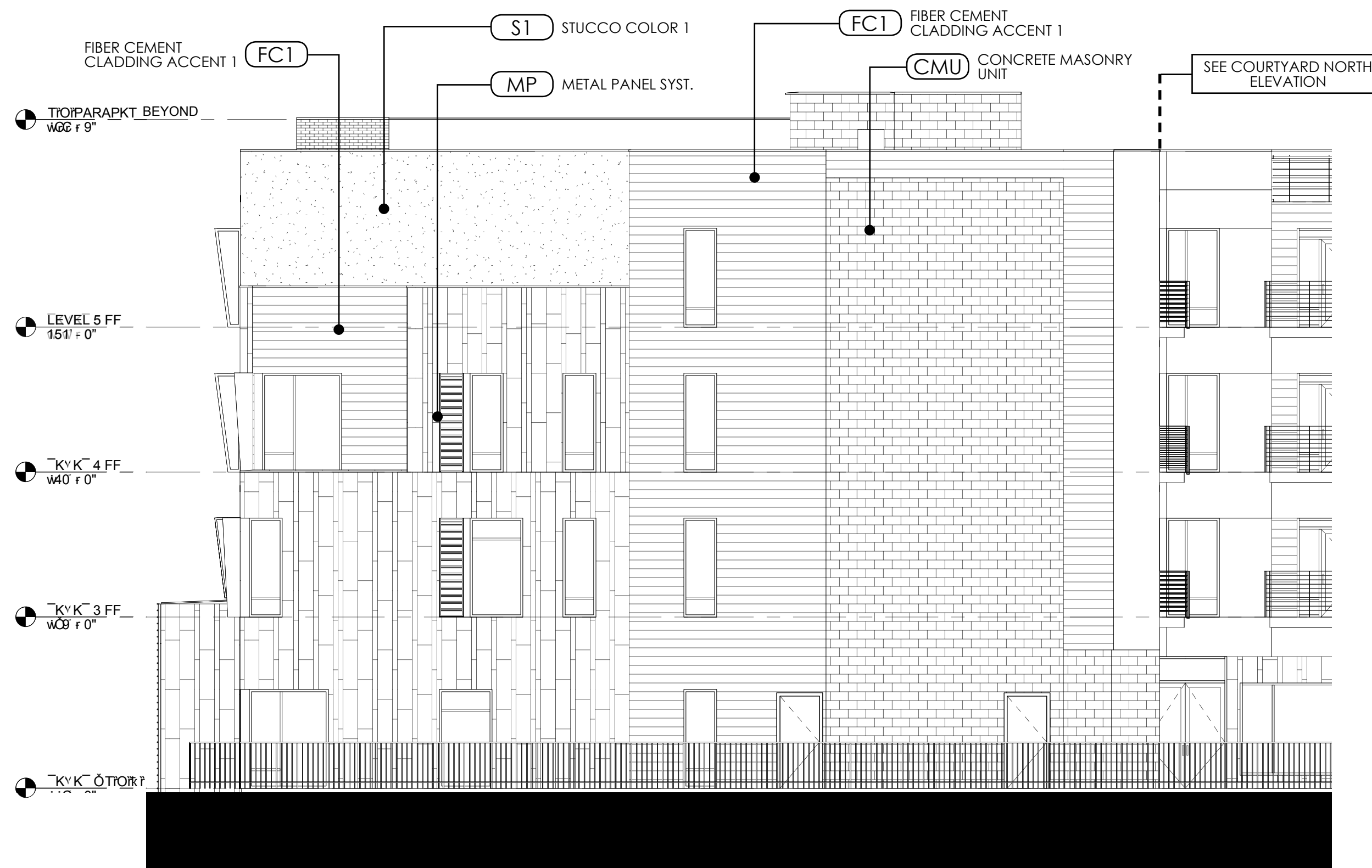


ALL ROOFTOP EQUIPMENT WILL BE
SCREENED TO ITS FULL HEIGHT

THERE WILL BE NO OFF-SITE GLARE ALLOWED

**NORTH FACADE MATERIAL
CALCULATIONS**

MASONRY VENEER MV2:	13%
STUCCO S1:	8%
FIBER CEMENT CLADDING FC1 & FC2:	19%
METAL PANEL SYSTEM MP:	19%
PAINTED CMU:	32%
FIBER CEMENT PANEL FC5:	9%



PARTIAL NORTH ELEVATION
1/8" = 1'-0"

SA+R
SHEARS ADKINS ROCKMORE

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Designed By: R. PRANANTA Checked By: J. ADKINS

ALTO

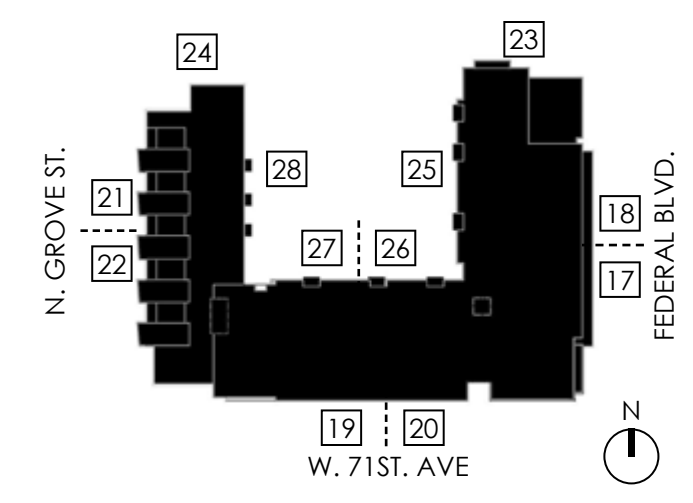
ELEVATIONS

Date: 03/18/2015

Job No.: 1639

23

Sheet 23 of 30



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT

THERE WILL BE NO OFF-SITE GLARE ALLOWED

SA+R
SHEARS ADKINS ROCKMORE

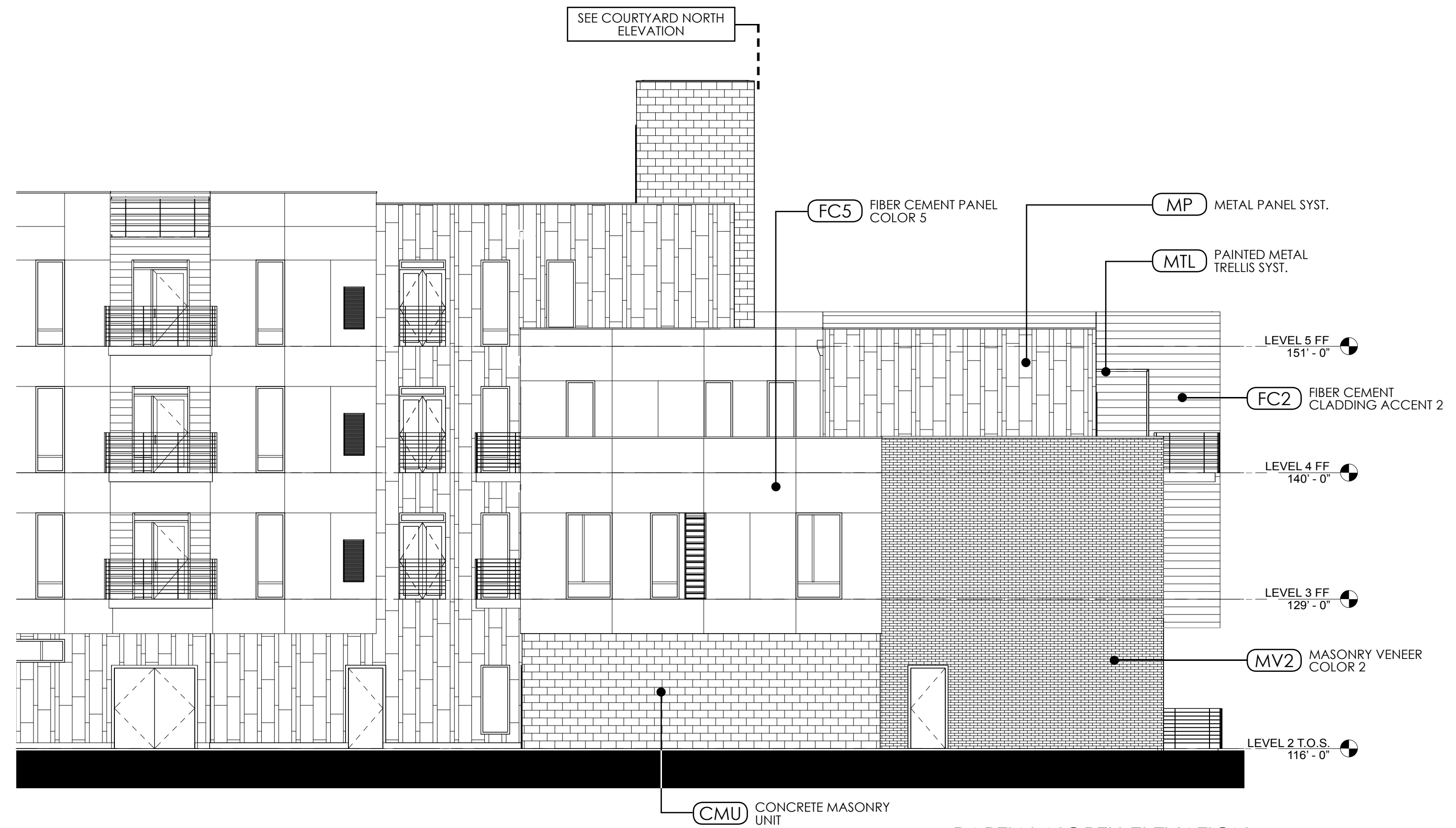
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Designed By: R. PRANANTA
Checked By: J. ADKINS

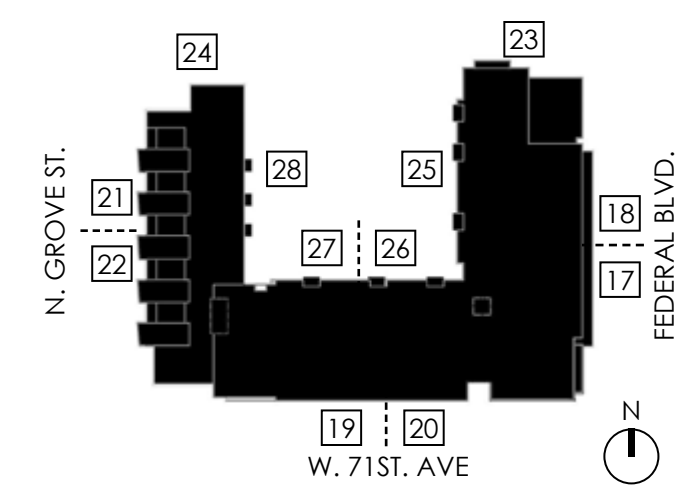


PARTIAL NORTH ELEVATION
1/8" = 1'-0"

ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

24



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT

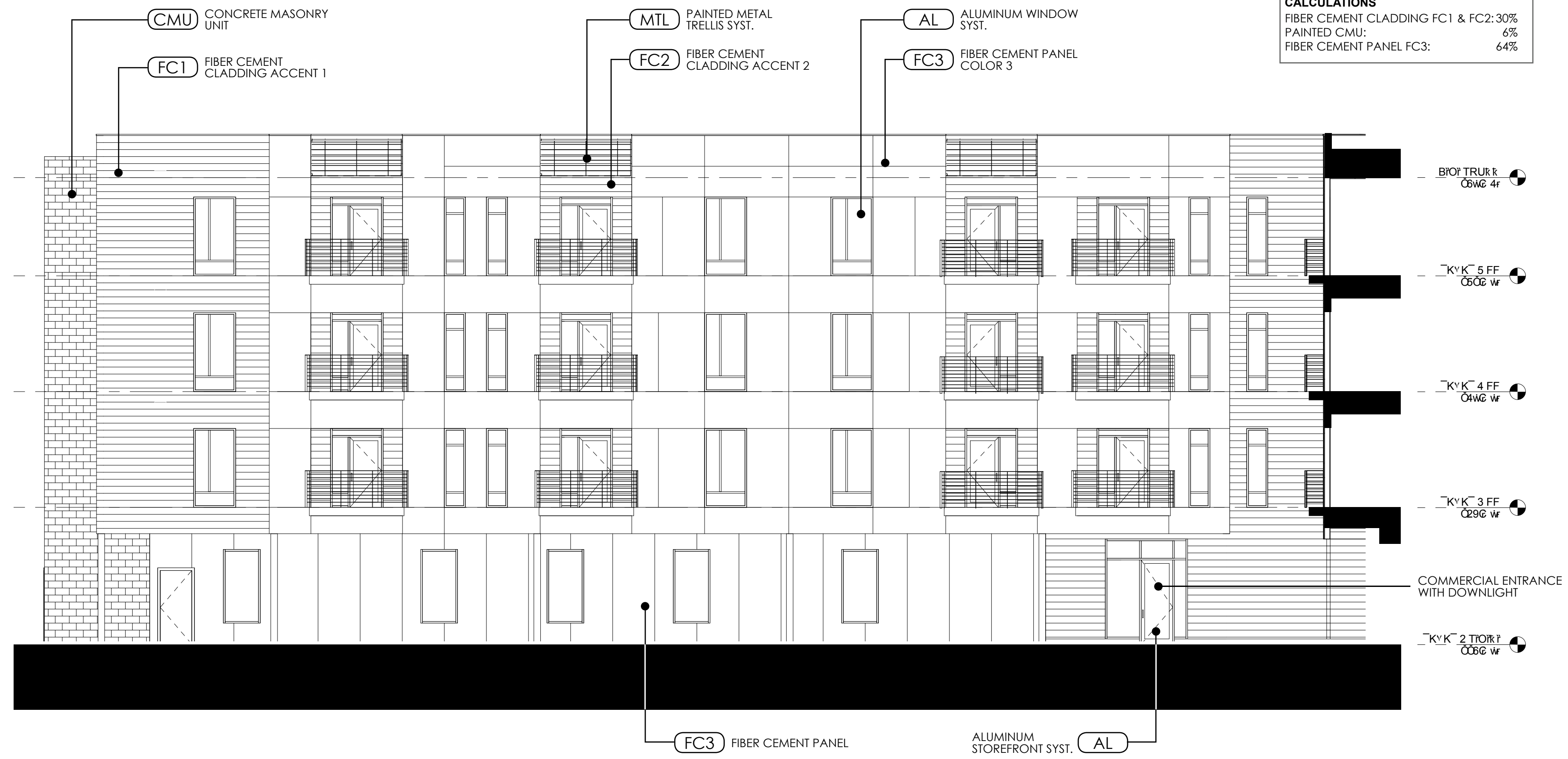
THERE WILL BE NO OFF-SITE GLARE ALLOWED

COURTYARD WEST FACADE MATERIAL CALCULATIONS

FIBER CEMENT CLADDING FC1 & FC2: 30%

PAINTED CMU: 6%

FIBER CEMENT PANEL FC3: 64%



COURTYARD WEST ELEVATION
1/8" = 1'-0"

SA+R
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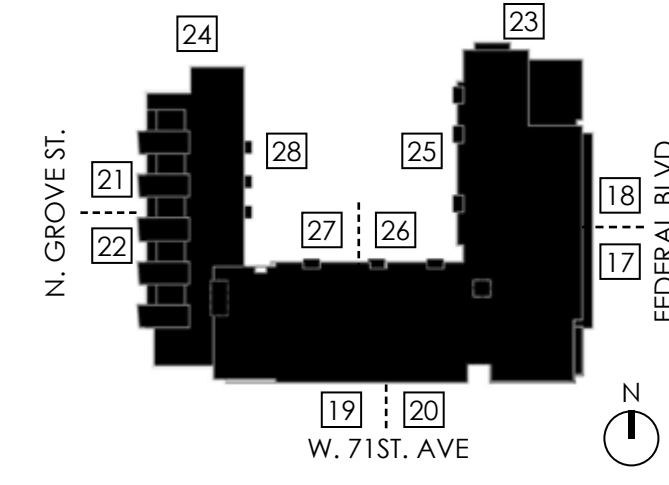
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Designed By: R. PRANANTA
Checked By: J. ADKINS

ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

25



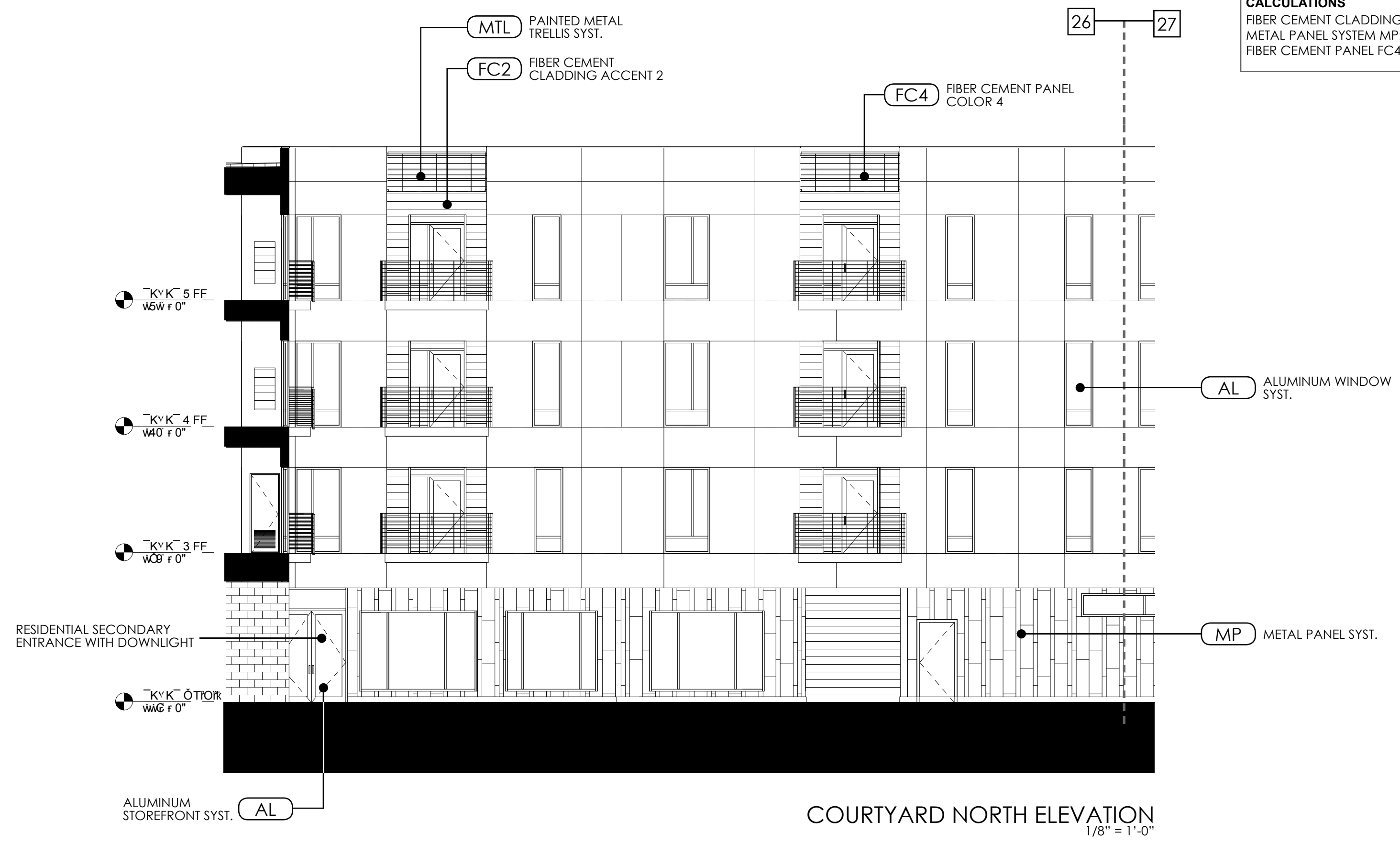
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THERE WILL BE NO OFF-SITE GLARE ALLOWED

COURTYARD NORTH FACADE MATERIAL CALCULATIONS

FIBER CEMENT CLADDING FC2:	19%
METAL PANEL SYSTEM MP:	28%
FIBER CEMENT PANEL FC4:	53%

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COURTYARD NORTH ELEVATION
1/8" = 1'-0"

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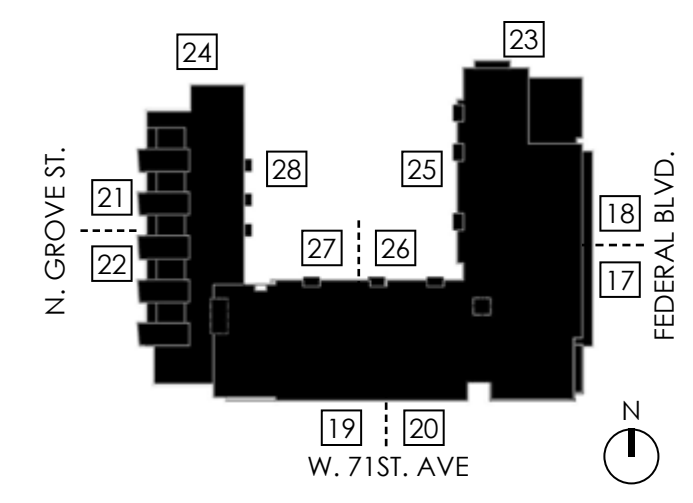
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Designed By: R. PRANANTA
Checked By: J. ADKINS

ALTO
ELEVATIONS

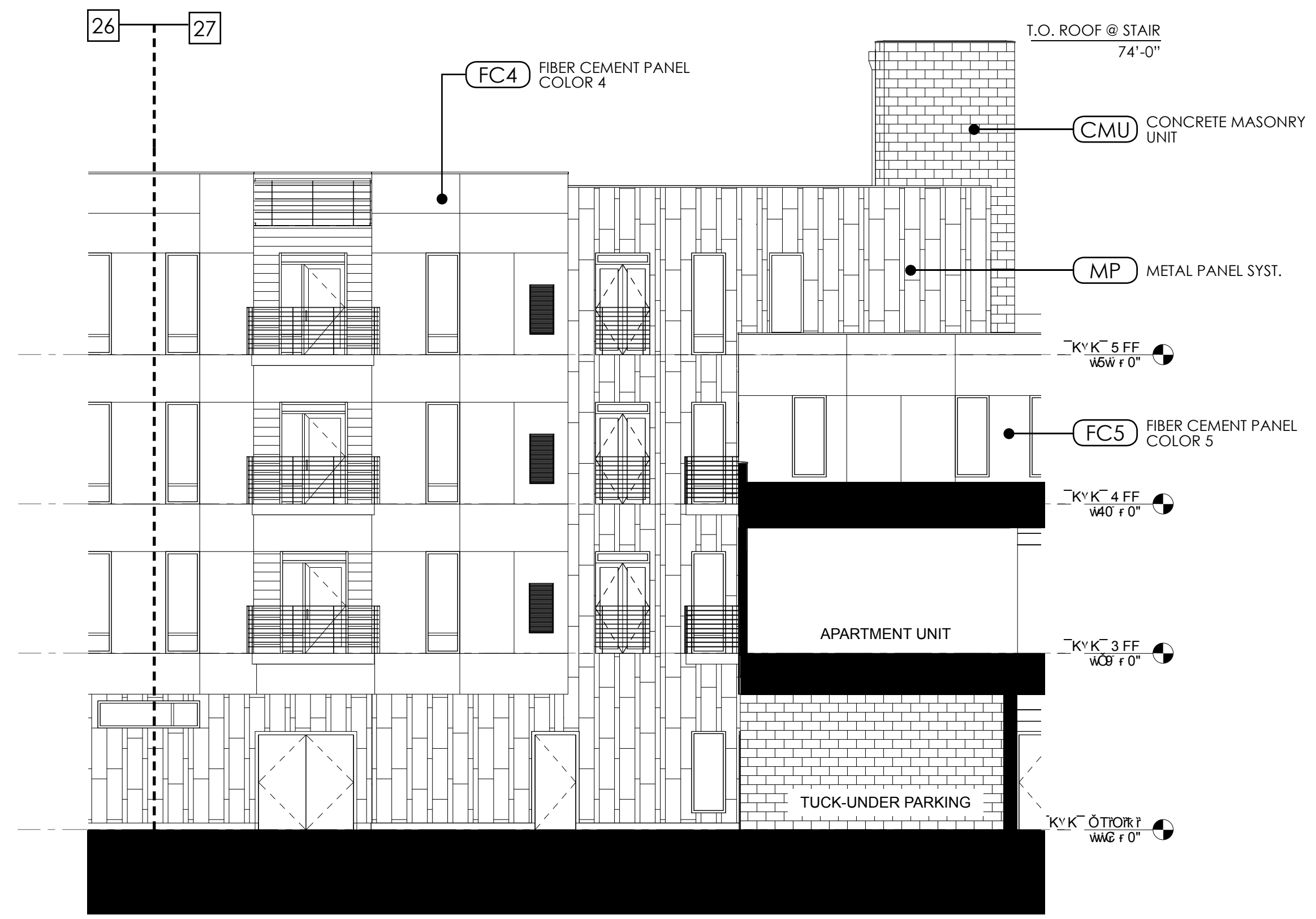
Date: 03/18/2015
Job No.: 1639

26



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT

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COURTYARD NORTH ELEVATION
1/8" = 1'-0"

SA+R
SHEARS ADKINS ROCKMORE

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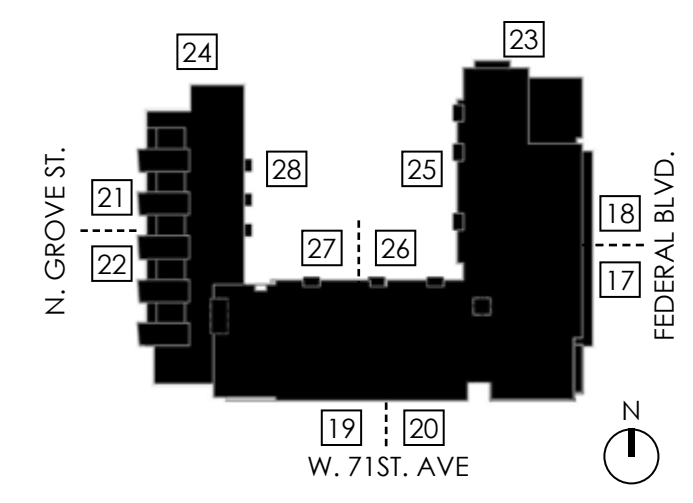
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1	TECHNICAL ODP RESUBMITTAL		07/15/15			

Designed By: R. PRANANTA Checked By: J. ADKINS

ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

27



ALL ROOFTOP EQUIPMENT WILL BE SCREENED TO ITS FULL HEIGHT

THERE WILL BE NO OFF-SITE GLARE ALLOWED

COURTYARD EAST FACADE MATERIAL CALCULATIONS

PAINTED CMU:	33%
FIBER CEMENT PANEL:	67%

SA+R
SHEARS ADKINS ROCKMORE

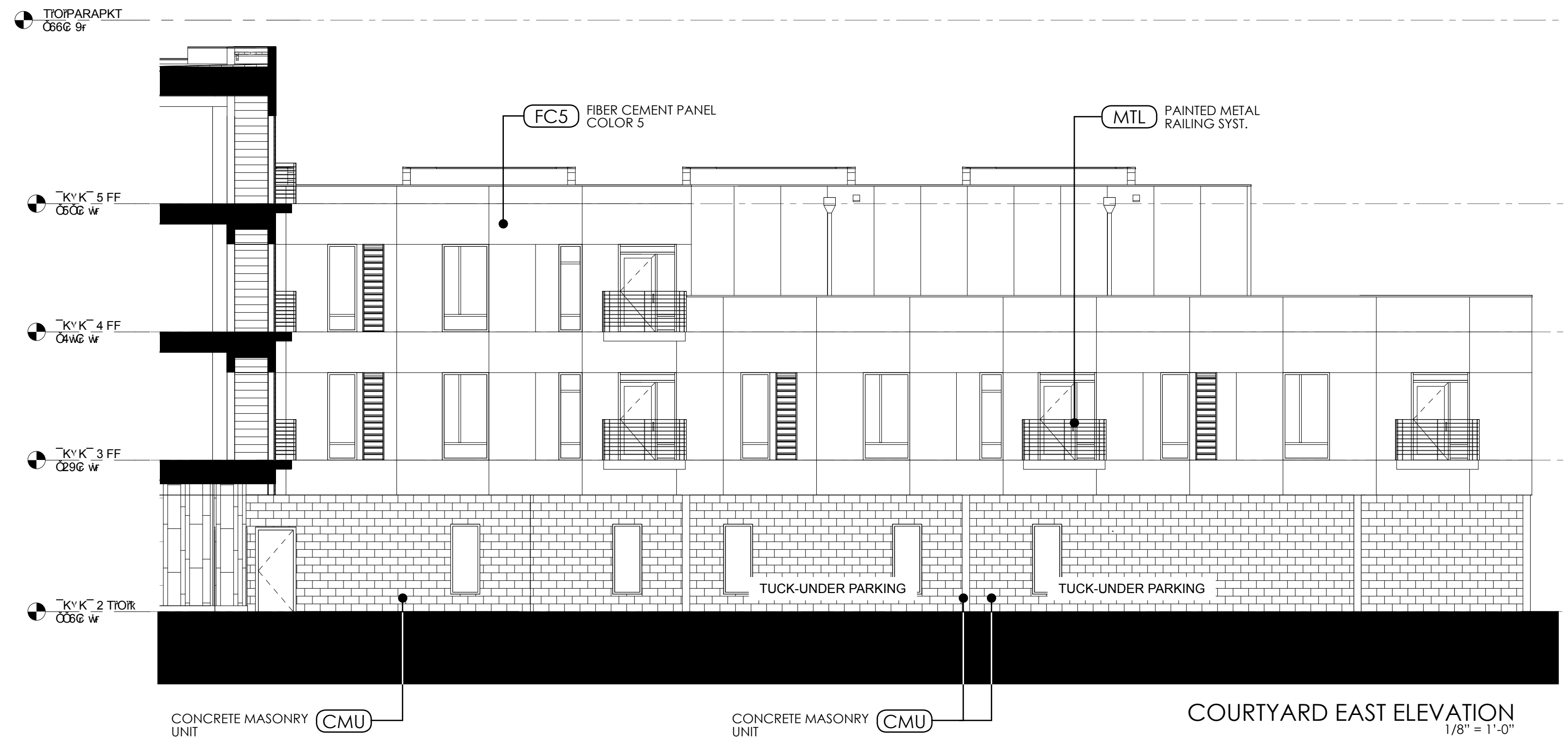
1550 WYNKOOP ST. #100
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Designed By: R. PRANANTA Checked By: J. ADKINS



ALTO
ELEVATIONS

Date: 03/18/2015
Job No.: 1639

28

OFFICIAL DEVELOPMENT PLAN

ALTO

PARCELS OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 29 OF 30



JANSEN STRAWN
CONSULTING ENGINEERS

45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

FOR AND ON BEHALF OF
JANSEN STRAWN CONSULTING ENGINEERS, INC.

BENCHMARK:

ELEVATIONS ARE BASED ON THE CITY OF WESTMINSTER CONTROL POINT #110 BEING A FOUND 3" ALUMINUM CAP PLS #7735 AT THE EAST QUARTER CORNER OF SECTION 5 IN THE INTERSECTION OF W. 68TH AVE. AND ZUNI ST.

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No.	Description of Revisions	Date	By
3	PDP RESUBMITTAL	11/18/15	TLS
2	TECHNICAL ODP RESUBMITTAL	09/21/15	TLS
1	TECHNICAL ODP SUBMITTAL	07/15/15	TLS

Designed By: MTV
Checked By: MTV

ALTO

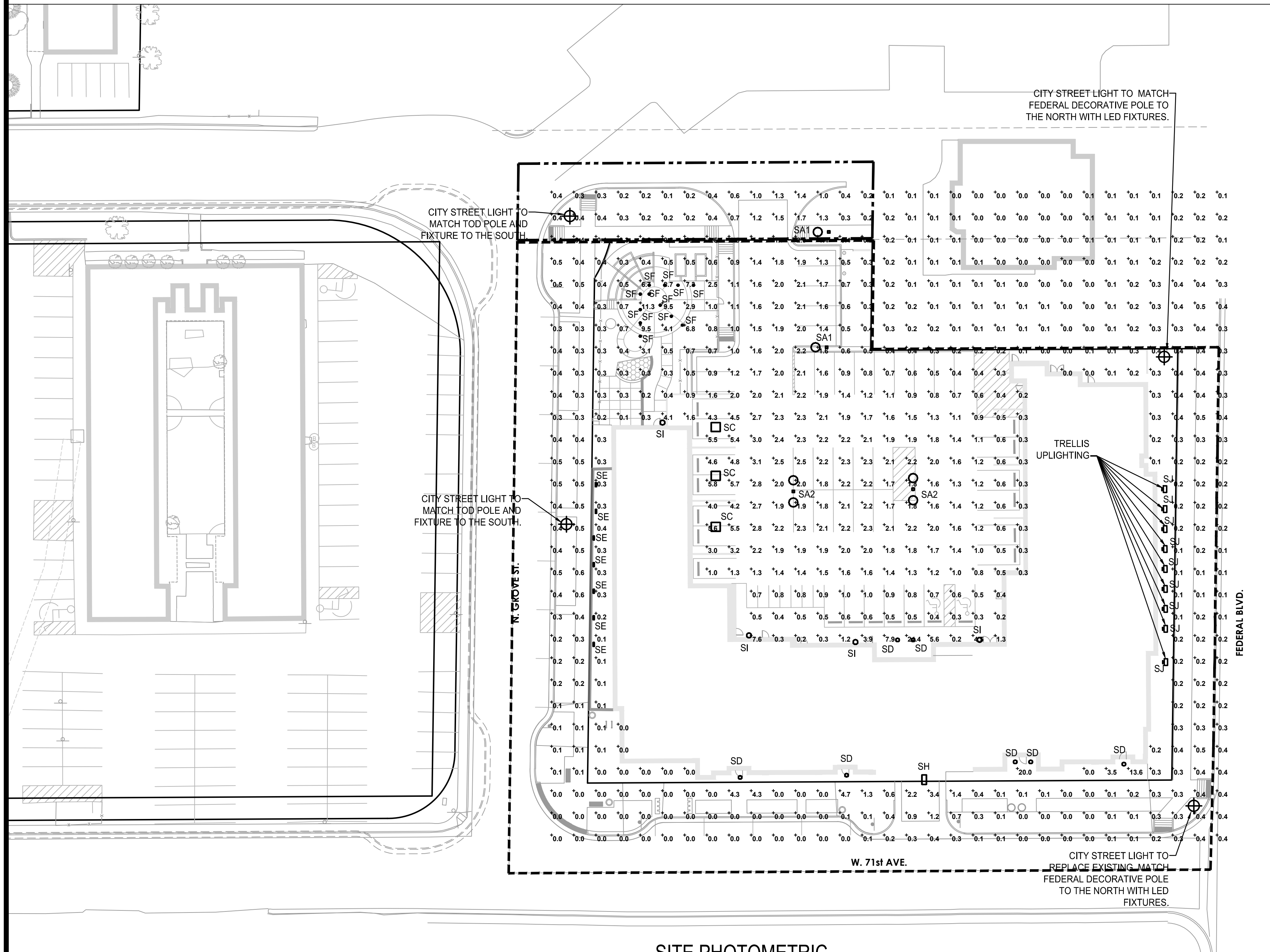
SITE PHOTOMETRIC

Date: 03/18/2015
Job No.: 0452-01-1-02

E-100

Sheet 29 of 30

NOT FOR CONSTRUCTION



1 SITE PHOTOMETRIC
SCALE: 1" = 30'-0"

C:\Users\Marcus\AppData\Local\Temp\AcPublish_9396\PH-PHOTOMETRIC.dwg marcus 11.24.15 12:22 pm

OFFICIAL DEVELOPMENT PLAN

ALTO

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SHEET 30 OF 30



JANSEN STRAWN
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1	TECHNICAL ODP SUBMITTAL	07/15/15	TLS

Designed By: MTV
Checked By: MTV

ALTO
SITE CUTSHEETS

Date: 03/18/2015
Job No.: 0452-01-1-02

E-101

Sheet 30 of 30

NOT FOR CONSTRUCTION

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○ ■	SA1	4	JUNO LIGHTING GROUP, LLC	A2-B06-4K-UN-3	ACCULITE ALARI ARCHITECTURAL AREA LUMINAIRE, TYPE III DISTRIBUTION LOW EPA DIE CAST ALUMINUM HOUSING CLEAR FLAT LENS	LED	1	A2-B06-4K-UN-3-LED-PT08142002.ies	5438.042	1	72.07
○ ○ ○	SA2	2	JUNO LIGHTING GROUP, LLC	A2-B06-4K-UN-3	ACCULITE ALARI ARCHITECTURAL AREA LUMINAIRE, TYPE III DISTRIBUTION LOW EPA DIE CAST ALUMINUM HOUSING CLEAR FLAT LENS	LED	1	A2-B06-4K-UN-3-LED-PT08142002.ies	5438.042	1	144.14
□	SC	3	LSI INDUSTRIES	XSL2-5A-LED-50-SS-CW-DLF			1	XSL2-5A-LED-50-SS-CW-DLF.IES	4393.483	0.7	59.9
○	SD	2	PHILIPS	C4L20CW35KCLUVB	4" DOWNLIGHT CYLINDER	LED	1	C4L20CW35KCLUVB.ies	2124.88	1	28.3
▬	SE	0		IC115LEDHSG + 838LED-13-3K-BL	JUNO IC LED OUTDOOR PERFORMANCE STEP LIGHT BLACK TRIM COLOR, 3000K CCT	LED/3K	1	IC115LEDHSG + 838LED-13-3K-BL.IES	172.7678	1	13.2
○	SF	7		DE-LED-X22-FL-9-C, SM-DE-LED-X22-FL-9-C, CK-LED-X22-FL-9-C, SN-DE-LED-X22-FL-9-C-A, SN-DE-LED-X22-FL-9-C-B, SN-DE-LED-X22-FL-9-C-C, ST-DE-LED-X22-FL-9-C-A, ST-DE-LED-X22-FL-9-C-B, ST-DE-LED-X22-FL-9-C-C	MACHINED CYLINDRICAL METAL HOUSING, ONE LED MODULE, MACHINED METAL REFLECTOR MOUNTING RING, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH, CLEAR FLAT GLASS LENS IN MACHINED CYLINDRICAL BROWN METAL LENS FRAME WITH SEMI-SPECULAR INTERIOR.	ONE LED MODULE, XICATO XSM8030-1300/A3A, AIMED AT THE HORIZON.	1	DE-LED-X22-FL.ies	-1	1	17.5
▭	SH	12		DT-A026-35K-UN	AccuLite Polaris, Full Cut Off Decorative Wall Mounted Security & Accent Luminaire Heavy Duty Trapezoid Die Cast Aluminum Housing Wide Throw Distribution, Flat Clear Borosilicate Glass Lens Dark Sky Association Seal of Approval	LED Luminaire Output = 2496 LMS	1	DT-A026-35K-UN Led (090812).ies	2495.347	1	35
○	SI	1	INDY BRAND, JUNO LIGHTING GROUP	L6-1340U+L600P-CL	INDY 6" DIA. 1-LED, 1300LM 4K, CYLINDER LENSED W/ CLEAR SPECULAR ALZAK (CL) PARABOLIC CONE & FROSTED GLASS CONVEXED LENS	1-WHITE LED LIGHT ENGINE, LUMEN RATING = -1/ABSOLUTE PHOTOMETRY	1	LC6S-1340U+L600P-CL.ies	1041.934	0.7	15
▭	SJ	9	KIM LIGHTING	EL218F5/8L3KUV	KIM LED MICRO FLOOD YOKE MOUNTED WET LOCATION UPLIGHT	LED 3K	1	EL218F5-8L3K.ies	952	.95	16



1 TYPE SA1/SA2



2 TYPE SC



3 TYPE SD



4 TYPE SE



5 TYPE SF



6 TYPE SH



7 TYPE SI



7 TYPE SJ



Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: Councillor's Bill No. 3 re Proposed Economic Development Agreement with Local Foods Campus Inc.

Prepared By: John L. Hall, Economic Development Director

Recommended City Council Action

Pass Councillor's Bill No. 3 on first reading authorizing the City Manager to execute and implement an Economic Development Agreement (EDA) with Local Foods Campus Inc. in a form substantially the same as the attached document.

Summary Statement

- Local Foods Campus Inc. ("LFC") is a new business that will specialize in the sale of local foods and products to the Westminster community. Sixty-percent of the all foods and products sold will be locally sourced.
- LFC is a Colorado C Corporation seeking to establish their first retail store and restaurant accelerator in Westminster. Specifically, LFC seeks to lease approximately 29,000 square feet of vacant retail space at the Hidden Lake Shopping Center formerly occupied by Albertson's, which has been vacant for approximately 7 years.
- LFC's plans include the following product and service areas within the 29,000 space: Grocery and produce sales, wine and spirits, wellness counter, coffee and juice bar, demonstration kitchen, small restaurant sales space, shared commercial kitchen, back stock and storage, and independent vendor stalls.
- City Council met in executive session on January 4, 2016, and reviewed a proposed incentive package for LFC of approximately \$953,000, including a rebate of 70% of the sales taxes generated by LFC over five years, to site its new business in Westminster. Council provided staff direction at that time, which is reflected in the attached Economic Development Agreement.
- Assistance is based on the City's desire to attract unique retail commercial businesses to the City and pursue activities that build a unique sense of community in Westminster.
- It has been the City's practice to provide assistance to viable retail sales tax generating businesses that diversify product offerings to residents while also expanding the City's tax base.

Expenditure Required: Approximately \$953,000 (Rebates)

Source of Funds: The EDA with Local Foods Campus Inc. will be comprised of rebates of a portion of the sales taxes generated by the project.

Policy Issue

Should the City provide assistance to Local Foods Campus Inc. based upon the City’s goal to attract unique retail commercial businesses to the City and pursue activities that build a unique sense of community in Westminster?

Alternatives

- Do Nothing: One alternative to offering the above economic development assistance package is to offer nothing to this company. If no assistance is provided it is unlikely this business will move forward in Westminster.
- Provide Less: Another alternative is to provide less assistance than what is recommended. Staff has engaged in extensive negotiations with LFC and believes the assistance recommended is the minimum the company will accept and continue to move their Westminster proposal forward.
- Provide More: A third alternative would be to provide a greater amount of assistance than recommended. Council and staff have already discussed potential assistance in excess of the amount recommended and determined that the recommended amount is the maximum the City is willing to provide.

Background Information

LFC proposes to develop a year-round, indoor Farmers’ Market, or local food market. LFC cites market trends and location specific characteristics in support of this project. Some of the key market trends are:

- 3.6% annual growth in the number of Farmers Markets over the period 1994 through 2013.
- Growth in the natural/organic foods niche at 13% per year, compared to 3% per year for the conventional food market.
- Growth in indoor Farmers Markets in numerous cities including; Colorado Springs, Boston, Chicago, Charlotte, Lebanon (PA), and Gibbons (BC).
- “Local” is the new “organic” – While “organic” tells the food consumer “how” his/her food was grown, “Local” adds the “Where and By Whom” values. That is, increased knowledge about how, where and whom food comes from.

Some of the location specific characteristics that have attracted LFC to this site include:

- An existing building that used to be a supermarket that has been empty for years
- The nearby demographics low to medium income households
- The property owner prefers a “Food Anchor”
- Westminster is perfectly located between Boulder & Denver along the US 36 Corridor
- Nearly 35,000 people a day drive by this site each day along Sheridan Boulevard
- Nearly 133,000 people live within a 3 mile radius of this site

The LFC management team for this project includes individuals experienced in the national, regional and local food and Farmer’s Market industries.

John Hay	Chairman
Vern Tharp	Director, President and Principal Capital Formation Strategist
Dale Kamibayashi	Director and Chief Local Food Retail Strategist
Kimberly Mudd	Director, Vice President, Small Company Relationships
Nathan Mudd	Director, Vice President, External Affairs/Community Relations

Based on a five-year estimate of City sales tax revenue generated by the project and a desire to support the Local Food Campus project in Westminster, Staff recommends the following assistance:

Proposed Assistance	Approximate <u>Value</u>
<u>Sales Tax Rebate</u> 70% of the actual Sales Tax collected by the City from LFC for this project (Excludes the City's .25% Open Space Tax and .60% Public Safety Tax) will be rebated to LFC (\$45,400,000 in gross revenue over 5 years x 3% x 70% = \$953,400)	\$953,400
Total Estimated Proposed Assistance	\$953,400

City Council met in executive session on January 4, 2016, to consider a proposed incentive package for Local Foods Campus Inc. Council supported offering sales tax rebates to the company in the amount of 70% of sales taxes generated and collected from the company for a period not-to-exceed five years.

This assistance package is based upon the City's goals of a "Dynamic, Diverse Economy" and a "Vibrant, Inclusive and Engaged Community." As a unique, locally-owned business this project offers the opportunity to diversify product offerings to residents while also expanding the City's tax base.

Respectfully submitted,

Stephen P. Smithers
Acting City Manager

Attachments: Exhibit A – Agreement

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **3**

SERIES OF 2016

INTRODUCED BY COUNCILLORS

**A BILL
FOR AN ORDINANCE AUTHORIZING THE ECONOMIC DEVELOPMENT AGREEMENT
WITH LOCAL FOODS CAMPUS INC.**

WHEREAS, the successful attraction and retention of locally-owned retail businesses provides the opportunity to diversify product offerings to residents while also expanding the City's tax base, and is therefore an important public purpose; and

WHEREAS, it is important for the City of Westminster to remain competitive with other local governments in creating assistance for businesses to expand or relocate in the City; and

WHEREAS, Local Foods Campus Inc. plans to occupy an existing building that has been vacant for seven years; and

WHEREAS, a proposed Economic Development Agreement between the City and Local Foods Campus Inc. is attached hereto as Exhibit "A" and incorporated herein by this reference.

NOW, THEREFORE, pursuant to the terms of the Constitution of the State of Colorado, the Charter and ordinances of the City of Westminster, and Resolution No. 53, Series of 1988:

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Manager of the City of Westminster is hereby authorized to enter into an Economic Development Agreement with Local Foods Campus Inc., in substantially the same form as the one attached as Exhibit "A" and, upon execution of the Agreement, to fund and implement said Agreement.

Section 2. This ordinance shall take effect upon its passage after second reading.

Section 3. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 8th day of February, 2016.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 22nd day of February, 2016.

ATTEST:

Mayor

APPROVED AS TO LEGAL FORM:

City Clerk

City Attorney's Office

**ECONOMIC DEVELOPMENT AGREEMENT
WITH
LOCAL FOODS CAMPUS, INC.**

EXHIBIT A

THIS ECONOMIC DEVELOPMENT AGREEMENT, the "Agreement", is made and entered into this day of _____, 2016, between the CITY OF WESTMINSTER (the "City"), and LOCAL FOODS CAMPUS, INC. ("LFC"), a Colorado C Corporation, collectively, the "Parties."

WHEREAS, the City wishes to provide certain assistance to LFC to facilitate the location of a local foods retail store within the Hidden Lake Shopping Center (the "Site"), located in the former Albertson's grocery store site, 5005 W. 72nd Avenue, Westminster, CO 80030; and

WHEREAS, City Council finds the execution of this Agreement will serve to provide benefit and advance the public interest and welfare of the City and its citizens by securing the location of this project within the City.

In consideration of the mutual promises set forth below the City and LFC agree as follows:

1. Sales Tax Rebate. The City shall rebate to LFC, subject to the "Local" requirement set forth in Section 2 below, an amount equal to seventy percent (70%) of the sales tax collected at the Site and paid to the City by LFC for the period of time commencing on the first day of a new month after which LFC's first retail sales transaction occurs at the new local foods retail store on the Site (the "Sales Tax Rebate Start Date") and for sixty (60) consecutive months thereafter ("Termination Date"). Such rebate (the "Rebate") shall be attributable to the imposition of the City's 3.0% general sales tax but excluding the City's .25% open space tax and the City's .6% public safety tax. The sales tax rebate shall not continue past the Termination Date and shall be administered as follows:

- (a) Restricted to LFC Sales. Rebate provided by the City to LFC pursuant to this Agreement shall be calculated based on the sales tax collected by LFC and actually paid to the City by LFC. Other businesses that may engage in retail sales on the Site are expressly excluded from this Agreement and this rebate.
- (b) Payment. The Rebate will be paid to LFC in quarterly payments made within sixty (60) days after the end of each calendar quarter. The Rebate will be submitted electronically by the City to the financial institution designated by LFC. The Rebate will begin accruing on the Sales Tax Rebate Start Date, as defined above, and no Rebate shall be paid until the Rebate reaches the minimum Rebate threshold of one thousand dollars (\$1,000.00). When the minimum Rebate threshold is reached, the accumulated amount of Rebate will be paid to LFC within sixty (60) days following the end of the most recent calendar quarter.
- (c) Calculating Rebate / Reporting Requirements. Qualification for Rebate shall be based on the documentation prescribed by the City and provided by LFC. Such documentation shall be submitted by LFC on forms provided by the City within thirty (30) days after the end of a calendar quarter ("Quarterly Documentation"). LFC shall file monthly or quarterly sales tax returns, as required by sales volume in accordance with the City's generally applicable sales tax filing requirements. Rebate shall be calculated based on Quarterly Documentation even if LFC's tax returns are filed monthly. Rebate eligibility shall be determined by the City's review of Quarterly Documentation. Once LFC has qualified for Rebate in a quarter, LFC remains qualified for Rebate within the quarter regardless of actual sales of "Local" products within that calendar quarter.
- (d) Documentation Requirements. Quarterly Documentation shall be on forms required by the City showing full audit record-keeping details including, but not limited to, a comprehensive list by SKU of all items ever offered for sale at any time during the

quarter; "Local" or "not Local" designation for each item; and taxes collected and paid to the City.

- (e) Third-Party Audit Cooperation. From time to time and within its discretion, the City may select a third-party auditor to conduct an audit of LFC's inventory or sales or both. If so, LFC agrees to fully cooperate with said audit. Upon receipt of an audit finding of material non-compliance with the terms of this Agreement, City may deduct the actual cost of such audit from future Rebate payments and may seek to recover, also by withholding future Rebate payments, the amount of Rebate the audit shows to have been improperly paid to LFC.
- (f) End of Sales Tax Rebate. The Rebate shall end on the Termination Date, as defined above, with the final payment made by the City within sixty (60) days after the calendar quarter ending on or after the Termination Date.
- (g) Suspension of Rebate. No Rebate shall be earned for any quarter in which LFC fails to meet the requirements for percentage of "Local" items offered for sale as set forth in Section 2 below. Rebate may resume for the next quarter in which Section 2 below is satisfied. In case of suspension of Rebate, the Termination Date is not affected and remains at sixty (60) months following the Sales Tax Rebate Start Date.
- (h) Early Termination of Rebate. This Agreement may be terminated by the City sixty (60) days after the end of any one (1) calendar quarter in which LFC fails to file the reports required by this Agreement or fails to cooperate with a third-party inventory or sales audit process.

2. "Local" Foods, Goods and Products. To be eligible for the Rebate, sixty percent (60%) of the total number of LFC's items offered for sale on the Site during the calendar quarter – as determined by the item's SKU and regardless of dollar value - shall be of items qualified as "Local." For purposes of this Agreement, "Local" means the item is grown, processed, made or manufactured in Colorado, and is not solely packaged in Colorado. Exhibit A, attached hereto and incorporated herein, contains the initial list of items agreed upon by the Parties to be "Local" that will be offered for sale on the Site during the calendar quarter. Exhibit B, attached hereto and incorporated herein, contains the initial list of items agreed upon by the Parties to be "not Local" that will be offered for sale on the Site during the calendar quarter. These lists shall be updated from time to time (but no more frequently than quarterly) in writing and upon agreement of the Parties so as to accurately reflect the current items being offered for sale by LFC.

3. Entire Agreement. This instrument shall constitute the entire agreement between the City and LFC and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this agreement with respect to its subject matter.

4. Termination.

- (a) The City may terminate the Agreement with no further obligation by the City for non-compliant reporting or lack of cooperation as set forth in Section 1(h) above.
- (b) This Agreement shall terminate and become void and of no force or effect if the Sales Tax Rebate Start Date has not occurred on or before June 30, 2017.
- (c) In the event that LFC ceases business operations on the Site for a period of 12 consecutive months after the Sales Tax Rebate Start Date, this Agreement shall terminate. Should this Business Termination occur, aside from termination of this Agreement, there shall be no other liability, penalty or remedy owed by or from LFC, its directors, respective heirs, personal and legal representatives, agents,

employees, guardians, successors and assigns, to the City arising out of this Agreement.

5. Financial Benefits Assignable. This Agreement and any of its financial benefits provided to LFC may be pledged or assigned to another entity by LFC upon receipt of prior written permission from the City, which permission shall not be unreasonably withheld.

6. Subordination. The City's obligations pursuant to this agreement are subordinate to the City's obligations for the repayment of any current or future bonded indebtedness and are contingent upon the existence of a surplus in sales and use tax revenues in excess of the sales and use tax revenues necessary to meet such existing or future bond indebtedness. The City shall meet its obligations under this Agreement only after the City has satisfied all other obligations with respect to the use of sales tax revenues for bond repayment purposes. For the purposes of this Agreement, the terms "bonded indebtedness," "bonds," and similar terms describing the possible forms of indebtedness include all forms of indebtedness that may be incurred by the City, including, but not limited to, general obligation bonds, revenue bonds, revenue anticipation notes, tax increment notes, tax increment bonds, and all other forms of contractual indebtedness of whatsoever nature that is in any way secured or collateralized by sales and use tax revenues of the City.

7. Annual Appropriation. Nothing in this agreement shall be deemed or construed as creating a multiple fiscal year obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20, and the City's obligations hereunder are expressly conditional upon annual appropriation by the City Council.

8. General Provisions.

- (a) Governing Law: Venue. This agreement shall be governed and construed in accordance with the laws of the State of Colorado. This agreement shall be subject to, and construed in strict accordance with, the Westminster City Charter and the Westminster Municipal Code. In the event of a dispute concerning any provision of this agreement, the parties agree that prior to commencing any litigation, they shall first engage in a good faith the services of a mutually acceptable, qualified, and experience mediator, or panel of mediators for the purpose of resolving such dispute. The venue for any lawsuit concerning this agreement shall be in the District Court for Adams County, Colorado.
- (b) Headings. Headings, captions or titles used in this Agreement are for ease of reference only and do not have any substantive meaning or interpretative value.
- (c) Savings Clause. In the event that any of the terms or provisions of this Agreement are declared invalid or unenforceable by any Court of competent jurisdiction, the remaining terms and provisions that are not effected thereby shall remain in full force and effect.
- (d) Opportunity for Counsel. Each party recognizes that this is a legally binding contract and acknowledges and agrees that they have had the opportunity to consult with legal counsel of their choice. Each party has cooperated in the drafting, negotiation and preparation of this Agreement. Hence, in any construction to be made of this Agreement, the same shall not be construed against either party on the basis of that party being the drafter of such language. LFC agrees and acknowledges that it has read and understands this Agreement, is entering into it freely and voluntarily, has been advised to seek counsel prior to entering into this Agreement, has had ample opportunity to do so, and is authorized to sign on behalf of LFC.

- (e) Attorney Fees. In the event it becomes necessary for either party to bring an action against the other to enforce any provision of this Agreement, in addition to any other relief that may be granted, the prevailing party in such action shall be entitled to an award of its reasonable attorney fees as determined by the Court.
- (f) Electronic Copies and Signature. The Parties acknowledge that this Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The Parties agree that signature pages may be executed via ink signature or electronic mark and the executed signature pages may be delivered using pdf or similar file type transmitted via electronic mail, cloud based server, e-signature technology or other similar electronic means. Further, the Parties acknowledge and agree that the original of this Agreement, including the signature page, may be scanned and stored in a computer database or similar device, and that any printout or other output readable by sight, the reproduction of which is shown to accurately reproduce the original of this Agreement, may be used for any purpose as if it were the original, including proof of the content of the original writing.

LOCAL FOODS CAMPUS, INC.

CITY OF WESTMINSTER

_____,

Donald M. Tripp
City Manager

ATTEST:

ATTEST:

Michelle Parker
City Clerk

APPROVED AS TO LEGAL FORM:



City Attorney's Office

Adopted by Ordinance No.



Agenda Memorandum

City Council Meeting
February 8, 2016



SUBJECT: Councillor's Bill No. 4 re Proposed Economic Development Agreement with WT Investment Limited, LLC

Prepared By: John L. Hall, Economic Development Director

Recommended City Council Action

Pass Councillor's Bill No. 4 on first reading authorizing the City Manager to execute and implement an Economic Development Agreement (EDA) with WT Investment Limited LLC. in a form substantially the same as the attached document.

Summary Statement

- WT Investment Limited LLC is a Boulder based Colorado limited liability company that owns the Hidden Lake Shopping Center, including the former Albertson's grocery store space located at 5005 W. 72nd Avenue.
- WT Investment Limited LLC seeks to lease 29,000 square feet of the former Albertson's space to Local Foods Campus Inc., ("LFC"). LFC is a new business that will specialize in the sale of local foods and products to the Westminster community. Sixty-percent of the all foods and products sold will be locally sourced.
- In anticipation of entering into a lease with LFC, WT Investments LLC has made and will make substantial improvements to the former Albertson's space. These improvements include, but are not limited to demolition, cleaning and installation of grease traps, a fire suppression sprinkler system, façade improvements, heating, ventilation and air conditioning systems, interior flooring and walls, and electrical upgrades.
- Since initiating negotiations with LFC, WT Investments LLC has invested \$170,000 and expects to make additional investments of up to \$300,000.
- The former Albertson's space has been vacant for more than seven years.
- City Council met in executive session on January 4, 2016, and reviewed a proposed incentive package for WT Investments LLC totaling \$150,000 in the form of a grant. Council provided staff direction at that time, which is reflected in the attached Economic Development Agreement.
- Assistance is based on the City's desire to attract unique retail commercial businesses to the City and pursue activities that build a unique sense of community in Westminster.

Expenditure Required: \$150,000

Source of Funds: 2015 Carryover – General Fund

Policy Issue

Should the City provide assistance to WT Investment LLC based upon the City’s goal to attract unique retail commercial businesses to the City and pursue activities that build a unique sense of community in Westminster?

Alternatives

- Do Nothing: One alternative to offering the above economic development assistance package is to offer nothing to this company. If no assistance is provided it is unlikely LFC will lease this space and move forward in Westminster. In addition it is likely the space will continue to remain vacant.
- Provide Less: Another alternative is to provide less assistance than what is recommended. Staff has engaged in negotiations with WT Investment LLC and believes the assistance recommended is the minimum WT Investment LLC will accept and be able to accommodate LFC as a lessee.
- Provide More: A third alternative would be to provide a greater amount of assistance than recommended. Council and staff have already discussed potential assistance in excess of the amount recommended and determined that the recommended amount is the maximum the City is willing to provide.

Background Information

As part of a region-wide restructuring Albertson’s closed a number of locations in Westminster, including the store located in the Hidden Lake Shopping Center. The space has remained vacant for over seven years. Because of changes in the grocery industry backfilling this space with a traditional grocery user is not deemed feasible. The space is too small for newer, conventional full-service grocery stores and too large for specialty grocers.

LFC proposes to develop a year-round, indoor Farmers’ Market, or local food market at the Hidden Lake Shopping Center. LFC cites the following location specific characteristics that have attracted them to this site:

- An existing building that used to be a supermarket
- The nearby demographics of low to medium income households
- The property owner prefers a “Food Anchor”
- Westminster is perfectly located between Boulder & Denver along the US 36 Corridor
- Nearly 35,000 people a day drive by this site each day along Sheridan Boulevard
- Nearly 133,000 people live within a 3 mile radius of this site

LFC and WT Investments LLC have been negotiations for approximately 18 months in an effort find a mutually acceptable lease terms, while at the same time negotiating with the City for public assistance. During this period the property owner has made leasehold improvements to the property totaling \$170,000. To accommodate LFC the property owner anticipates making additional investments of up to \$300,000.

As a unique, locally-owned business this project offers the opportunity to diversify product offerings to residents while expanding the City’s tax base and filling long-standing vacant retail space. Staff therefore recommends the following assistance:

Proposed Assistance	Approximate <u>Value</u>
<u>Grant Funds</u>	\$150,000
Total Estimated Proposed Assistance	\$150,000

City Council met in executive session on January 4, 2016, and reviewed a proposed incentive grant for WT Investments LLC totaling \$150,000. Council provided staff direction at that time that is reflected in the attached Economic Development Agreement.

This assistance package is based upon the City's goals of a "Dynamic, Diverse Economy" and a "Vibrant, Inclusive and Engaged Community."

Respectfully submitted,

Stephen P. Smithers
Acting City Manager

Attachments: Exhibit A – Agreement

BY AUTHORITY

ORDINANCE NO.

COUNCILLOR'S BILL NO. **4**

SERIES OF 2016

INTRODUCED BY COUNCILLORS

**A BILL
FOR AN ORDINANCE AUTHORIZING THE ECONOMIC DEVELOPMENT AGREEMENT
WITH WT INVESTMENT LIMITED, LLC**

WHEREAS, the development of viable commercial spaces is necessary for the successful attraction and retention of retail businesses, which provide the opportunity to diversify product offerings to residents while also expanding the City's tax base, and is therefore an important public purpose; and

WHEREAS, it is important for the City of Westminster to remain competitive with other local governments in creating assistance for businesses to expand or relocate in the City; and

WHEREAS, Local Foods Campus Inc. plans to occupy an existing building that has been vacant for seven years and is owned by WT Investment Limited, LLC; and

WHEREAS, a proposed Economic Development Agreement between the City and WT Investment Limited, LLC is attached hereto as Exhibit "A" and incorporated herein by this reference.

NOW, THEREFORE, pursuant to the terms of the Constitution of the State of Colorado, the Charter and ordinances of the City of Westminster, and Resolution No. 53, Series of 1988:

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Manager of the City of Westminster is hereby authorized to enter into an Economic Development Agreement with WT Investment Limited, LLC, in substantially the same form as the one attached as Exhibit "A" and, upon execution of the Agreement, to fund and implement said Agreement.

Section 2. This ordinance shall take effect upon its passage after second reading.

Section 3. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 8th day of February, 2016.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 22nd day of February, 2016.

Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

City Clerk

City Attorney's Office

**ECONOMIC DEVELOPMENT AGREEMENT
WITH
WT INVESTMENT LIMITED, LLC**

THIS AGREEMENT is made and entered into this _____ day of _____, 2016, between the CITY OF WESTMINSTER (the "City"), and WT INVESTMENT LIMITED, a Colorado limited liability company, with a business address of 2450 Central Ave., #P2-P4, Boulder, CO, 80030 ("Owner").

WHEREAS, the City wishes to provide certain assistance to the Owner, to facilitate the operation of a local foods campus by Local Foods Campus, Inc. ("LFC") in the former Albertson's grocery store site, 5005 W. 72nd Avenue, #200, Westminster, CO 80030, within the Hidden Lake Shopping Center (the "Site"); and

WHEREAS, WT Investment Limited is the Owner of the Site, as documented by special warranty deed filed with the Adams County Clerk and Recorder at Reception No. 2011000043618 on July 11, 2011, for Lot 5A Hidden Lake Center Sub Filing 1; and

WHEREAS, Owner has entered into a lease agreement allowing LFC's occupation of the Site, Owner has made and intends to make leasehold improvements to the Site for LFC, and Owner anticipates operation of LFC's local foods campus on the Site; and

WHEREAS, City Council finds the execution of this Agreement will serve to provide benefit and advance the public interest and welfare of the City and its citizens by securing the location and operation of this local foods campus project within the City.

In consideration of the mutual promises set forth below, the City and the Owner agree as follows:

1. Leasehold Improvement Grant. The City shall grant to the Owner a lump sum payment of \$150,000 for any leasehold improvements made prior to June 30, 2017, and necessary to accommodate operation of a local food campus by LFC (hereinafter, "Qualifying Leasehold Improvements") as follows:

- (a) Grant Amount. The City shall grant to the Owner \$150,000 (the "Grant").
- (b) Payment of Grant. The Grant will be paid to the owner in a lump sum after the occurrence of both of the following conditions:
 - i. Owner shall execute a lease with LFC, an executed copy of which shall be provided to the City;
 - ii. Owner shall submit plans detailing Qualifying Leasehold Improvements valued at least one hundred fifty thousand dollars (\$150,000);
- (c) Within sixty (60) days of completion of both of the foregoing conditions, the City will submit payment of the Grant electronically to the financial institution designated by the Owner. Absent completion of all of the foregoing conditions, the City shall have no obligation to Owner, except as set forth in Section 3 below.

2. Entire Agreement. This instrument shall constitute the entire agreement between the City and the Owner and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this Agreement with respect to its subject matter.

3. Sunset Clause. In the event Owner does not satisfy all of the conditions of this Agreement on or before June 30, 2017, this Agreement shall expire without obligation to the City; provided, however, that if Owner can meet the conditions of Section 1(b) above to prove Qualifying Leasehold Improvements of some amount less than one hundred fifty thousand dollars (\$150,000) on or before June 30, 2017, the City may make a partial disbursement of the Grant according to the terms of this Agreement.

4. Subordination. The City's obligations pursuant to this agreement are subordinate to the City's obligations for the repayment of any current or future bonded indebtedness and are contingent upon the existence of a surplus in sales and use tax revenues in excess of the sales and use tax revenues necessary to meet such existing or future bond indebtedness. The City shall meet its obligations under this agreement only after the City has satisfied all other obligations with respect to the use of sales tax revenues for bond repayment purposes. For the purposes of this Agreement, the terms "bonded indebtedness," "bonds," and similar terms describing the possible forms of indebtedness include all forms of indebtedness that may be incurred by the City, including, but not limited to, general obligation bonds, revenue bonds, revenue anticipation notes, tax increment notes, tax increment bonds, and all other forms of contractual indebtedness of whatsoever nature that is in any way secured or collateralized by sales and use tax revenues of the City.

5. Annual Appropriation. Nothing in this agreement shall be deemed or construed as creating a multiple fiscal year obligation on the part of the City within the meaning of Colorado Constitution Article X, Section 20, and the City's obligations hereunder are expressly conditioned upon annual appropriation by the City Council.

6. General Provisions.

- (a) Governing Law: Venue. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. This Agreement shall be subject to, and construed in strict accordance with, the Westminster City Charter and the Westminster Municipal Code. In the event of a dispute concerning any provision of this Agreement, the parties agree that prior to commencing any litigation, they shall first engage in a good faith the services of a mutually acceptable, qualified, and experience mediator, or panel of mediators, for the purpose of resolving such dispute. The venue for any lawsuit concerning this agreement shall be in the District Court for Adams County, Colorado.
- (b) Headings. Headings, captions or titles used in this Agreement are for ease of reference only and do not have any substantive meaning or interpretative value.
- (c) Savings Clause. In the event that any of the terms or provisions of this Agreement are declared invalid or unenforceable by any Court of competent jurisdiction, the remaining terms and provisions that are not effected thereby shall remain in full force and effect.
- (d) Opportunity for Counsel. Each party recognizes that this is a legally binding contract and acknowledges and agrees that they have had the opportunity to consult with legal counsel of their choice. Each party has cooperated in the drafting, negotiation and preparation of this Agreement. Hence, in any construction to be made of this Agreement, the same shall not be construed against either party on the basis of that party being the drafter of such language. Owner agrees and acknowledges that it has read and understands this Agreement, is entering into it freely and voluntarily, has been advised to seek counsel prior to entering into this Agreement, has had ample opportunity to do so, and is authorized to sign on behalf of Owner.
- (e) Electronic Copies and Signature. The Parties acknowledge that this Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The Parties agree that signature pages may be executed via ink signature or electronic mark and the executed signature pages may be delivered using pdf or similar file type transmitted via electronic mail, cloud based server, e-signature technology or other similar electronic means. Further, the Parties acknowledge and agree that the original of this Agreement, including the signature page, may be scanned and stored in a computer database or similar device, and that any printout or other output readable by sight, the reproduction of which is shown to accurately reproduce the original of this Agreement, may be used for any purpose as if it were the original, including proof of the content of the original writing.

WT INVESTMENT LIMITED, LLC

CITY OF WESTMINSTER

By:
Title: LLC Manager


Donald M. Tripp
City Manager

NOTARY:
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

ATTEST:

Michelle Parker
City Clerk

The foregoing instrument was
acknowledged before me this ____ day of
_____, _____, by
_____ as Manager of
WT Investment Limited, LLC.

APPROVED AS TO LEGAL FORM:


City Attorney's Office

WITNESS my hand and official seal.

My commission
expires: _____

Notary Public

Adopted by Ordinance No.

AGENDA

**WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY
SPECIAL MEETING**

MONDAY, FEBRUARY 8, 2016

AT 7:00 P.M.

- 1. Roll Call**
- 2. Consideration of Minutes of the Preceding Meetings** (January 25, 2016)
- 3. Public Hearings and New Business**
 - A. Special Legal Counsel – Downtown Westminster Project
- 4. Adjournment**

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY
MONDAY, JANUARY 25, 2016, AT 8:45 P.M.

ROLL CALL

Present at roll call were Chairperson Herb Atchison, Vice Chairperson Alberto Garcia, and Board Members Bruce Baker, Shannon Bird, Maria De Cambra, Emma Pinter, and Anita Seitz. Also present were Donald M. Tripp, Executive Director, David Frankel, Attorney, and Michelle Parker, Secretary.

CONSIDERATION OF MINUTES

It was moved by Board Member Bird, seconded by Board Member Baker, to approve the minutes of the previous meeting of December 14, 2015, as presented. The motion passed unanimously.

PURCHASE AND SALE AGREEMENT WITH EATON STREET AFFORDABLE HOUSING, LLC.

Board Member Seitz moved, seconded by Board Member De Cambra, to authorize the Executive Director to sign a Purchase and Sale Agreement with Eaton Street Affordable Housing LLC for the affordable housing project on Lot 1 Block C-2 of the Downtown Westminster site in substantially the same form as the agreement distributed with the agenda. After comments and discussion by the board, the motion passed 6:1, with Board Member Baker voting no.

ADJOURNMENT

With no further business for the Authority's consideration, Chairperson Atchison adjourned the meeting at 8:52 p.m.

ATTEST:

Chairperson

Secretary

WEDA Agenda Item 3 A

Agenda Memorandum

Westminster Economic Development Authority Meeting
February 8, 2016



SUBJECT: Special Legal Counsel – Downtown Westminster Project

Prepared By: Jody Andrews, Deputy City Manager
David Frankel, City Attorney

Recommended Board Action

Authorize the Executive Director to enter into an agreement with Murray Dahl Kuechenmeister & Renaud, LLP for work related to the Downtown Westminster Project and general urban renewal and eminent domain matters in an amount not to exceed \$150,000.

Summary Statement

- Malcolm Murray has served as special legal counsel in the past in connection with the Downtown Westminster Project, and the City's various other urban renewal projects, including Mandalay and Orchard Town Center Urban Renewal Projects.
- City Council and the Authority have previously found merit in approving special legal counsel to assist the City Attorney's Office as needed, rather than expanding staff.
- Funds for this expense were budgeted and are available as part of the Downtown Westminster Project CIP account.

Expenditure Required: Not to exceed \$150,000

Source of Funds: 2016 WEDA Budget – Downtown Westminster Project

Policy Issue

Should the Westminster Economic Development Authority (WEDA) retain special legal counsel to assist the City and WEDA in connection with the Downtown Westminster Project and general urban renewal and eminent domain issues as needed?

Alternative

Do not retain this type of special legal counsel assistance or seek such assistance from another source. This alternative is not recommended given the need for specialized legal services in urban renewal law and potential eminent domain matters related to the redevelopment of the Westminster Mall site and other City and WEDA projects. Mr. Murray's proposed fee of \$250 per hour is well within the Denver area market for such services.

Background Information

Malcolm Murray is a partner in the firm of Murray Dahl Kuechenmeister & Renaud LLP. His practice specializes in urban renewal and land use matters and eminent domain litigation for both public and private entities. In addition to WEDA, he currently advises the Denver Urban Renewal Authority, the Lakewood Reinvestment Authority, the Steamboat Springs Redevelopment Authority, and the Parker Authority for Reinvestment on urban renewal matters. Mr. Murray is a graduate of the University of Denver College of Law and has a M.A. in Government from Georgetown University and a B.S. from the United States Military Academy at West Point.

Mr. Murray's expertise is in redevelopment projects pursuant to the Colorado urban renewal law. Mr. Murray has been providing a significant amount of legal work to the City and WEDA related to the negotiation and drafting of agreements with the WURP redeveloper. In addition Mr. Murray has been providing special legal counsel services related to the South Westminster Transit Oriented Development Project and assisting as needed staff in other urban renewal and eminent domain matters.

Respectfully submitted,

Stephen P. Smithers
Acting Executive Director
Attachment – Contract

CONTRACT FOR LEGAL SERVICES

THIS AGREEMENT is made this ____ day of February, 2016, by and between MURRAY DAHL KUECHENMEISTER & RENAUD LLP, Attorneys at Law (the "Firm") and the WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY ("WEDA").

RECITALS

1. The City is desirous of contracting with the Firm for legal services.
2. The Firm and its attorneys are authorized to practice law in the State of Colorado.

AGREEMENT

1. The Firm shall furnish special legal services to WEDA in connection with the Downtown Westminster Project and general urban renewal and eminent domain matters (the "Services").
2. Malcolm M. Murray of the Firm shall be principally responsible for the Services.
3. The Firm is acting as an independent contractor; therefore, WEDA will not be responsible for FICA taxes, health or life insurance, vacation, or other employment benefits.
4. WEDA shall pay for the Services at the rate not to exceed \$250 per hour.
5. This Contract may be terminated by WEDA with or without cause.
6. No payments to the Firm shall be made prior to the approval of this Contract by the Westminster Economic Development Authority.
7. Payments pursuant to this Contract shall not exceed \$150,000 without further written authorization by WEDA.
8. WEDA authorized this contract on February 8, 2016.
9. To the extent this Agreement constitutes a public contract for services pursuant to C.R.S. § 8-17.5-101 et seq., the following provisions shall apply: The Firm shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. In addition, the Firm shall not enter into a contract with a subcontractor that fails to certify to the Firm that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. If the Firm obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, the Firm shall notify the subcontractor and WEDA within three (3) days that the Firm has actual knowledge that the subcontractor is employing or contracting with an illegal alien. Furthermore, the Firm shall terminate such subcontract with the subcontractor if, within three (3) 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 Firm shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

The Firm certifies that, prior to executing this Agreement, it has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement

through participation in either the E-verify program administered by the United States Department of Homeland Security and the Social Security Administration (the “E-verify Program”), or the employment verification program administered by the Colorado Department of Labor and Employment (the “Colorado Verification Program”). The Firm shall not use either the E-verify Program or the Colorado Verification Program procedures to undertake preemployment screening of job applicants while performing this Agreement.

The Firm shall comply with all reasonable requests by the Colorado Department of Labor and Employment made in the course of an investigation undertaken pursuant to the authority established in C.R.S. § 8-17.5-102(5).

To the extent required by C.R.S. § 8-17.5-102(1), by submitting a bid, the Firm certifies that at the time of bid submission it did not knowingly employ or contract with an illegal alien who will perform work under this Agreement, and that the Firm will participate in the E-verify Program or the Colorado Verification Program in order to verify the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

**MURRAY DAHL KUECHENMEISTER &
RENAUD LLP**

By: _____
Malcolm M. Murray

**WESTMINSTER ECONOMIC
DEVELOPMENT AUTHORITY**

By: _____
Stephen P. Smithers
Acting Executive Director

Approved as to legal form:

City Attorney’s Office