

COUNCIL COMMUNICATION

DATE: November 19, 2012	AGENDA ITEM: 10 b	SUBJECT: Alta Cherry Hills Major Subdivision
INITIATED BY: Barbury Holdings, LLC. 4725 South Monaco Street, Suite 205 Denver, Colorado 80237		STAFF SOURCE: Brook Bell, Planner II

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council approved the Alta Cherry Hills Major Subdivision on first reading November 5, 2012 and scheduled a Public Hearing for November 19, 2012 to gather public input on the proposed Subdivision.

RECOMMENDED ACTION

Staff recommends that Council consider testimony during Public Hearing on Council Bill No. 59, approving the Alta Cherry Hills Major Subdivision.

BACKGROUND

The former Flood Middle School site is a property consisting of two parcels totaling 4.56 acres located at the northeast corner of South Broadway and Kenyon Avenue. In 2006, Englewood Public School District made the decision to consolidate two middle schools and close the Flood Middle School site. Subsequently, the district issued a request for proposals to redevelop the Flood Middle School property. In 2011, Barbury Holdings, LLC came forward with a proposal to purchase the property. The Barbury Holdings development proposal included a maximum of 350 residential apartment units contained within two buildings. The property's dedicated alleys, utility easement, and City Ditch easement will not accommodate the proposed development; therefore, Barbury Holdings has requested approval of a Major Subdivision in conjunction with a rezoning request to a PUD.

SUBDIVISION OVERVIEW:

The proposed Preliminary Plat and Final Plat of the Alta Cherry Hills Subdivision have been reviewed by the appropriate outside agencies, the City's Development Review Team (DRT) and the Planning and Zoning Commission. The Alta Cherry Hills Subdivision includes:

- The vacation of alleys on Parcel 01 and 02.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the east-west leg of the alley on Parcel 02.
- The dedication of public right-of-way on north edge of East Kenyon Avenue.
- The dedication of utility easements on Parcel 02 along South Sherman Street and East Kenyon Avenue.
- A utility easement on Parcel 02 to be vacated by separate document.
- A city ditch easement to be dedicated by separate document.
- A pedestrian access easement to be dedicated by separate document.

Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. The Commission did not suggest any changes from the Preliminary Plat to the Final Plat and recommended that the Final Plat be forwarded to Council for approval.

SUBDIVISION CONSIDERATIONS

When considering the Alta Cherry Hills Major Subdivision, Council shall only approve the final plat based upon findings that the final plat conforms to the preliminary plat approved by the Commission and all Colorado statutory requirements for subdivision plats. The approval, conditional approval, or denial of the final plat shall be in writing. The Planning and Zoning Commission's decision on the Alta Cherry Hills Major Subdivision states:

- That case #SUB2012-002 for a Major Subdivision Known as Alta Cherry Hills Subdivision be recommended for approval to City Council with a favorable recommendation for adoption.

FINANCIAL IMPACT

The proposed Flood Middle School redevelopment will generate a one-time building use tax of \$600,000 to \$700,000 based on a construction cost of \$35 to \$40 million. If Council concurs with the previously adopted park dedication fee, the project would also generate a one-time park dedication fee-in-lieu of approximately \$120,000 based on 310 residential units.

As the site transitions from school property to a private residential development, additional property tax revenues are estimated at \$11,000 to \$14,000 per year. Residents of the project will also spend part of their disposable income in the City, generating sales tax revenue.

If the incentive request submitted by the developer receives approval, the one-time building use tax would be reduced by \$170,000 and the park fee-in-lieu would be reduced by 50%. There are also costs associated with providing services such as police and fire; it is difficult to estimate what these projected costs will be.

LIST OF ATTACHMENTS

Staff Report including Exhibits A - L (September 18, 2012)
Planning Commission Minutes (September 18 and October 2, 2012)
Planning Commission Findings of Fact
Exhibit M: Email from Mr. Forney - Dated September 24, 2012
Exhibit N: Letter from Mrs. McGovern - Dated September 26, 2012
Exhibit O: Email from Mrs. Schell - Dated September 27, 2012
Exhibit P: Traffic Impact Study and Appendix A
Bill for Ordinance



C I T Y O F E N G L E W O O D
C O M M U N I T Y D E V E L O P M E N T

TO: Planning and Zoning Commission
THRU: Alan White, Community Development Director
FROM: Brook Bell, Planner II ✓
DATE: September 18, 2012

SUBJECT: Case ZON2012-003 - Public Hearing
Flood Middle School Planned Unit Development

Case SUB2012-002 - Public Hearing
Alta Cherry Hills Subdivision

APPLICANT:

Barbury Holdings, LLC.
4725 South Monaco Street, Suite 205
Denver, Colorado 80237

PROPERTY OWNER:

Englewood School District #1
4101 South Bannock Street
Englewood, Colorado 80110

PROPERTY ADDRESS:

3695 South Lincoln Street
PIN#'s: 2077-03-1-08-004 and 2077-03-1-09-006

REQUEST:

The applicant has submitted an application to rezone the parcels above from MU-R-3-B, MU-B-1, and R-2-B Zone Districts to Planned Unit Development (PUD). The proposed PUD would allow a maximum of 350 residential apartment units contained within two buildings. The applicant has also submitted an application for a Major Subdivision for the property contained in the PUD.

RECOMMENDATION:

Case ZON2012-003: The Department of Community Development recommends that the Planning and Zoning Commission review the Flood Middle School PUD request and forward a favorable recommendation for approval to City Council.

Case SUB2012-002: The Community Development Department recommends approval of the Preliminary Plat of the Alta Cherry Hills Subdivision. If the Commission requires no changes from the Preliminary Plat to the Final Plat, staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

LEGAL DESCRIPTIONS:

PIN#: 2077-03-1-08-004 Lots 6-45 except a 25 Foot x 25 Foot Parcel Deeded for Roadway in Northwest Corner of Block 1 Higgins Broadway Addition.

PIN#: 2077-03-1-09-006 Lots 15-35 Block 2 Higgins Broadway Addition except Alley between Lots 15 & 16.

EXISTING ZONE DISTRICTS:

MU-R-3-B Mixed-Use High Density Residential and Limited Office District, MU-B-1 Mixed-Use Central Business District, and R-2-B Medium Density Single and Multi-Dwelling Unit Residential District.

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located on two parcels (see Sheet 3 and 4 of PUD).

Parcel 01 is located at the northeast corner of South Broadway and East Kenyon Avenue. Land to the north of Parcel 01 is zoned MU-B-1 Mixed-Use Central Business District and contains the US 265/South Broadway interchange and open space. Land to the west of Parcel 01 is zoned MU-B-2 Mixed-Use General Arterial Business District and contains commercial uses. Land to the south of Parcel 01 and west of the alley is zoned MU-B-2 and contains commercial uses. Land south of Parcel 01 and east of the alley is zoned R-2-A and contains low density single and multi-unit dwellings.

Parcel 02 is located at the northeast corner of South Lincoln Street and East Kenyon Avenue. Land to the north of Parcel 02 is zoned MU-R-3-B Mixed-Use High Density Residential and Limited Office District, and contains multi-unit dwellings. Land to the east of Parcel 02 is zoned R-2-B Medium Density Single and Multi-Dwelling Unit Residential District, and contains multi-unit dwellings. Land south of Parcel 02 is zoned R-2-A and contains low density single and multi-unit dwellings.

PUD AND SUBDIVISION PROCEDURE:

Rezoning to a PUD requires the applicant to have a pre-application meeting with staff, a neighborhood meeting with owners and tenants located within 1,000 feet of the proposed PUD. After the neighborhood meeting a formal application is made to the City and reviewed by City departments and other affected outside agencies. A public hearing is held before the Planning and Zoning Commission and City Council. If the PUD is approved there is a 30 day referendum time period before becoming effective.

Since the information required and testimony necessary for both the PUD and Subdivision cases are parallel, the requests are being considered within a single hearing; however, each case will require a separate motion from the Planning Commission.

BACKGROUND:

The Planned Unit Development is a rezoning process that establishes specific zoning and site planning criteria to meet the needs of a specific development proposal that may not be accommodated within existing zoning development regulations. A PUD rezoning provides the opportunity for unified development control for multiple properties or multiple uses.

In 2006, Englewood Public School District made the decision to consolidate two middle schools and close the Flood Middle School site. The school then closed in 2007. Subsequently, the district issued a request for proposals to redevelop the Flood Middle School property. In 2011, Barbury Holdings, LLC. came forward with a proposal to purchase the property consisting of two parcels totaling 4.56 acres. Barbury Holdings development proposal included a maximum of 350 residential apartment units contained within two buildings. The property's existing zoning designation would not accommodate the proposed development; therefore, Barbury Holdings began the process of requesting a rezoning to a PUD. A preliminary subdivision plat, based on the PUD, was also submitted.

NEIGHBORHOOD MEETING SUMMARY:

Pursuant to the PUD procedure, the applicant conducted a neighborhood meeting on May 16, 2012, prior to submitting the application for a PUD rezoning on June 4, 2012. Notice of the pre-application meeting was mailed to property owners and occupants of property within 1000 feet of the site. Neighborhood meeting notes are attached to this report (See Exhibit D).

CITY DEPARTMENT AND DIVISION REVIEW:

The Flood Middle School PUD, Alta Cherry Hills Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on June 30th, August 10th, and August 30th of 2012. Identified issues were addressed by the applicant and the final Flood Middle School PUD and Alta Cherry Hills Subdivision were submitted on September 7, 2012.

OUTSIDE AGENCY COMMENTS:

Preliminary plans of the proposed Flood Middle School PUD and Alta Cherry Hills Subdivision were referred to Tri-County Health, the Colorado Department of Transportation (CDOT), RTD, Xcel Energy, Century Link, Comcast, and the City's list of trash haulers for review and comment. Tri-County Health, CDOT, Xcel Energy, and Century Link provided written comments that are attached as Exhibits E-H. There were no objections in the comments received provided that the applicant continues working with the agencies' individual processes. If any other formal comments are received before the public hearing, Staff will present them during the hearing. RTD and the trash haulers did not provide comments.

PUD OVERVIEW:

The proposed Flood Middle School PUD would include a maximum of 350 residential apartment units contained within two buildings on Parcels 01 and 02. The majority of the parking would be in a multi-level structure accessed off of South Lincoln Street that would be predominantly screened or wrapped by the apartment building. The Site Plan includes

several courtyards, perimeter landscaping, and minimum 5 foot wide sidewalks. All new and existing utilities within the property and abutting right-of-way would be placed underground.

Architectural Character: The proposed PUD contains Architectural Character standards that require building plane changes every 45 feet, a mix of pattern and color changes, a minimum 30 percent masonry requirement, and a building transparency requirement at the corner of Broadway and Kenyon. It should be noted that the conceptual building footprint shown on the Site Plan and the Conceptual Architecture are subject to change; however, any changes would have to meet the Development Standards and Architectural Character provisions of the PUD.

Permitted Uses: The Flood Middle School property lies within the following existing Zone Districts: MU-R-3-B, MU-B-1, and R-2-B; each of these zone districts has a list of permitted uses, including multi-unit dwellings. The proposed Flood Middle School PUD would allow multi-unit dwellings, surface parking, and parking garage as permitted uses regulated by the standards of the PUD. For all other uses, the proposed PUD would be regulated by the standards and provisions of the MU-R-3-B Zone District.

Dimensional Standards: The following table provides a comparison between the property's existing zone classifications and the proposed PUD.

COMPARISON OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL STRUCTURES								
	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
R-2-B District (Parcel 02)								
One-Unit Dwelling	6,000	None	40	50	32	25	5	20
Multi-Unit Dwelling (Maximum Units Based on Lot Area & Lot Width)	3,000 per unit	None	60	25 per unit	32	25	5	20
All Other Allowed Uses	24,000	None	60	200	32	25	25	25

COMPARISON OF DIMENSIONAL REQUIREMENTS FOR PRINCIPAL STRUCTURES								
	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
MU-R-3-B District (most of Parcel 01)								
One-Unit Dwelling	6,000	None	40	50	32	15	5	20
Multi-Unit Dwelling (Maximum Units Based on Lot Area & Lot Width)	2-4 units: 3,000 per unit; Each additional unit over 4 units: 1,000 per unit; for properties over 1 acre: 1,089 per unit or 40 units per acre	None	75	None	2-4 units: 32 More than 4 units: 60	15	2-4 units: 5 More than 4 units: 15	25
Office, Limited	24,000	1.5 (Excluding the area of parking structures)	75	None	60	15	15	25
All Other Allowed Uses	24,000	None	75	None	60	15	15	25
MU-B-1 District (a portion of Parcel 01)								
Live/Work Dwelling	None	None	None	None	100	Max of 0 to 5 feet	0	5
Multi-Unit Dwelling	None	None	None	None	100	Max of 0 to 5 feet	0	5
All Other Allowed Uses	None	None	None	None	100	Max of 0 to 5 feet	0	5
Proposed Flood Middle School PUD								
Multi-Unit Dwelling and Parking Structure	567 per unit or 76.75 units per acre for Parcels 01 and 02 combined	None	Parcel 01: 75 Parcel 02: 80	None	Parcel 01: +/-60-78; Parcel 02: +/-60-78	Varies depending on street frontage: 0 to 10 feet, see PUD		
Surface Parking	None	None	Same as above	None	NA	From Buildings: 0 From Public ROW: 5		

Residential Density: Without rezoning, the existing Zone Districts occupied by the Flood Middle School property would permit the following amount of dwelling units based on minimum lot area and where applicable, lot width:

Zone District	Total Lot Area	Total Lot Width (Frontage)	# of Dwelling Units
R-2-B (Parcel 02)	33,187 SF	250 LF	10
MU-R-3-B (Parcel 02)	33,187 SF	N/A	33
MU-R-3-B (Parcel 01)	119,243 SF	N/A	109
MU-B-1 (Parcel 01)	13,187 SF	N/A	12
Note: MU-B-1 figured at one unit per 1,089 SF			
TOTAL			164 Units

The proposed Flood Middle School PUD would permit a maximum of 350 units between Parcels 01 and 02; this represents a density of 76.75 dwelling units per acre.

Setbacks: A setback is the minimum distance a structure must be located from a property line. The proposed PUD's setbacks are as follows:

From Broadway - 0 feet

From Kenyon - 10 feet

From Lincoln - 5 feet

From Sherman - 10 feet

From the northern property lines - 10 feet except where Parcel 02 meets alley - 5 feet

Building Height: The maximum building heights in the PUD are based on United States Geological Survey (USGS) elevations. The maximum building height on Parcel 01 is U.S.G.S. elevation 5,416' (approximately 60' at the south property line, to 78' at the north property line). The maximum building height on Parcel 02 is U.S.G.S. elevation 5,414' (approximately 60' at the south property line to 70' at the north property line).

Bulk Plane: The R-2-B and MU-R-3-B zone districts have a bulk plane that regulates building mass on side lot lines. The bulk plane is figured from the midway point along the side lot line, measured 12' vertically, and then at a 45 degree angle towards the center of the property. The Flood Middle School property is bounded by streets or an alley on all sides except for the eastern half of northern boundary of Parcel 02. The proposed PUD complies with the standard bulk plane on the eastern half of northern boundary of Parcel 02 but excludes the remainder of the side lot lines from the bulk plane requirement.

Parking: The proposed Flood Middle School PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC). These requirements are 1.5 spaces for each studio, 1 bedroom, or 2 bedroom unit; and 2 spaces for each 3 bedroom unit; plus 1 guest space for every 5 units. With the current unit mix, this would amount to approximately 604 required parking spaces. The majority of these spaces would be in the parking structure wrapped by the apartment building. Bicycle parking will be required at a rate of one bicycle space for every two units.

Traffic: A traffic impact study was performed for the proposed Flood Middle School PUD. The traffic study shows an increase in overall traffic volume; however, the development can be accommodated by the existing study area roadways and intersections without modification and without creating significant impacts to the study area through 2030. The traffic impact study was reviewed by the Public Works Traffic Division and CDOT who both concurred with its findings.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended except that the PUD would permit the maximum height a projecting sign to be 50 feet high rather than the UDC's maximum height limit of 25 feet.

Landscaping: The UDC requires that a minimum of 25% of the property be landscaped for multi-unit dwellings in the R-2-B and MU-R-3-B zone districts and 20% in the MU-B-1 zone district. The Flood Middle School PUD proposes a minimum of 15% of the property be landscaped. Additionally, the UDC requires that a minimum of 70% of the required landscape be "living" landscape. The Flood Middle School PUD proposes that a minimum of 50% of the landscape be "living". This is due in part to the urban nature of the project that may include specialty paving, plazas, water features, etc. as "non-living" landscape. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes an 8 foot high fence/wall between the apartment building and existing residential uses at the northern boundary of Parcel 02. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

Drainage: The proposed Drainage Plan and Preliminary Drainage Report were reviewed and approved by the City's Public Works Department.

City Ditch: The existing City Ditch runs through Parcel 01 and the northeast corner of Parcel 02. The proposed development will require the relocation of the City Ditch and the dedication of associated easements by separate document.

Park Dedication: The subdivision regulations of the UDC require the dedication of park land or payment of a fee in lieu of dedication for all residential developments. The UDC provides a method for determining the amount of land to be dedicated based on the number of units and the number of new residents that will be generated. Based on a maximum of 350 multi-unit dwellings, the proposed Flood Middle School PUD would require a park dedication of 6.74 acres of land or payment of a fee in lieu of land dedication.

On September 4, 2012 City Council adopted a fee to be paid in lieu of dedication amount of \$20,000 per required acre. Credit towards the dedication requirements for recreational amenities provided on-site by the developer and waivers of all or a portion of the remaining fee-in-lieu may be requested. Requests are considered on a case-by-case basis at the discretion of Council. Council will be considering the final fee-in-lieu of dedication amount concurrently or shortly after approval of the PUD. The applicant has requested and Council has preliminarily agreed to a fee of \$57,780 based on a development containing 300 units.

The City has received comments from citizens requesting that the existing green space on Parcel 02 be preserved as a park rather than be developed. The Flood Middle School property is owned by the Englewood School District and is not a City of Englewood dedicated park. The citizen comments and replies from the Mayor and Mayor Pro Tem are attached as Exhibits I-L. The Park Master Plan does not recognize this area as being underserved or unserved, and no recommendations were made for developing a park at this location. The Park Master Plan also notes that the acquisition of new park land must be

balanced with park development costs and ongoing maintenance costs. Since the Master Plan was adopted, the City has decided to invest in enhancing and improving access to existing parks.

Phasing: The initial demolition of the existing school demolition and environmental remediation will take approximately 3 months. This will be followed by approximately 22 months of new construction for the apartment buildings.

PUD SUMMARY:

The proposed Flood Middle School PUD has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. The PUD documents are complete and no additional conditions of approval are recommended at this time. Therefore, the Community Development Department recommends that the Planning and Zoning Commission review the Flood Middle School PUD request and forward a favorable recommendation for approval to City Council.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

The Planning and Zoning Commission is to review the Flood Middle School PUD request, and following the public hearing, may recommend that the Council approve, deny, or approve the rezoning with conditions. In its review of the application, the Commission's recommendations should include findings on each of the following points:

1. *The application is or is not in conformance with the Comprehensive Plan and this Title (UDC).*

The Flood Middle School PUD conforms to the Comprehensive Plan strategy of redevelopment. The Comprehensive Plan states, "Englewood residents will benefit from the new opportunities for housing, shopping, and entertainment these new developments will bring to the City". The proposed PUD supports the following Comprehensive Plan Housing Goal #1: "Promote a balance mix of housing opportunities serving the needs of all current and future Englewood citizens."

Additionally the PUD documents states: "The proposed project addresses the City's 3-part strategy outlined in the 2003 Englewood Comprehensive Plan for Growth and Development in the City; Revitalization, Redevelopment and Reinvention. The abandoned Flood Middle School currently occupies this site. The proposed project will redevelop this site into a vibrant, high quality residential community that fits into the existing mix of uses that surround the site that include a mix of single family, duplex and multi-family residences, as well as commercial/retail uses. This project will revitalize this established neighborhood area and provide a unique housing option for residents in this location. This project takes advantage of existing community infrastructure and transportation options while reinvesting in an existing established neighborhood. The additional residents will take advantage of the

existing retail in the neighborhood and generate tax revenue that will benefit programs and services provided by the City of Englewood.”

The increased tax revenue will also benefit other taxing entities, most notably the School District.

2. *The application is or is not consistent with adopted and generally accepted standards of development in the City.*

The Flood Middle School PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City’s Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

3. *The application is or is not substantially consistent with the goals, objectives, design guidelines, policies and any other ordinance, law, or requirement of the City.*

The Flood Middle School PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

SUBDIVISION SUMMARY:

The proposed Preliminary Plat of the Alta Cherry Hills Subdivision has been reviewed by the City’s Development Review Team (DRT) and the appropriate outside agencies. The Alta Cherry Hills Subdivision includes:

- The vacation of alleys on Parcel 01 and 02.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the east-west leg of the alley on Parcel 02.
- The dedication of public right-of-way on north edge of East Kenyon Avenue.
- The dedication of utility easements on Parcel 02 along South Sherman Street and East Kenyon Avenue.
- A utility easement on Parcel 02 to be vacated by separate document.
- A city ditch easement to be dedicated by separate document.
- A pedestrian access easement to be dedicated by separate document.

Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies’ individual processes. Therefore, the Community Development Department recommends approval of the Preliminary Plat of the Alta Cherry Hills Subdivision. If the Commission requires no changes from the Preliminary Plat to the Final Plat, staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

SUBDIVISION CONSIDERATIONS:

When considering a subdivision plat, the Commission must consider the following:

1. *The zoning of the property proposed for subdivision, together with the zoning of the areas immediately adjacent thereto.*

The proposed Flood Middle School PUD use is multi-unit dwelling with a wrapped parking garage and limited surface parking; these uses are compatible with adjacent City of Englewood R-2-B, MU-R-3-B, and MU-B-1 zone district uses.

2. *The proposed layout of lots and blocks and the proposed dimensions thereof to demonstrate compliance with yard area requirements.*

The proposed lots are compatible with dimensions established by the Flood Middle School PUD.

3. *The availability of all utilities, and the proximity thereof to the area proposed for subdivision.*

Public water and sewer along with electric, gas, and communication utilities are available to the subject property.

4. *Topography and natural features of the land with special reference to flood plains.*

The subject property is not located within an identified flood plain zone.

5. *The continuity of streets and alleys within the area proposed for subdivision, and the design and location of such streets and alleys, with relation to existing streets and alleys, both within and without the area proposed for subdivision, and the Master Street Plan.*

The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.

6. *All rights-of-way to be designated and located to facilitate the safe movement of pedestrians and bicyclists.*

Minimum 5 foot wide sidewalks are provided.

7. *All bicycle and pedestrian facilities shall be selected, located and designed in accordance with current City standards.*

No bicycle facilities are required for this proposed subdivision. Sidewalks are provided.

8. *The location of utility and other easements.*

See Preliminary Plat.

9. *The location of, and provision for, public areas, including land reserved for parks, schools and other public uses.*

Council will be considering a final fee-in-lieu of land dedication amount once the PUD process is completed. The easements necessary for public uses and utilities are either dedicated on the subdivision plat or are to be dedicated by separate document.

10. *The method of handling drainage and surface water.*

A drainage study has been completed as part of the proposed Planned Unit Development application. Drainage issues have been addressed and will be monitored in the development permit process.

ATTACHMENTS:

- Exhibit A: Flood Middle School PUD
- Exhibit B: Preliminary Plat of the Alta Cherry Hills Subdivision
- Exhibit C: Final Plat of the Alta Cherry Hills Subdivision
- Exhibit D: Neighborhood Meeting Summary - May 16, 2012
- Exhibit E: Tri-County Health Department - Letter dated June 28, 2012
- Exhibit F: CDOT Region 6 - Letter dated August 31, 2012
- Exhibit G: Xcel - Letter dated August 22, 2012
- Exhibit H: Century Link - Letters dated July 23 and June 26, 2012
- Exhibit I: Email from Mr. Hannen and Mayor's response - Dated August 28, 2012
- Exhibit J: Email from Mr. Blomstrom - Dated August 28, 2012
- Exhibit K: Email from Mr. Anthony and Mayor Pro Tem's response - Dated August 29, 2012
- Exhibit L: Email from Mr. and Mrs. Mears - Dated August 31, 2012

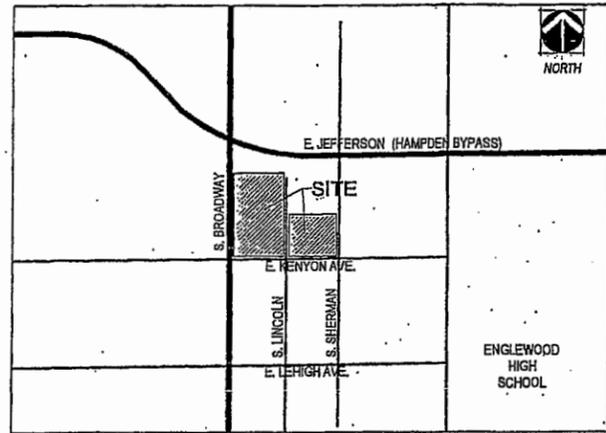
FLOOD MS PLANNED UNIT DEVELOPMENT

ENGLEWOOD, COLORADO

EXHIBIT A

VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTION

LOTS 13 THROUGH 19, INCLUSIVE AND 28 THROUGH 38, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 20 THROUGH 25, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 10, 11 AND 12, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 6 THROUGH 9, INCLUSIVE AND 39 THROUGH 50, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD IN DEED RECORDED JANUARY 24, 1958 IN BOOK 952 AT PAGE 79 AND THAT PORTION CONVEYED TO THE STATE DEPARTMENT HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED JULY 21, 1970 IN BOOK 1875 AT PAGE 110.

TOGETHER WITH

LOT 30 AND THE SOUTH ONE HALF OF LOT 31, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 17 AND 18, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOT 19 AND THE NORTH ONE HALF OF LOT 20, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND THE NORTH ONE HALF OF LOT 31 AND ALL OF LOT 32, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 24 AND 25, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND THE SOUTH ONE HALF OF LOT 20 AND ALL OF LOT 21, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 28 AND 29, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 33, 34 AND 35, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 26 AND 27, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 22 AND 23, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND LOTS 15 AND 16, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO, EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED OCTOBER 21, 1964 IN BOOK 1554 AT PAGE 390.

CONTAINING A TOTAL AREA OF 196,804 SQUARE FEET OR 4.56 ACRES.

PROJECT BACKGROUND

THIS PROJECT AT 3850 S. BROADWAY IS COMPRISED OF 2 PARCELS (PARCEL I.D #2077-03-1-08-004 & #2077-03-1-09-008) TOTALING APPROXIMATELY 4.8 ACRES. THE FIRST (WEST) PARCEL (KNOWN HEREIN AS PARCEL 01) IS LOCATED AT THE NORTHEAST CORNER OF S. BROADWAY AND E. KENYON. THE SECOND (EAST) PARCEL (KNOWN HEREIN AS PARCEL 02) IS LOCATED DIRECTLY EAST OF THE WEST PARCEL AT THE NORTHEAST CORNER OF S. LINCOLN AND E. KENYON. PRESENTLY THE WEST PARCEL CONTAINS, THE NOW CLOSED, FLOOD MIDDLE SCHOOL WHICH WILL BE DEMOLISHED AS A PART OF THIS PROPOSED DEVELOPMENT. THE EAST PARCEL IS VACANT. THE CURRENT ZONING OF THE WEST PARCEL IS MU-R-3-B WITH THE NORTHERNMOST MOST PORTION BEING ZONED MU-B-1. THE WEST HALF OF THE EAST PARCEL IS MU-R-3-B AND THE EAST HALF OF THE EAST PARCEL ZONED R-2-B. THIS PUD WILL BRING ALL PARCELS UNDER THE SAME ZONING DESIGNATION AS OUTLINED WITHIN THIS PUD DOCUMENT. THE PLANNED UNIT DEVELOPMENT WILL BE PROCESSED PURSUANT TO THE APPLICABLE CITY REGULATIONS.

CONSTRUCTION/PHASING PLAN

INITIAL DEMOLITION OF THE EXISTING BUILDINGS ON-SITE SHALL TAKE APPROXIMATELY 3 MONTHS. ONCE DEMOLITION IS COMPLETE NEW CONSTRUCTION SHALL TAKE APPROXIMATELY 22 MONTHS. IT IS ANTICIPATED THAT THE FIRST RESIDENTIAL UNITS WILL BE READY FOR OCCUPANCY APPROXIMATELY 12 MONTHS AFTER NEW CONSTRUCTION BEGINS.

PUD DEVELOPMENT SUMMARY

THE APPLICANT PROPOSES TO DEVELOP A MAXIMUM OF 350 RESIDENTIAL "FOR-RENT" APARTMENT UNITS CONTAINED WITHIN TWO BUILDINGS DEVELOPED ON PARCEL 01 AND PARCEL 02. PARKING SHALL MOSTLY BE PROVIDED IN A PARKING STRUCTURE THAT WILL PREDOMINANTLY BE WRAPPED/SCREENED BY THE APARTMENT BUILDING. VEHICULAR AND BICYCLE PARKING SHALL BE PROVIDED BASED ON MINIMUM CITY CODE REQUIREMENTS. SEVERAL COURTYARD/AMENITY AREAS ARE INCORPORATED INTO THE DESIGN THAT WILL ALSO INCLUDE LANDSCAPING.

THE PROPOSED PROJECT ADDRESSES THE CITY'S 3-PART STRATEGY OUTLINED IN THE 2003 ENGLEWOOD COMPREHENSIVE PLAN FOR GROWTH AND DEVELOPMENT IN THE CITY; REVITALIZATION, REDEVELOPMENT AND REINVENTION. THE ABANDONED FLOOD MIDDLE SCHOOL CURRENTLY OCCUPIES THIS SITE. THE PROPOSED PROJECT WILL REDEVELOP THIS SITE INTO A VIBRANT, HIGH QUALITY RESIDENTIAL COMMUNITY THAT FITS INTO THE EXISTING MIX OF USES THAT SURROUND THE SITE THAT INCLUDE A MIX OF SINGLE FAMILY, DUPLEX AND MULTI-FAMILY RESIDENCES, AS WELL AS COMMERCIAL/RETAIL USES. THIS PROJECT WILL REVITALIZE THIS ESTABLISHED NEIGHBORHOOD AREA AND PROVIDE A UNIQUE HOUSING OPTION FOR RESIDENTS IN THIS LOCATION. THIS PROJECT TAKES ADVANTAGE OF EXISTING COMMUNITY INFRASTRUCTURE AND TRANSPORTATION OPTIONS WHILE REINVESTING IN AN EXISTING ESTABLISHED NEIGHBORHOOD. THE ADDITIONAL RESIDENTS WILL TAKE ADVANTAGE OF THE EXISTING RETAIL IN THE NEIGHBORHOOD AND GENERATE TAX REVENUE THAT WILL BENEFIT PROGRAMS AND SERVICES PROVIDED BY THE CITY OF ENGLEWOOD.

PUD PLAN NOTES

1. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN.
2. ALL NEW AND EXISTING UTILITIES WITHIN THE PROPERTY AND ABUTTING RIGHT-OF-WAY SHALL BE PLACED UNDERGROUND.
3. ALL CONCRETE WORK DONE IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN CONFORMANCE WITH CONSTRUCTION STANDARDS AND CONCRETE SPECIFICATIONS FOR THE CITY OF ENGLEWOOD, COLORADO.
4. ANY NEW FIRE HYDRANTS SHALL BE TO THE CITY OF ENGLEWOOD REQUIREMENTS.
5. SUBDIVISION OF THE SITE SHALL BE COMPLETED UNDER SEPARATE DOCUMENT.
6. ALL STRUCTURES AND PROJECTIONS (UNLESS OTHERWISE NOTED WITHIN THIS PUD) SHALL BE CONSTRUCTED WITHIN BUILDING ENVELOPES AND BUILDING HEIGHT LIMITS.
7. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CITY CODES, REGULATIONS, AND STANDARDS NOT SPECIFICALLY ADDRESSED WITHIN THIS PUD.
8. IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC PROVISIONS OF THIS PUD AND TITLE 15, THE SPECIFIC PROVISIONS OF THIS PUD SHALL CONTROL.
9. THE EXISTING CITY DITCH MAY BE REALIGNED AS PART OF FUTURE DEVELOPMENT.

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SIGNATURE BLOCKS

APPROVED FOR ENGLEWOOD SCHOOL DISTRICT

SIGNATURE _____ DATE _____

STATE OF COLORADO
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____ AS _____ OF _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

ADDRESS _____

APPROVED FOR THE CITY OF ENGLEWOOD

PLANNING AND ZONING COMMISSION CHAIRPERSON _____ DATE _____

PLANNING AND ZONING COMMISSION RECORDING SECRETARY _____ DATE _____

MAYOR OF ENGLEWOOD _____ DATE _____

ATTESTED
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____ BY _____ AS _____ OF _____

CITY CLERK _____

CLERK AND RECORDER'S OFFICE

THIS PLANNED UNIT DEVELOPMENT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____ O'CLOCK, _____ M. THIS _____ DAY OF _____, 20____

RECEPTION NUMBER _____ BOOK NUMBER _____ PAGE NUMBER _____

CLERK AND RECORDER _____ BY: DEPUTY _____

SUBMITTAL:	06/04/12
REVISION #/DATE:	#01 07/23/12
REVISION #/DATE:	#02 08/20/12
REVISION #/DATE:	#03 09/07/12
REVISION #/DATE:	

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FLOOD MS
PLANNED UNIT DEVELOPMENT
ENGLEWOOD, COLORADO

SHEET TITLE:
COVER SHEET

SHEET #:
01 of 08

FLOOD MS PLANNED UNIT DEVELOPMENT

ENGLEWOOD, COLORADO

ARCHITECTURAL CHARACTER

THE ARCHITECTURAL CHARACTER OF THIS DEVELOPMENT SHALL BE URBAN IN CHARACTER AND WILL PROVIDE FOR A PEDESTRIAN SCALE ALONG THE STREET LEVEL. DESIGN SHALL INCLUDE THE FOLLOWING:

- a. A MINIMUM OF ONE 5' BUILDING PLANE CHANGE EVERY 45 LINEAR FEET. THIS MAY BE ACCOMPLISHED IN A NUMBER OF WAYS INCLUDING RECESSED BALCONIES OR PORCHES, BUT SHALL NOT INCLUDE CANTILEVERED BALCONIES OR PORCHES. PARKING GARAGES ARE EXCLUDED FROM THIS BUILDING PLANE CHANGE REQUIREMENT.
- b. A MINIMUM OF 3 DIFFERENT MATERIAL PATTERNS AND COLOR CHANGES SHALL BE INCORPORATED INTO THE BUILDING DESIGN. IT IS ENCOURAGED THAT THESE MATERIALS ARE DISTRIBUTED AS EVENLY AS POSSIBLE THROUGHOUT THE BUILDING DESIGN. AT LEAST ONE ADDITIONAL COLOR AND/OR MATERIAL WILL BE USED TO DIFFERENTIATE IMPORTANT ARCHITECTURAL ELEMENTS SUCH AS CORNERS, ENTRIES, AND COMMON USE AREAS.
- c. AN AVERAGE OF 30% OF THE BUILDING FAÇADE SHALL CONSIST OF MASONRY, WHICH MAY INCLUDE BRICK, STONE, AND/OR CMU. NO ELEVATION FACING A PUBLIC STREET SHALL HAVE LESS THAN 20% MASONRY.
- d. STUCCO, STONE, CMU, BRICK, CEMENTITIOUS (INCLUDING JAMES HARDIE & SIMILAR), AND METAL SIDING ARE PERMISSIBLE BUILDING MATERIALS.
- e. AT THE CORNER OF S. BROADWAY AND KENYON THE BUILDING FAÇADE SHALL BE 80% TRANSPARENT FOR A HEIGHT OF AT LEAST 20', ACTIVATING THE STREET WITH THE ACTIVITY OF THE AMENITY AREAS WITHIN THE CLUBHOUSE.
- f. PREDOMINANT BUILDING ENTRIES SHALL BE CLEARLY DEFINED AND MAY CONSIST OF ELEMENTS SUCH AS; CANOPIES, OVERHANGS, PEAKED ROOFS, ARCHES, AND/OR OUTDOOR AMENITIES (I.E. BENCHES, BOLLARDS, PEDESTRIAN LIGHTS, AND SIMILAR).
- g. ROOFS MAY BE SLOPED AND/OR FLAT WITH SLOPED ROOFS RANGING FROM A MINIMUM 4:12 TO A MAXIMUM OF 6:12.

FUTURE DEVELOPMENT SHALL INCORPORATE THE AFOREMENTIONED FEATURES TO CREATE AESTHETICALLY PLEASING BUILDINGS THAT HAVE STRONG ARCHITECTURAL CHARACTER WITH HIGH QUALITY FINISHES.

PUD DISTRICT PLAN DEVELOPMENT STANDARDS

- A. GENERAL REGULATIONS: UNLESS OTHERWISE PROVIDED FOR IN THIS PUD OR SUBSEQUENT AMENDMENTS, THE PROVISIONS, STANDARDS, REGULATIONS AND PROCEDURES PERTINENT TO AN APPLICATION FOR THE DEVELOPMENT OF LAND WITHIN THIS PUD ZONE DISTRICT SHALL COMPLY WITH THE MU-R-3-B ZONE DISTRICT OF THE CITY OF ENGLEWOOD AND RELATED ZONING REGULATIONS IN EFFECT AT THE TIME ANY FUTURE APPLICATION IS FILED WITH THE CITY.
- B. PERMITTED LAND USES:
 1. MULTI UNIT DWELLING (INCLUDING ANCILLARY USES SUCH AS LEASING OFFICE, PRIVATE RECREATION FACILITIES, ETC.)
 2. SURFACE PARKING
 3. PARKING GARAGE
- ACCESSORY USE:
 1. HOME OCCUPATION AS DEFINED IN THE UNIFIED DEVELOPMENT CODE (UDC)
- PERMITTED ACCESSORY STRUCTURES:
 1. POOL EQUIPMENT/MAINTENANCE BUILDING - 1 PERMITTED AT 250 SF EACH
 2. TRELIS - MAXIMUM 3 PERMITTED AT 250 SF EACH
 3. GAZEBO - MAXIMUM 3 PERMITTED AT 250 SF EACH
- C. UNLISTED USES
PROCEDURES FOR APPROVAL OF USES NOT LISTED IN THE ABOVE PERMITTED USES SHALL BE GOVERNED BY TITLE 16 PROVISIONS FOR UNLISTED USES.
- D. DEVELOPMENT STANDARDS
THE FOLLOWING STANDARDS APPLY TO PARCEL 01 AND PARCEL 02 UNLESS OTHERWISE NOTED.
 1. MAXIMUM BUILDING HEIGHT:
 - a. PARCEL 01 - APPROXIMATELY 80' TO 78' ABOVE GRADE OF ADJACENT RIGHT-OF-WAY (MAXIMUM U.S.G.S ELEVATION OF 5,416')
 - b. PARCEL 02 - APPROXIMATELY 80' TO 70' ABOVE GRADE OF ADJACENT RIGHT-OF-WAY (MAXIMUM U.S.G.S ELEVATION OF 5,414')
 - c. ANTENNAS, MECHANICAL EQUIPMENT, ELEVATOR PENHOUSES, CHIMNEYS, AND SIMILAR ARE EXCLUDED FROM THIS LIMITATION.
 2. MAXIMUM PERMITTED RESIDENTIAL UNITS:
 - a. 76.75 DU/AC OR 350 UNITS (TOTAL COMBINED FOR PARCELS 01 & 02)
 - b. PROJECTED UNIT SCHEDULE:
 - 1-BEDROOM --65%
 - 2-BEDROOM --30%
 - 3-BEDROOM --5%

* NOTE: UNIT SCHEDULE SUBJECT TO CHANGE BASED ON CURRENT MARKET CONDITIONS AT TIME OF CONSTRUCTION. FINAL BREAKDOWN WILL BE PROVIDED AT TIME OF BUILDING PERMIT.

PUD DISTRICT PLAN DEVELOPMENT STANDARDS (CONT.)

3. SETBACKS

BUILDING (INCLUDES PARKING STRUCTURES)	PARCEL 01	PARCEL 02
FROM S. BROADWAY ROW	0'	N/A
FROM E. KENYON ROW	10'	10'
FROM S. LINCOLN ROW	5'	5'
FROM S. SHERMAN ROW	N/A	10'
FROM NORTH BOUNDARY (PARCEL 01)	10'	N/A
FROM NORTH BOUNDARY ADJACENT TO ALLEY	N/A	5'
FROM NORTH BOUNDARY ADJACENT TO EXISTING RESIDENTIAL	N/A	10'
FROM INTERNAL LOT LINE	0'	0'

SURFACE PARKING	PARCEL 01	PARCEL 02
FROM BUILDINGS	0'	0'
FROM PUBLIC ROW	5'	5'

4. BULK STANDARDS:

- a. MAXIMUM LOT COVERAGE: PARCEL 01 - 75%, PARCEL 02 - 80%
- b. BUILD TO LINE - AT LEAST 33% OF THE BUILDING FRONTAGE ALONG S. BROADWAY SHALL BE BUILT NO FURTHER BACK THAN 5' FROM THE PROPERTY LINE.
- c. BUILD TO LINE - NO MORE THAN 33% OF BUILDING WILL BE SETBACK GREATER THAN 25' FROM S. BROADWAY.
- d. STANDARD BULK PLANE REQUIREMENTS AS DEFINED BY THE CITY OF ENGLEWOOD SHALL ONLY APPLY TO THE EASTERN HALF OF THE NORTHERN BOUNDARY OF PARCEL 02, WHERE THE BUILDING IS DIRECTLY ADJACENT TO EXISTING RESIDENTIAL AND NOT THE PORTION OF THE NORTHERN BOUNDARY THAT IS DIRECTLY ADJACENT TO THE ALLEYWAY.

5. PARKING STANDARDS:

- a. PARKING REQUIREMENTS SHALL BE MET PER CITY OF ENGLEWOOD REQUIREMENTS AS SPECIFIED IN SECTION 16-6-4 AND OUTLINED IN TABLE 16-6-4.1 "MINIMUM OFF-STREET PARKING REQUIREMENTS."
- b. ADEQUATE AREA FOR SNOW STORAGE SHALL BE PROVIDED ON-SITE AND SHALL BE IDENTIFIED AT TIME OF BUILDING PERMIT.

6. SIGNAGE STANDARDS:

- a. SIGNAGE STANDARDS SHALL MEET STANDARDS AS AMENDED FOR THE MU-B-1 ZONE DISTRICT WITH THE FOLLOWING EXCEPTION:
 - a.a. PROJECTING SIGNS ARE PERMITTED A MAXIMUM HEIGHT OF 50' ABOVE GRADE.

7. LANDSCAPE STANDARDS:

- a. A COMPLETE LANDSCAPE PLAN SHALL BE PROVIDED AT TIME OF BUILDING PERMIT.
- b. 15% OF THE TOTAL COMBINED AREA OF PARCELS 01 & 02 IS REQUIRED FOR PUBLIC AND/OR PRIVATE LANDSCAPE AREA. DUE TO ITS URBAN NATURE, UP TO 50% OF THE PROVIDED COURTYARDS/PLAZAS, ENHANCED PAVING WITHIN THE STREETScape ZONE, BUFFER LANDSCAPE ZONE, AND INTERIOR LANDSCAPE ZONES 01 & 02 MAY COUNT TOWARDS THIS REQUIREMENT, THIS INCLUDES IMPROVEMENTS MADE WITHIN THE ADJACENT PUBLIC RIGHTS-OF-WAY, BUT EXCLUDES THE 5' SIDEWALKS ALONG, BROADWAY, KENYON, SHERMAN, AND LINCOLN. A MINIMUM OF 50% OF THE REQUIRED LANDSCAPE SHALL BE LIVING LANDSCAPE.
- c. MINIMUM LANDSCAPE SIZE AND QUANTITIES SHALL BE PROVIDED PER CITY OF ENGLEWOOD REQUIREMENTS.

8. PUBLIC LAND DEDICATIONS REQUIREMENTS:

- a. PARKS, TRAILS, AND OPEN SPACE LAND DEDICATION SHALL BE DETERMINED BY SEPARATE AGREEMENT.

PUD DISTRICT PLAN DEVELOPMENT STANDARDS (CONT.)

9. SCREENING:

- a. A MAXIMUM 8' TALL, FULLY OPAQUE SCREEN WALL/FENCE MAY BE USED ON THE NORTHERN BOUNDARY OF PARCEL 02 TO SCREEN BETWEEN EXISTING AND PROPOSED USES. MATERIALS SHALL BE CONSISTENT WITH THE OVERALL BUILDING DESIGN AND WILL BE DETERMINED AT TIME OF BUILDING PERMIT. LANDSCAPE THAT INCLUDES A MIX OF DECIDUOUS AND EVERGREEN SHRUBS, ORNAMENTAL GRASSES AND/OR PERENNIALS WILL BE INCORPORATED ADJACENT TO THE FENCE WHERE ADEQUATE LANDSCAPE AREA IS PROVIDED. (AREAS MORE THAN 5' AWAY FROM BUILDING FOUNDATION). QUANTITIES SHALL BE PER CITY OF ENGLEWOOD REQUIREMENTS. ALL OTHER PROJECT AREAS MUST MEET SCREENING STANDARDS AS REQUIRED BY THE CITY OF ENGLEWOOD.

10. LIGHTING:

- a. ALL ON-SITE LIGHTING SHALL USE FULL CUT-OFF LIGHT FIXTURES AND NOT EXCEED 0.5 FOOT CANDLES AT THE PROPERTY LINE.

11. MISC. ADDITIONAL STANDARDS:

- a. WASTE AND RECYCLE COLLECTION: ALL FACILITIES FOR WASTE AND RECYCLE COLLECTION WILL BE INTERNAL TO THE BUILDING. NO FACILITIES WILL BE VISIBLE FROM THE PUBLIC WAY OR ADJACENT PROPERTIES. NO STORAGE WILL BE EXTERNAL TO THE BUILDING, EXCEPT FOR TEMPORARY STAGING DURING WASTE AND RECYCLE REMOVAL TIMES.
- b. SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH.

E. MODIFICATIONS

THE FOLLOWING MODIFICATION PROCEDURES ARE CONSISTENT WITH THE PUD MODIFICATION PROCEDURES OF THE CITY OF ENGLEWOOD TITLE 16, ZONING REGULATIONS, AS MODIFIED BELOW:

1. DISTRICT PLAN - THE TERMS, CONDITIONS, THE ADOPTED PUD DISTRICT PLAN AND DOCUMENTS MAY BE CHANGED AND/OR AMENDED IN WHOLE OR IN PART AS FOLLOWS -

- a. MINOR MODIFICATIONS TO THE PUD DISTRICT PLAN: THE CITY MANAGER OR HIS DESIGNEE MAY APPROVE MINOR MODIFICATIONS IN THE LOCATION, SIZING, AND HEIGHT OF STRUCTURES OR FACILITIES IF REQUIRED BY ENGINEERING OR OTHER CIRCUMSTANCES NOT FORESEEN AT THE TIME THE PUD DISTRICT PLAN WAS APPROVED. MINOR MODIFICATIONS SHALL NOT BE PERMITTED IF THE MODIFICATION RESULTS IN ANY OF THE CIRCUMSTANCES LISTED IN E.2.a OF THIS PUD.
- b. MAJOR MODIFICATIONS TO THE PUD DISTRICT PLAN: MAJOR MODIFICATIONS MAY BE MADE TO THE APPROVED PUD DISTRICT PLAN PURSUANT TO THE SAME LIMITATIONS AND REQUIREMENTS BY WHICH SUCH PLANS AND DOCUMENTS WERE ORIGINALLY APPROVED.

2. SITE PLAN -

- a. MINOR MODIFICATIONS TO THE PUD SITE PLAN: THE CITY, THROUGH THE DEVELOPMENT REVIEW TEAM, MAY AUTHORIZE MINOR DEVIATIONS FROM THE PUD SITE PLAN WHEN SUCH DEVIATIONS APPEAR NECESSARY IN LIGHT OF TECHNICAL OR ENGINEERING CONSIDERATIONS. MINOR DEVIATIONS SHALL NOT BE PERMITTED IF ANY OF THE FOLLOWING CIRCUMSTANCES RESULT:
 - a.a. A CHANGE IN THE CHARACTER OF THE DEVELOPMENT; OR
 - a.b. A CHANGE IN THE PERMITTED LAND USES; OR
 - a.c. A CHANGE IN THE GENERAL LOCATION OF LAND USES; OR
 - a.d. AN INCREASE IN THE MAXIMUM HEIGHT OF ANY BUILDING OF MORE THAN 5% OR
 - a.e. AN INCREASE IN THE NUMBER OF DWELLING UNITS, OR IN THE RATIO OF THE GROSS FLOOR AREA OF STRUCTURES TO THE LAND AREA, OR INCREASES IN THE PROPOSED GROSS FLOOR AREA WITHIN ANY PARTICULAR LAND USE OF MORE THAN 2%;
 - a.f. A REDUCTION IN THE SETBACKS FROM PROPERTY LINES MORE THAN 10%; OR
 - a.g. AN INCREASE OF MORE THAN 10% IN GROUND COVERAGE BY STRUCTURES OR SURFACE PARKING; OR
 - a.h. A REDUCTION BY MORE THAN 5% IN THE LAND AREA DESIGNATION FOR LANDSCAPING; OR
 - a.i. A REDUCTION IN THE RATIO OF OFF-STREET PARKING AND LOADING SPACE TO GROSS FLOOR AREA OR NUMBER OF DWELLING UNITS.
- b. SITE PLAN AMENDMENTS NOT MEETING THE ABOVE REQUIREMENTS: ALL PUD SITE PLANS APPROVED AND RECORDED MAY ONLY BE AMENDED PURSUANT TO THE SAME PROCEDURE AND SUBJECT TO THE SAME LIMITATION AND REQUIREMENTS BY WHICH SUCH PLANS WERE APPROVED.

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PLANNING & BOUNDARY SURVEYORS

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Denver, CO 80202

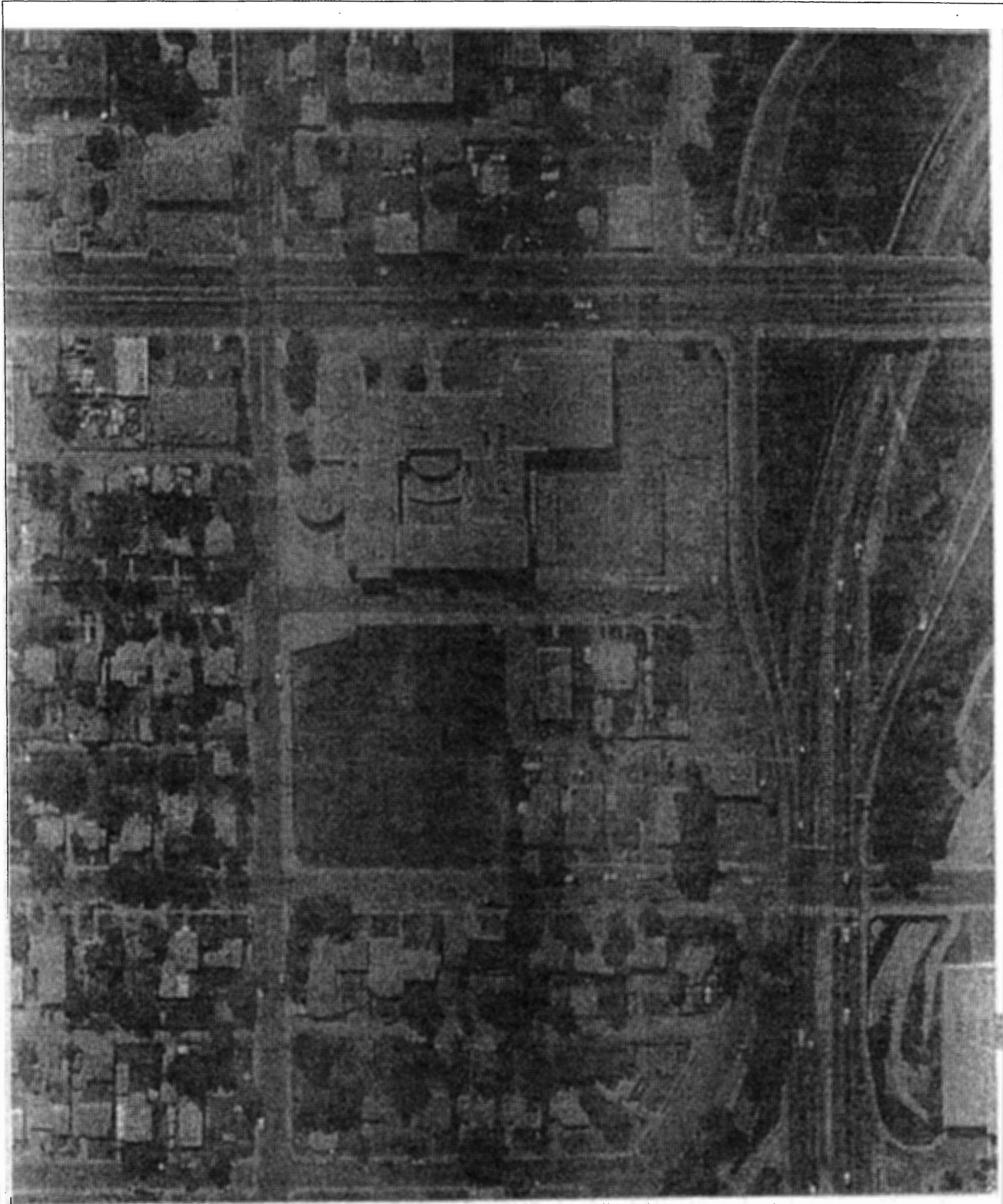
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FLOOD MS
PLANNED UNIT DEVELOPMENT
ENGLEWOOD, COLORADO

SHEET TITLE: DISTRICT PLAN
SHEET #: 02 of 08



NORTH



SCALE - 1" = 50'

--- ZONING BOUNDARY

SHEET TITLE:
EXISTING SITE PLAN
SHEET #:
03 of 08

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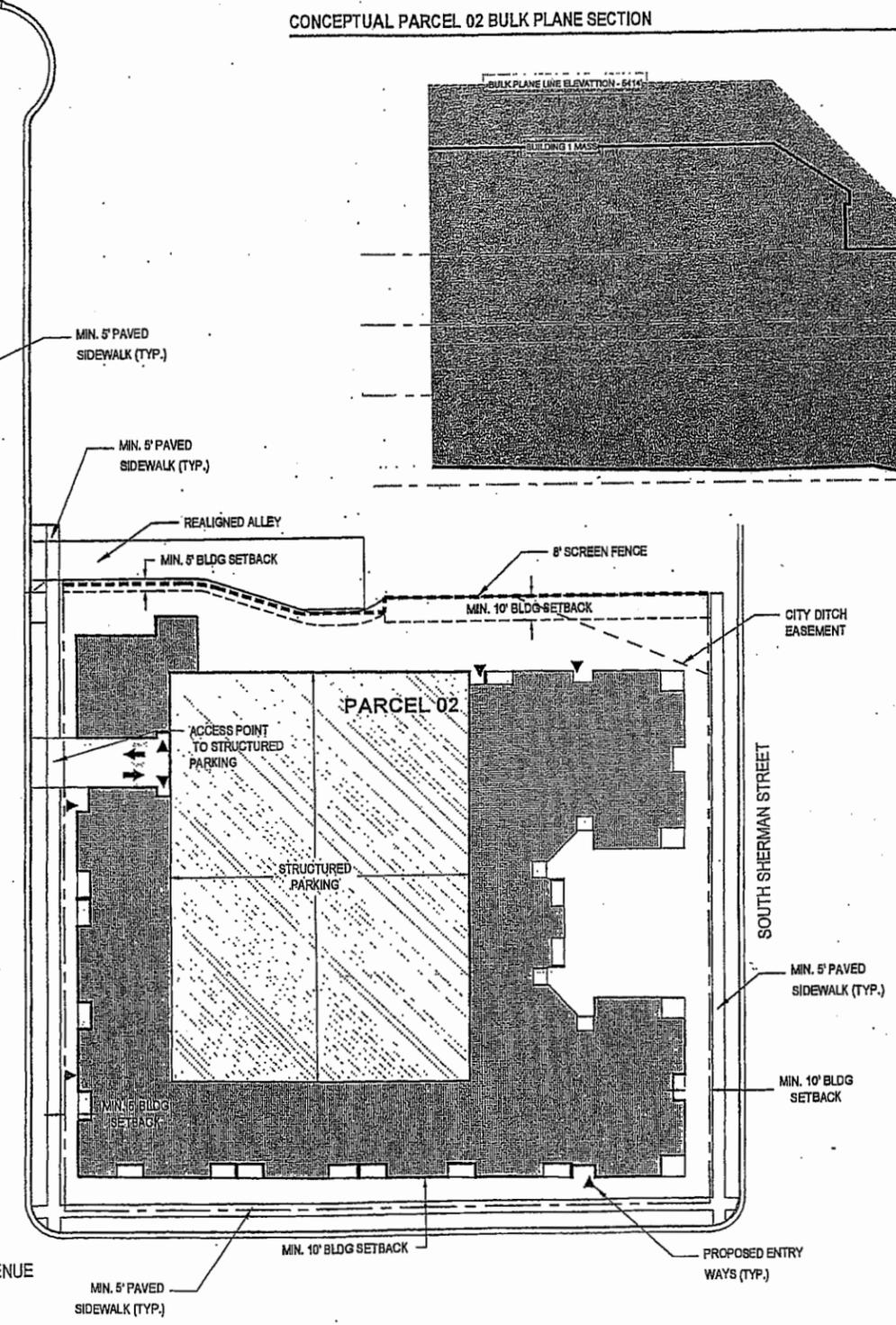
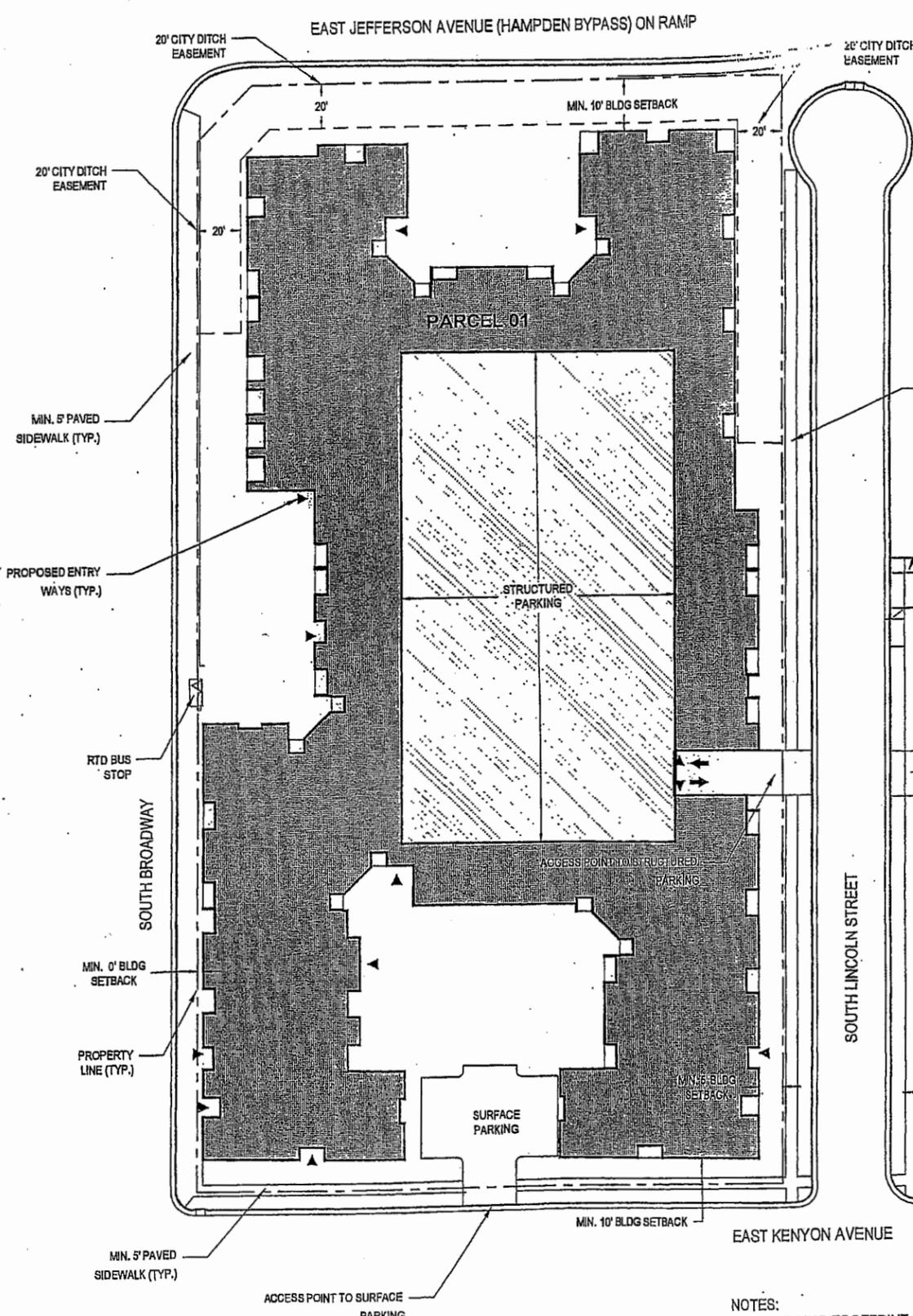
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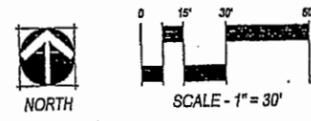
SETBACKS

BUILDING (INCLUDES PARKING STRUCTURES)	PARCEL 01	PARCEL 02
FROM S. BROADWAY ROW	0'	N/A
FROM E. KENYON ROW	10'	10'
FROM S. LINCOLN ROW	5'	5'
FROM S. SHERMAN ROW	N/A	10'
FROM NORTH BOUNDARY (PARCEL 01)	10'	N/A
FROM NORTH BOUNDARY ADJACENT TO ALLEY	N/A	5'
FROM NORTH BOUNDARY ADJACENT TO EXISTING RESIDENTIAL	N/A	10'
FROM INTERNAL LOT LINE	0'	0'

SURFACE PARKING	PARCEL 01	PARCEL 02
FROM BUILDINGS	0'	0'
FROM PUBLIC ROW	5'	5'

CONCEPTUAL PARCEL 02 BULK PLANE SECTION

- NOTES:**
- BUILDING FOOTPRINT IS CONCEPTUAL AND SUBJECT TO CHANGE.
 - FINAL RTD STOP LOCATION AND THE AMENITIES PROVIDED IN ASSOCIATION, TO BE DETERMINED BY RTD.



SHEET TITLE:
PROPOSED SITE PLAN

SHEET #:
04 of 08

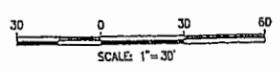
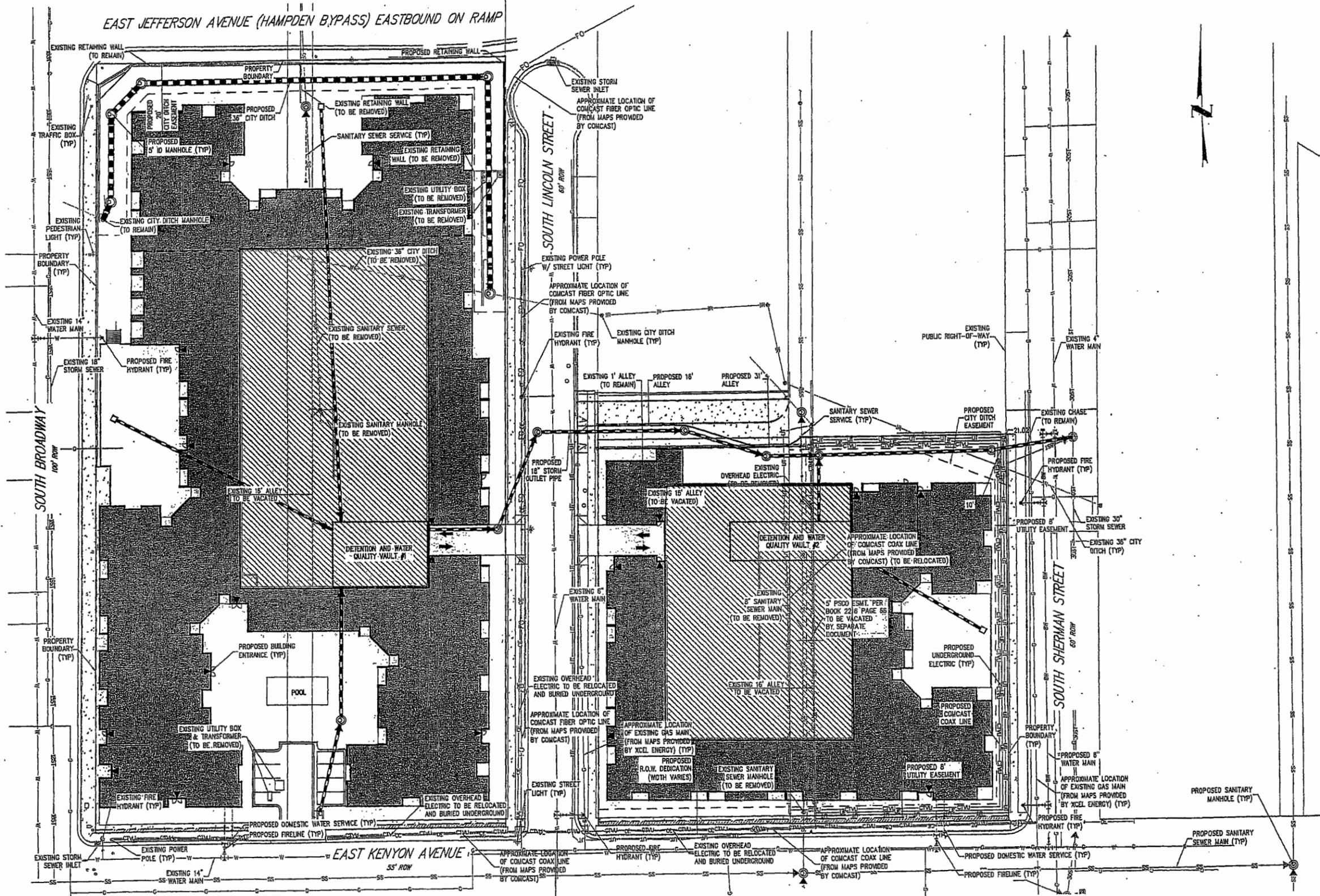
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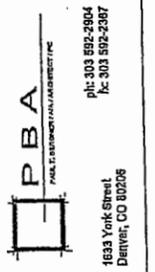


NOTES:

1. UTILITY SERVICE LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE DURING THE SITE DESIGN AND CIVIL CONSTRUCTION PLAN PROCESS. FINAL LOCATION TO BE DETERMINED AT TIME OF BUILDING PERMIT.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WERE LOCATED FROM UTILITY MAPS.

SHEET TITLE:
PROPOSED UTILITY PLAN
 SHEET #:
05 OF 08

SUBMITTAL:	06/04/12
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REVISION #/DATE:	#03 09/07/12
REVISION #/DATE:	

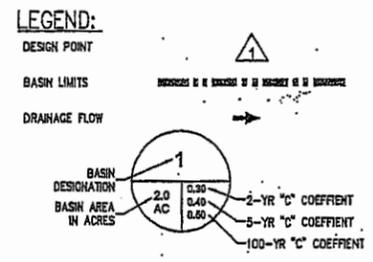
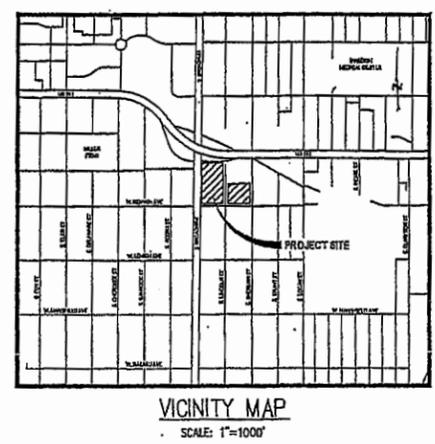
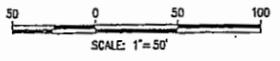
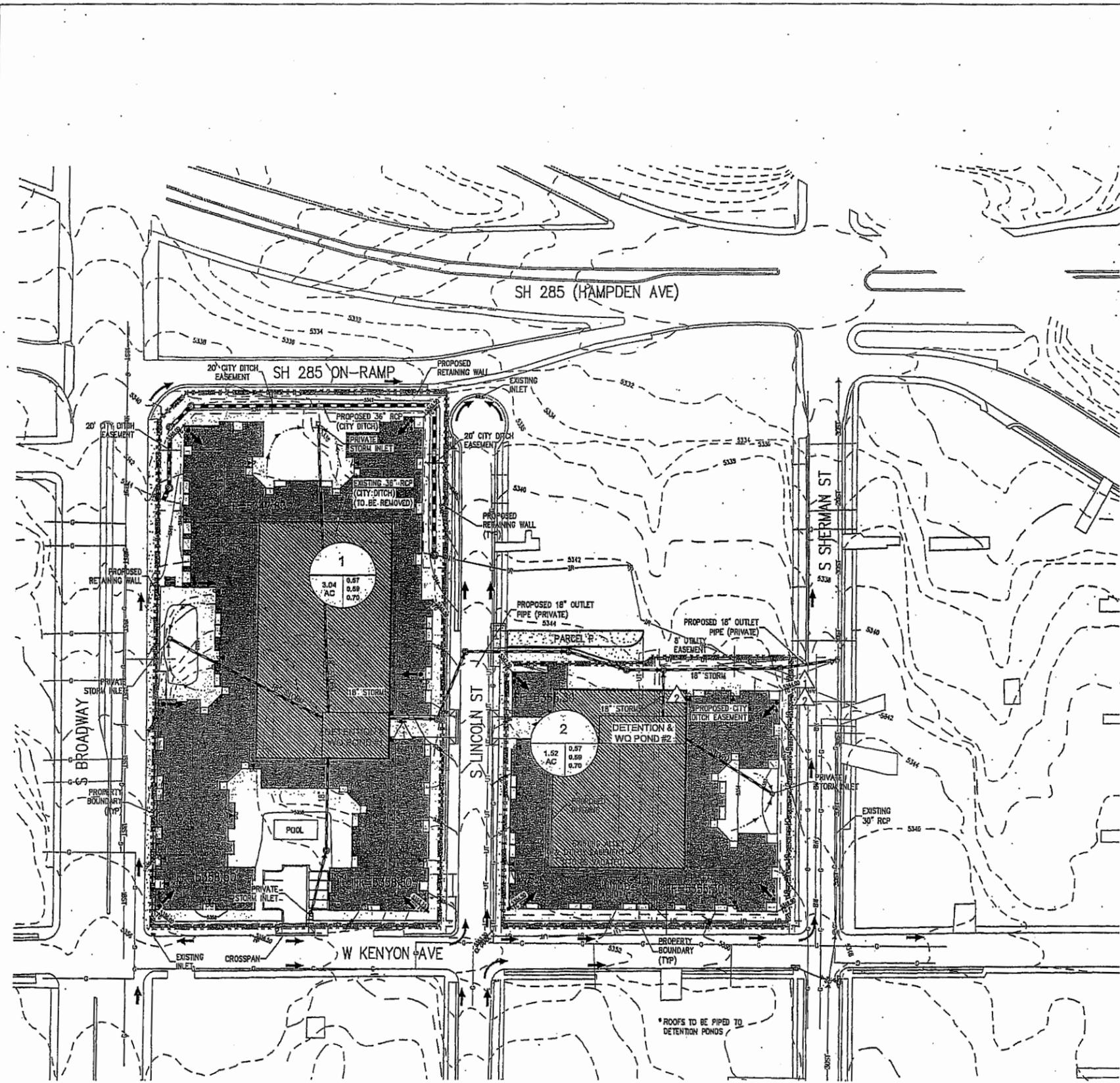


HARRIS KOCHER SMITH
 ENGINEERS, LAND SURVEYORS



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 www.norris-design.com

FLOOD MS
 PLANNED UNIT DEVELOPMENT
 ENGLEWOOD, COLORADO



RUNOFF SUMMARY								
BASIN	AREA (AC)	IMPERVIOUS (%)	C ₂	C ₅	C ₁₀₀	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀₀ (cfs)
1	3.04	80	0.57	0.59	0.70	4.5	6.6	15.0
2	1.52	80	0.57	0.59	0.70	2.2	3.3	7.4
1+2*	4.56	-	-	-	-	-	8.9**	4.5**

*AFTER DETENTION **ALLOWABLE RELEASE

DETENTION & WQ SUMMARY		
BASIN	1	2
REQ'D 5-YR DETENTION VOLUME	0.20 AC-FT	0.10 AC-FT
REQ'D 100-YR DETENTION VOLUME	0.37 AC-FT	0.18 AC-FT
ALLOWABLE 5-YR DISCHARGE	0.6 CFS	0.3 CFS
ALLOWABLE 100-YR DISCHARGE	1.0 CFS	1.5 CFS
WQ VOLUME (SAND FILTER)	3,271 CUBIC FT	1,820 CUBIC FT

NOTE:
PRIVATE COMBINATION DETENTION/WQ PONDS WILL BE CONSTRUCTED WITHIN THE PARKING GARAGES FOR EACH PARCEL.

BENCHMARK:
NGS BRASS DISK #Y 409 IN THE ABUTMENT OF SOUTH BROADWAY BRIDGE AT HAMPDEN AVENUE, ELEVATION=5334.82 NAVD 88.

NOTE: EXISTING CONTOUR INFORMATION SHOWN HEREON WAS PROVIDED BY THE CITY OF ENGLEWOOD. CONTOUR ELEVATIONS SHOWN DO NOT MATCH ELEVATIONS ESTABLISHED USING THE ABOVE BENCHMARK DATUM AND BENCHMARKS UTILIZED FOR EXISTING CONTOURS ARE UNKNOWN.

SHEET TITLE:
PROPOSED DRAINAGE PLAN

SHEET #:
06 OF 08

SUBMITTAL: 06/04/12
REVISION #/DATE: #01 07/23/12
REVISION #/DATE: #02 08/20/12
REVISION #/DATE: #03 09/07/12
REVISION #/DATE: #04 09/07/12

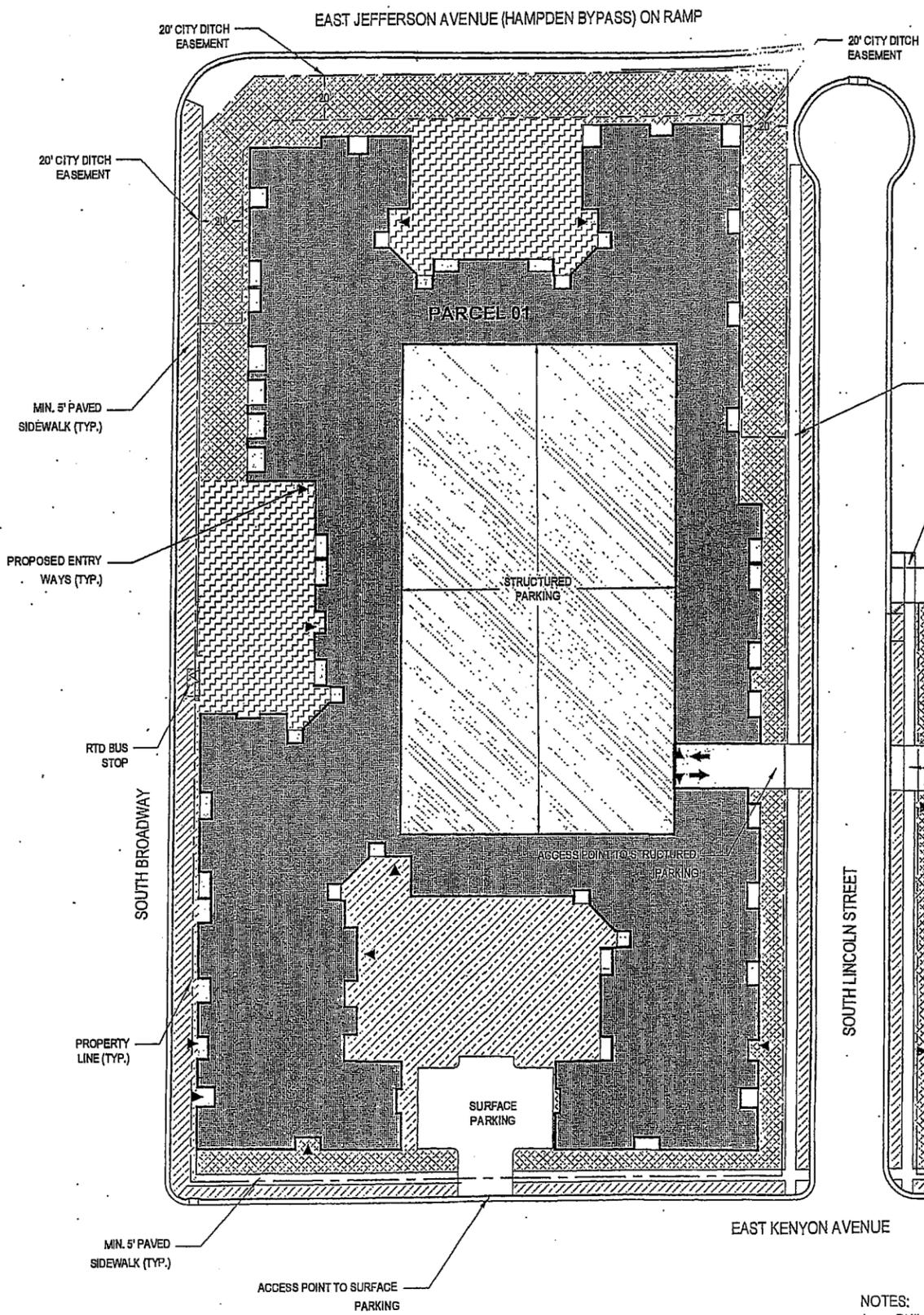
PBA
PAUL B. ANDERSON ARCHITECTURE
1633 York Street
Denver, CO 80202
ph: 303 592-2804
fx: 303 592-2387

HARRIS KOCHER SMITH
engineers, land surveyors

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ENGLEWOOD, COLORADO



LANDSCAPE LEGEND	SYMBOL	DESCRIPTION (MAY CONTAIN THE FOLLOWING):	AREA (SF) (1)
STREETSCAPE ZONE	[Symbol]	SOD, PAVING, ENHANCED PAVING, TREES, TREE GRATES, SITE FURNISHINGS, SHRUB/PERENNIAL BEDS AND SIMILAR.	13,514 (2)
BUFFER LANDSCAPE ZONE	[Symbol]	SOD, PAVING, ENHANCED PAVING, TREES, SITE FURNISHINGS, SHRUB/PERENNIAL BEDS AND SIMILAR.	33,879
INTERIOR LANDSCAPE ZONE 01	[Symbol]	SOD, PAVING, ENHANCED PAVING, TREES, TREE GRATES, SITE FURNISHINGS, SHRUB/PERENNIAL BEDS, GAZEBOS, TRELIS, SWIMMING POOL, GRILLS, OUTDOOR RECREATION, PLANTERS AND SIMILAR.	9,096
INTERIOR LANDSCAPE ZONE 02	[Symbol]	SOD, PAVING, ENHANCED PAVING, TREES, TREE GRATES, SITE FURNISHINGS, SHRUB/PERENNIAL BEDS, GAZEBOS, TRELIS, WATER FEATURES, GRILLS, OUTDOOR RECREATION, PLANTERS AND SIMILAR.	14,692
TOTAL SF			71,281

NOTE:
 1. PUD AREA CALCULATIONS ARE BASED ON CONCEPTUAL SITE PLANS. FINAL AREA NUMBERS WILL BE DETERMINED AT TIME OF FINAL DESIGN.
 2. TOTAL EXCLUDES 5' PUBLIC SIDEWALK ALONG BROADWAY

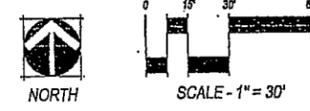
LANDSCAPE AREAS					
	TOTAL PROJECT AREA	MINIMUM REQUIRED LANDSCAPE AREA (RLA)	MAXIMUM NON-LIVING LANDSCAPE AREA THAT COUNTS TOWARDS RLA (50%)	MINIMUM LIVING LANDSCAPE AREA	TOTAL PROVIDED LIVING/ NON-LIVING LANDSCAPE AREA
TOTALS	198,804 SF	29,821 SF	14,910 SF	14,910 SF	71,281 SF

MINIMUM REQUIRED LANDSCAPE QUANTITIES			
	MINIMUM LANDSCAPE AREA	MINIMUM # TREES (1 PER 625 SF)	MINIMUM # SHRUBS (1 PER 100 SF)
TOTALS	29,821 SF	48	288

LANDSCAPE PLAN NOTES

- TOTAL PROVIDED LANDSCAPE AREA CALCULATIONS ARE BASED ON CONCEPTUAL SITE PLANS. FINAL PROVIDED LANDSCAPE AREA NUMBERS WILL BE DETERMINED AT TIME OF FINAL DESIGN. AT NO TIME SHALL LESS THAN 15% OF THE TOTAL AREA BE PROVIDED AS LANDSCAPE AREA AS DEFINED WITHIN THIS PUD.
- EXACT DESIGN INCLUDING LOCATIONS OF TREES, SHRUBS/PERENNIAL BEDS, PLAZA AREAS, SITE FURNISHINGS, ETC., SHALL BE DETERMINED AT THE TIME OF FINAL DESIGN.
- FINAL LANDSCAPE QUANTITIES (I.E. NUMBERS OF TREES AND SHRUBS PROVIDED) SHALL BE DETERMINED AT TIME OF FINAL DESIGN AND PROVIDED AT THE RATES AND MINIMUM SIZES AS REQUIRED PER CITY OF ENGLEWOOD CODE. EACH PARCEL SHALL MEET THE REQUIRED LANDSCAPE AREA AND REQUIRED TREE AND SHRUB QUANTITIES BASED UPON ITS INDIVIDUAL LAND AREA.
- LANDSCAPE PLANS SHOW PRELIMINARY CONCEPT AND PLANTS MAY BE PLACED ANY PLACE WITHIN BOUNDARY OF PROPERTY WITH THE EXCEPTION THAT A MINIMUM OF 50% OF THE REQUIRED TREES SHALL BE LOCATED WITHIN THE STREETSCAPE AND/OR BUFFER LANDSCAPE ZONES.
- PLANTS SHALL BE USED THAT ARE WELL ADAPTED TO COLORADO'S CLIMATE. THE USE OF NATIVE, DROUGHT-TOLERANT PLANT MATERIALS IS ENCOURAGED. IT IS ENCOURAGED TO USE TREES AS RECOMMENDED BY THE CITY OF ENGLEWOOD LANDSCAPE MANUAL.
- PROHIBITED TREES AS DEFINED BY THE CITY OF ENGLEWOOD SHALL NOT BE USED.
- ALL LIVING LANDSCAPE AREAS SHALL BE IRRIGATED BY 100% AUTOMATIC UNDERGROUND SPRAY AND DRIP SYSTEM. TREES LOCATED WITHIN THE STREETSCAPE ZONE SHALL BE SPACED A MINIMUM OF 30' APART.

NOTES:
 1. BUILDING FOOTPRINT IS CONCEPTUAL AND SUBJECT TO CHANGE.
 2. FINAL RTD STOP LOCATION AND THE AMENITIES PROVIDED IN ASSOCIATION, TO BE DETERMINED BY RTD.



SHEET TITLE:
 CONCEPTUAL LANDSCAPE PLAN

SHEET #:
 07 of 08

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HARRIS KOCHER SMITH
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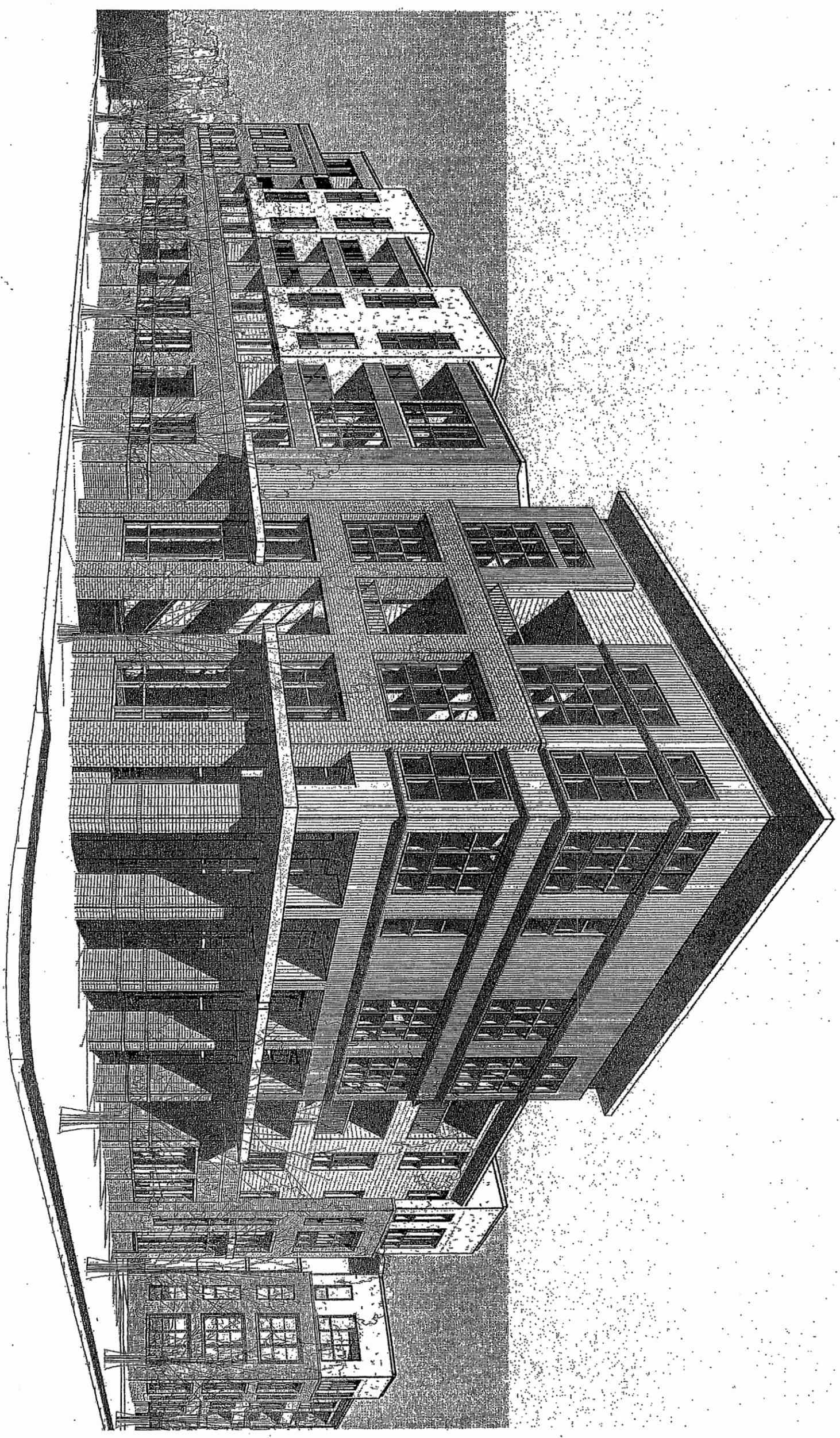
PBA
 PROFESSIONAL BOUNDARY AGREEMENT

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 FX: 303.892.2387

1633 York Street
 Denver, CO 80202

SUBMITTAL: 06/04/12
 REVISION #/DATE: #01 07/23/12
 REVISION #/DATE: #02 08/20/12
 REVISION #/DATE: #03 09/07/12
 REVISION #/DATE: #04

FLOOD MS
 PLANNED UNIT DEVELOPMENT
 ENGLEWOOD, COLORADO



NOTE: THIS ARCHITECTURAL DEPICTION IS CONCEPTUAL AND SUBJECT TO CHANGE.

NOT TO SCALE

SHEET TITLE:
CONCEPTUAL ARCHITECTURE
SHEET #:
08 of 08

FLOOD MS
PLANNED UNIT DEVELOPMENT
ENGLEWOOD, COLORADO

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REVISION #/DATE:	
REVISION #/DATE:	

ALTA / ACSM LAND TITLE SURVEY

PART OF

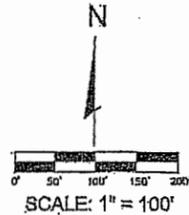
SHEET 1 OF 2

THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST, OF THE 6TH. P.M.

BEING ALSO A PART OF

BLOCKS 1 AND 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO

NORTHWEST CORNER OF NORTHEAST 1/4 OF SEC. 3, T. 5 S., R. 68 W. FOUND 3.25" ALUMINUM CAP MONUMENT (NO 802) (L.S. RECORD)



VICINITY MAP

LEGEND

- Indicates subject property line.
Indicates right of way limits.
Indicates lot line boundary.
Indicates a land line.

NOTES

- 1.) THIS ALTA/ACSM LAND TITLE SURVEY IS A RESURVEY OF A PORTION OF BLOCK 1 AND A PORTION OF BLOCK 2, HIGGINS BROADWAY ADDITION...
2.) ALTHOUGH EVERY EFFORT WAS MADE TO ACCURATELY LOCATE ALL INDICATION OF ABOVE GROUND UTILITY LINES...
3.) COLORADO STATE LAW CRS 9-1.5-101 STATES THAT EVERYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY RIGHT-OF-WAY, OR UTILITY EASEMENT TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO...
4.) ALL BEARINGS AND DISTANCES SHOWN ARE ACTUAL MEASUREMENTS UNLESS OTHERWISE NOTED.
5.) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY COLORADO ENGINEERING AND SURVEYING, INC. TO DETERMINE OWNERSHIP AND EASEMENTS OF RECORD.
6.) THE WORD 'CERTIFY' AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
7.) DATE OF FIELD WORK: 5 - 25 - 2011
8.) ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU DISCOVER SUCH DEFECT.
9.) THERE ARE 17 PAINTED (STRIPE) PARKING SPACES ON SUBJECT PROPERTY, NONE OF WHICH ARE DESIGNATED AS HANDICAP PARKING SPACES.
10.) LINEAL MEASUREMENTS SHOWN AND STATED HEREON ARE IN U. S. SURVEY FEET.
11.) THE NORTHERLY AND SOUTHERLY RIGHT OF WAY LINES FOR E. KENYON AVE. WERE ESTABLISHED BY ANALYSIS AND BREAKDOWN OF EXISTING SURVEY CONTROL POINTS WITHIN THE ADJACENT SUBDIVISIONS.
12.) THE LOCATION OF THE CITY DITCH AS SHOWN HEREON WAS DETERMINED BY THE MAP OF THE CITY DITCH, DATED SEPTEMBER 24TH, 2010 AND BY SURFACE LOCATIONS OF THE CITY DITCH MANHOLES.

LEGAL DESCRIPTION

PER TITLE COMMITMENT NO. 1482108 (SEE NOTE NO. 5):

- PARCEL A: LOTS 13 THROUGH 19, INCLUSIVE, AND 28 THROUGH 30, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL B: LOTS 20 THROUGH 25, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL C: LOTS 10, 11 AND 12, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL D: LOTS 6 THROUGH 9, INCLUSIVE, AND 39 THROUGH 50, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

- PARCEL E: THE ALLEYWAY IN BLOCK 1 ADJOINING LOTS 6 THROUGH 45, INCLUSIVE, HIGGINS BROADWAY ADDITION, AS SHOWN ON THE PLAT THEREOF RECORDED APRIL 3, 1917 UNDER RECEIPTION NO. 44823, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL F: LOT 30 AND THE SOUTH ONE HALF OF LOT 31, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL G: LOTS 17 AND 18, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL H: LOT 19 AND THE NORTH ONE HALF OF LOT 20, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

- PARCEL I: THE NORTH ONE HALF OF LOT 31 AND ALL OF LOT 32, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL J: LOTS 24 AND 25, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL K: THE SOUTH ONE HALF OF LOT 20 AND ALL OF LOT 21, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

- PARCEL L: LOTS 28 AND 29, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL M: LOTS 33, 34 AND 35, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL N: LOTS 26 AND 27, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

- PARCEL O: LOTS 22 AND 23, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
PARCEL P: LOTS 15 AND 16, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.
EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED OCTOBER 21, 1984 IN BOOK 1354 AT PAGE 396.

- PARCEL Q: THE ALLEYWAY IN BLOCK 2 ADJOINING LOTS 15 THROUGH 35, INCLUSIVE, HIGGINS BROADWAY ADDITION, EXCEPT THAT PORTION OF WEST HALF OF ALLEY ADJACENT TO LOTS 15 AND 16 CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED OCTOBER 21, 1984 IN BOOK 1354 AT PAGE 396.

PROPERTY ADDRESS: 3650 SOUTH BROADWAY - ARAPAHOE COUNTY PARCEL L.D. #2077-03-1-05-004, 3600 SOUTH LINCOLN STREET - ARAPAHOE COUNTY PARCEL L.D. #2077-03-1-09-005. TOTAL AREA OF SUBJECT PROPERTY IS 200,693 SQUARE FEET OR 4.6073 ACRES.

BASIS OF BEARINGS

THE WEST LINE OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 OF SEC. 3, T. 5 S., R. 68 W. ASSUMED A BEARING OF N0032'07"E BETWEEN THE FOUND MONUMENTS AS SHOWN.

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT FLOOD INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MAPS ARE DATED DECEMBER 17TH, 2010. COMMUNITY NO. 085074. PANEL NO. 0163K. ZONE: "X"

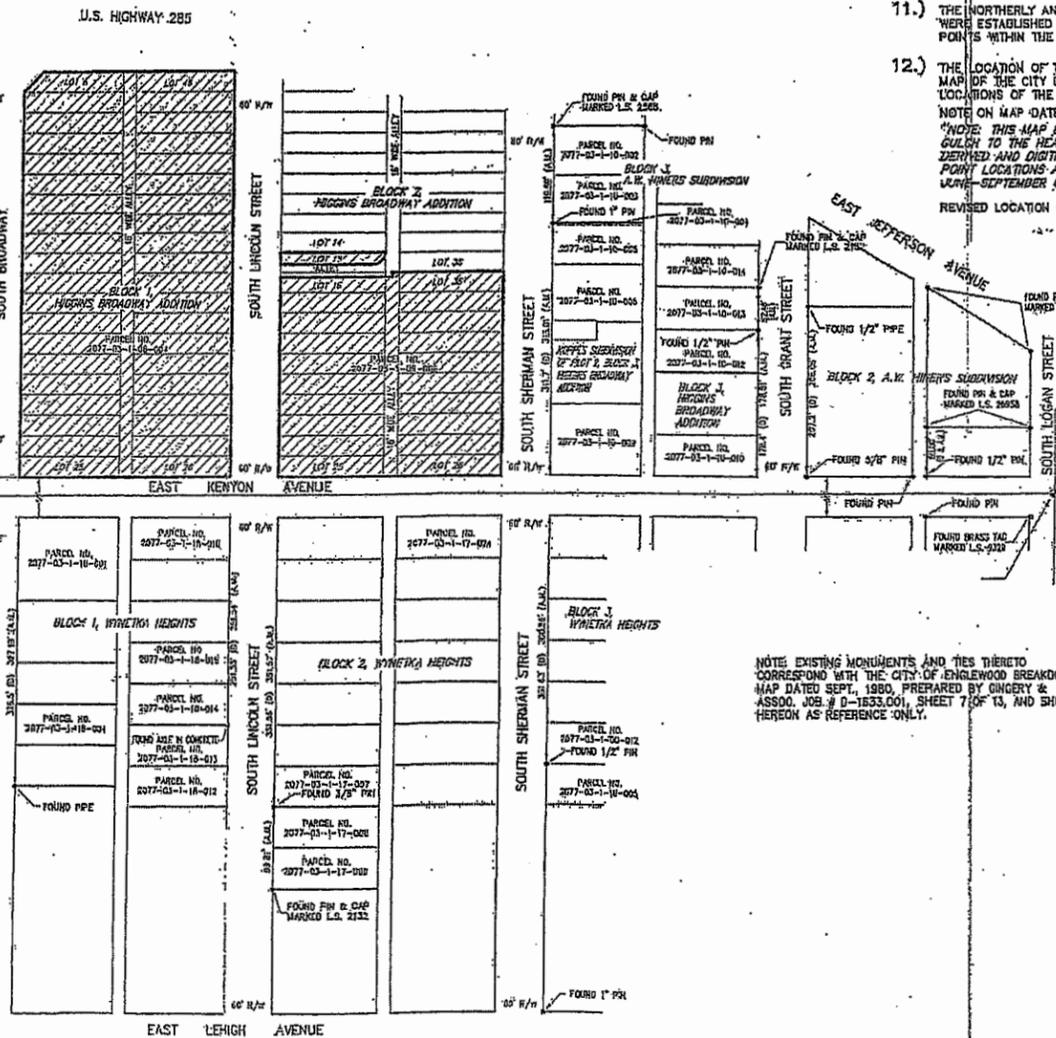
SURVEYORS CERTIFICATION

TO: SCHOOL DISTRICT NO. 1, COUNTY OF ARAPAHOE, STATE OF COLORADO, A QUASI-MUNICIPAL CORPORATION AND CHICAGO TITLE OF COLORADO, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(c), 8, 9, 11(c), AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 28TH, 2011.

DATE SIGNED

RONALD W. FLANAGAN RFLS 26958



CONTROL DETAIL

NOTE: EXISTING MONUMENTS AND TIES THEREON CORRESPOND WITH THE CITY OF ENGLEWOOD BREAKDOWN MAP DATED SEPT. 1980, PREPARED BY GINGERY & ASSOC. JOB # D-1833.001, SHEET 7 OF 13, AND SHOWN HEREON AS REFERENCE ONLY.

PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE 6TH SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ALSO BEING PART OF CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 13 THROUGH 19, INCLUSIVE AND 26 THROUGH 38, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 20 THROUGH 25, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 10, 11 AND 12, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 6 THROUGH 9, INCLUSIVE AND 39 THROUGH 50, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED JANUARY 24, 1958 IN BOOK 952 AT PAGE 79 AND THAT PORTION CONVEYED TO THE STATE DEPARTMENT HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED JULY 21, 1970 IN BOOK 1875 AT PAGE 110.

TOGETHER WITH

LOT 30 AND THE SOUTH ONE HALF OF LOT 31, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 17 AND 18, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOT 19 AND THE NORTH ONE HALF OF LOT 20, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 THE NORTH ONE HALF OF LOT 31 AND ALL OF LOT 32, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 24 AND 25, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 THE SOUTH ONE HALF OF LOT 21, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 28 AND 29, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 33, 34 AND 35, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 26 AND 27, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 22 AND 23, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 15 AND 16, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED OCTOBER 21, 1964 IN BOOK 1554 AT PAGE 390.

CONTAINING A TOTAL AREA OF 198,804 SQUARE FEET OR 4.56 ACRES.

THE UNDERSIGNED OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND CITY OF ALTA CHERRY HILLS SUBDIVISION, AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHT-OF-WAYS AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D. 20____

OWNER _____ AS
 FOR SCHOOL DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION

NOTARY PUBLIC

STATE OF COLORADO }
 COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20____ BY _____ AS

FOR SCHOOL DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION
 WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ADDRESS _____

APPROVALS

RECOMMENDED FOR APPROVAL BY THE CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION DATE _____

ATTEST:

RECORDING SECRETARY OF THE PLANNING AND ZONING COMMISSION DATE _____

APPROVED BY THE CITY COUNCIL BY ORDINANCE NO. _____, SERIES OF 20____

MAYOR OF THE CITY OF ENGLEWOOD DATE _____

ATTEST:

CITY CLERK DATE _____

CLERK AND RECORDS CERTIFICATION

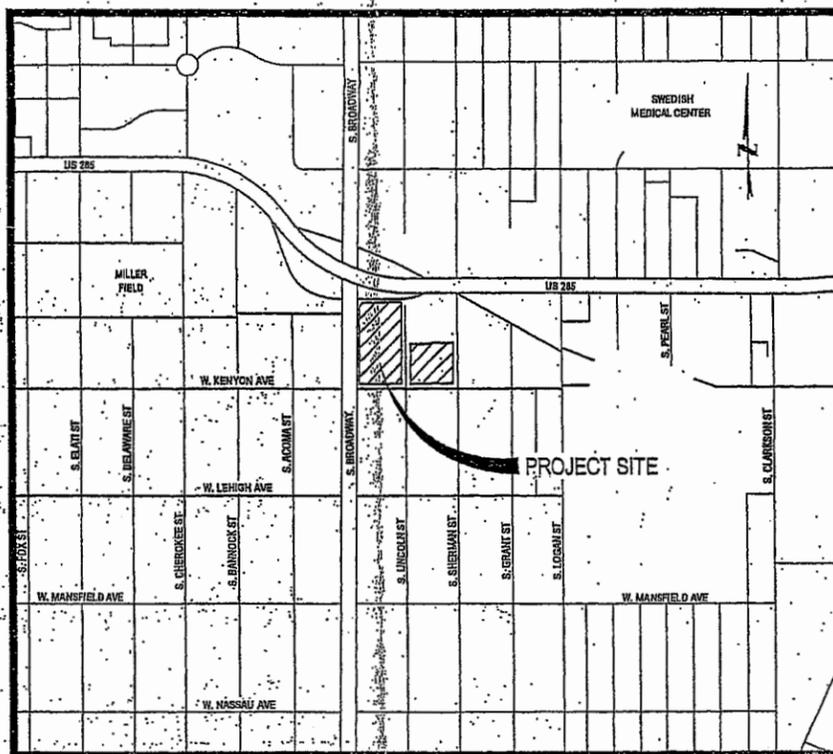
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO, AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, A.D., 20____ "RECEPTION" NO. _____, BOOK NO. _____

PAGE NO(S) _____

BY: _____ BY: _____
 CLERK AND RECORDER DEPUTY

ALTA CHERRY HILLS SUBDIVISION

3650 S BROADWAY & 3600 S LINCOLN ST
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP
 SCALE: 1" = 500'

Sheet Index

- 1 COVER SHEET
- 2 SITE PLAN - EXISTING & PROPOSED CONDITIONS
- 3 SITE PLAN - EXISTING CONDITION
- 4 SITE PLAN - PROPOSED CONDITION

LAND PLANNER:

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CIVIL ENGINEER:

HARRIS KOCHER SMITH
 engineers and surveyors
 1391 Speer Blvd., Suite 350
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

SURVEYORS CERTIFICATION

I, AARON MURPHY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE ALTA CHERRY HILLS SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.

AARON MURPHY LICENSE NUMBER 38162 DATE SIGNED _____
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH
 1391 SPEER BLVD., SUITE 350
 DENVER, CO 80204

BENCHMARK

NCS BRASS DISK #V 409 IN THE ABUTMENT OF SOUTH BROADWAY BRIDGE AT HAMPDEN AVENUE, ELEVATION=5334.82 NAVD 88.

NOTE: EXISTING CONTOUR INFORMATION SHOWN HEREON WAS PROVIDED BY THE CITY OF ENGLEWOOD. CONTOUR ELEVATIONS SHOWN DO NOT MATCH ELEVATIONS ESTABLISHED USING THE ABOVE BENCHMARK. DATUM AND BENCHMARKS UTILIZED FOR EXISTING CONTOURS ARE UNKNOWN.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°31'50" EAST.

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT FLOOD INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MAPS ARE DATED DECEMBER 17, 2010
 COMMUNITY NO. 085072
 PANEL NO. 0163K

LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES RIGHT OF WAY LIMITS.
- INDICATES LOT LINE BOUNDARY.
- INDICATES OFFSET LINE AS STATED.
- INDICATES CENTERLINE OF R.O.W. AS SHOWN.
- INDICATES A LAND LINE AS STATED HEREON.
- INDICATES EASEMENT LINE.
- INDICATES BOUNDARY OF AN EXCEPTED PORTION.
- ◆ FOUND CONC. NAIL WITH BRASS TAG PLS 26955 IN GHISELD CROSS
- ▲ FOUND CONCRETE NAIL WITH BRASS TAG PLS 26958
- FOUND #5 REBAR WITH RED PLASTIC CAP PLS 26958
- SET #5x24" REBAR WITH BLUE PLASTIC CAP PLS 38162

STANDARD NOTES

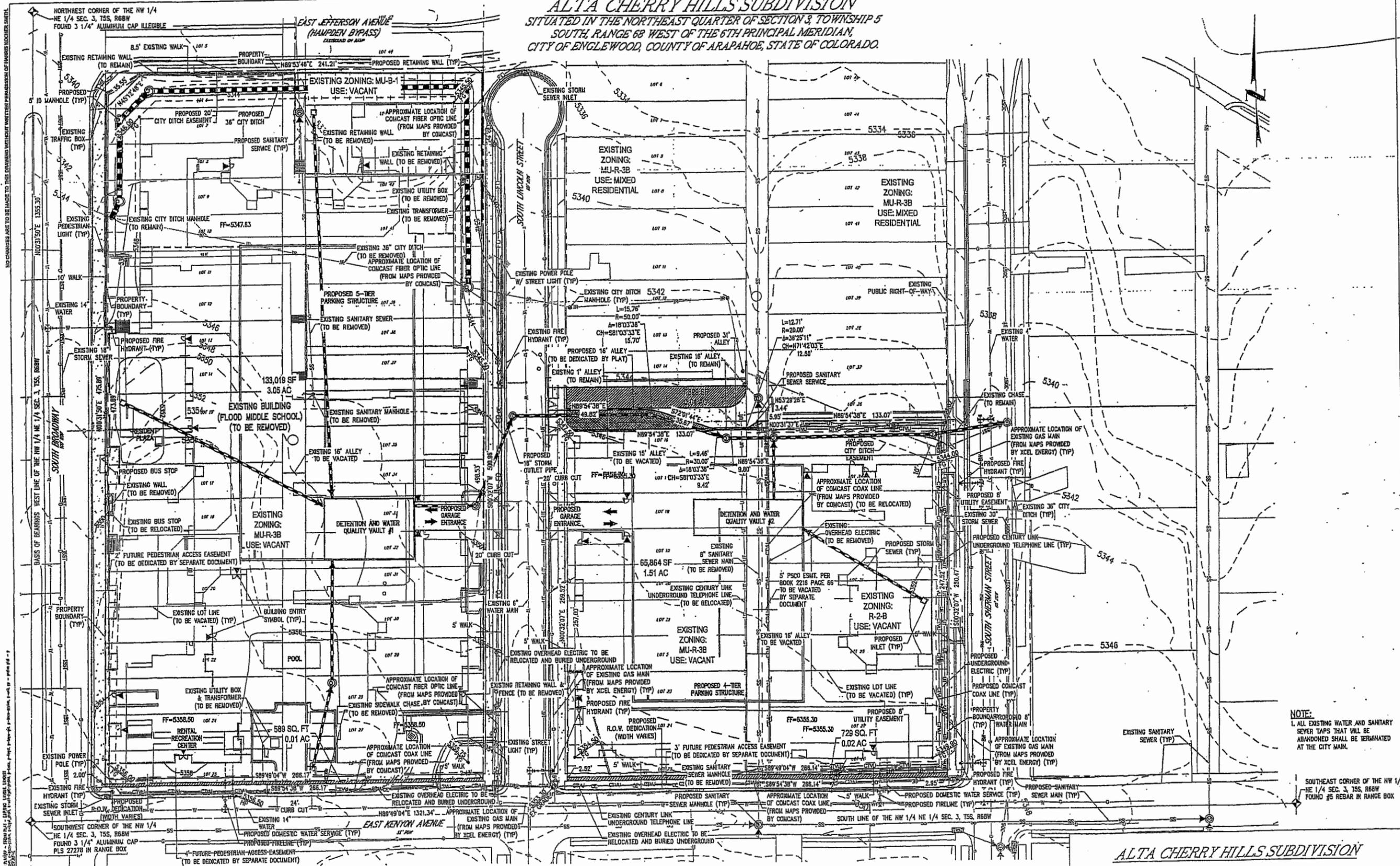
1. DATE OF FIELD WORK: JUNE 26, 2011
2. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "HIGGINS BROADWAY ADDITION" FILED WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY ON THE 3RD DAY OF APRIL, 1917 A.D. RECORDED IN PLAT BOOK 3, PAGE 23, RECEPTION NO. 44923.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, THREE (3) BUSINESS DAYS BEFORE YOU DIG. CALL 811 OR 303-534-5700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.
5. THE LINEAR UNITS FOR THIS PLAT ARE U.S. SURVEY FEET.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-542989-HOU1 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 1, 2012 AT 5:00 P.M.
7. MINIMUM EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED TO THE CITY OF ENGLEWOOD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING WITHOUT LIMITATION, VEGETATION, PUBLIC SERVICE COMPANY OF COLORADO AND ITS SUCCESSORS (PSCo) RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

COVER SHEET
 SHEET 1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

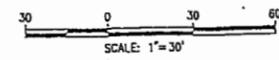


NOTE:
1. ALL EXISTING WATER AND SANITARY SEWER TAPS THAT WILL BE ABANDONED SHALL BE TERMINATED AT THE CITY MAIN.

SOUTHEAST CORNER OF THE NW 1/4 NE 1/4 SEC. 3, T5S, R68W FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX

ALTA CHERRY HILLS SUBDIVISION

3850 S BROADWAY & 3800 S LINCOLN ST
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

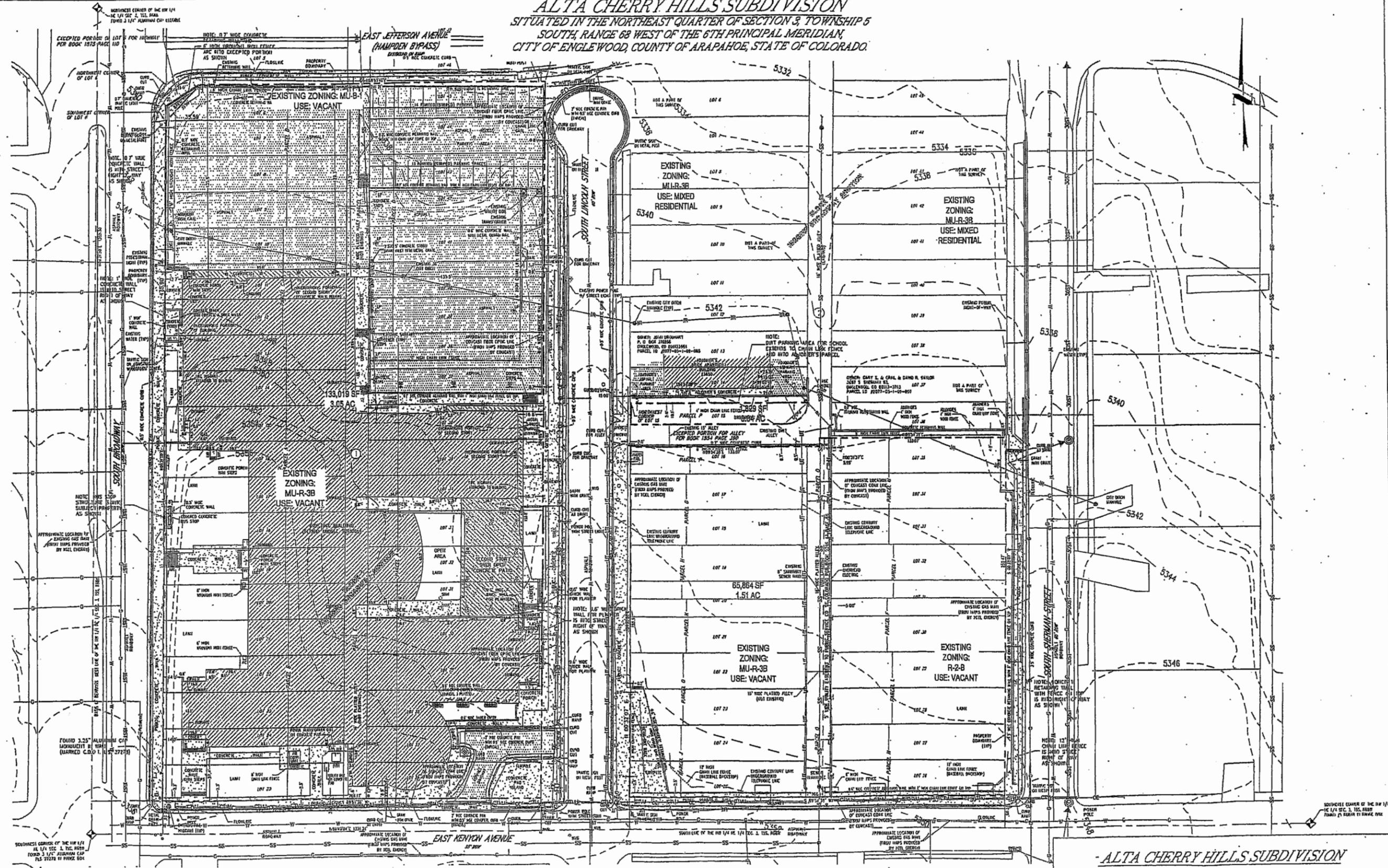


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HANCOCK ENGINEERING

PRELIMINARY SUBDIVISION PLAT

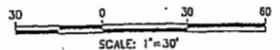
ALTA CHERRY HILLS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HANCOCK ARCHITECTS



SOUTHWEST CORNER OF THE NW 1/4
1/4 SEC. 3, T. 5S., R. 68W.
PLAT 27278 BY PRINCE 804

SOUTHWEST CORNER OF THE NW 1/4
1/4 SEC. 3, T. 5S., R. 68W.
PLAT 27278 BY PRINCE 804



SITE PLAN - EXISTING CONDITION

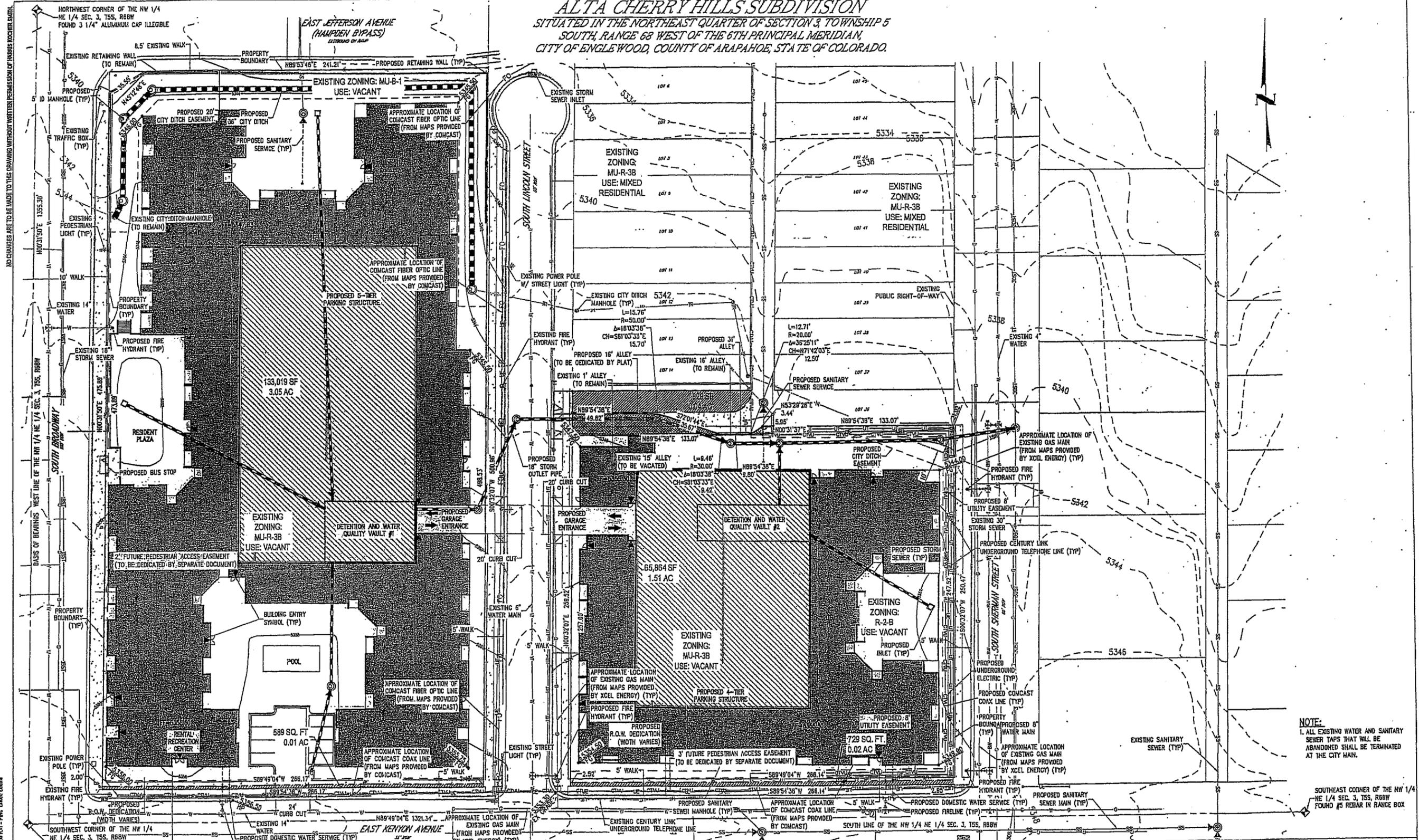
SHEET 3

ALTA CHERRY HILLS SUBDIVISION

3650 S BROADWAY & 3600 S LINCOLN ST
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

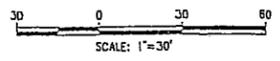


NOTE:
1. ALL EXISTING WATER AND SANITARY SEWER TAPS THAT WILL BE ABANDONED SHALL BE TERMINATED AT THE CITY MAIN.

SOUTHEAST CORNER OF THE NW 1/4 NE 1/4 SEC. 3, T5S, R68W FOUND #5 REBAR IN RANGE BOX

ALTA CHERRY HILLS SUBDIVISION

3850 S BROADWAY & 3800 S LINCOLN ST
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SITE PLAN - PROPOSED CONDITION
SHEET 4

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS ROCHER SMITH.

**Flood Middle School PUD
Neighborhood Meeting
Unite Methodist Church – 3885 South Broadway
May 16, 2012**

Attendees: Approximately 42 (see attached sign-in sheets)

Applicant Presentation

1. Edward Barsocchi of Barbury Holdings, LLC, stated that his company is under contract with the Englewood School District and is set to close on the property in the first quarter of 2013. He then provided information on the proposed developer, Wood Partners, which included the following:
 - Wood Partners is ranked as one of the top apartment builders in the country and has developed over 15,000 units.
 - Some recent projects in the metro area include the Alta project behind the Aspen Grove shopping center and a project at Alameda and Cherokee.
 - Wood Partners recently completed a Leed Certified building.
2. Wendi Birchler of Norris Design thanked everyone for coming and described the current zoning for the Flood Middle School property which includes R-2-B, MU-R-3-B, and MU-B-1. She describe the development as being a 300-350 unit apartment building in two buildings, with a maximum height of approximately 65 feet.
3. Robert Miller of PBA Architects presented his firm's existence since 1967 and his own tenure with the company over the last 15 years. He also went over the conceptual plan for the development which included:
 - The project will include an active corner on South Broadway and Kenyon. The grade steps down significantly at the northern portion of the site. There will be a buffer between the northern portion of the building and Highway 285.
 - At the southern portion of the larger parcel, there will be a small amount of off-street parking for prospective tenants to visit the leasing office.
 - On all the streets except Broadway, there will be a detached walk with a tree lawn.
 - The building will be 4 to 5 stories tall with an average height of 55 to 65 feet.
4. Public Comment
The public asked questions and provided comments that are grouped in these notes by topic. The applicant responded to some of the questions and comments (*in italics*). Key issues were:

General:
 - Will there be 350 units total, or per building? *That would be the maximum total number of units.*
 - What would the current MU-R-3-B zone district allow in terms of density? *That has not been calculated, but we will have that as the process moves forward.*
 - What is the proposed landscape on Kenyon? *It will be a detached minimum 5 foot wide sidewalk with a tree lawn.*

- What is interactive along Broadway, there is no place for kids to play.
- Is there any retail proposed? *No, a recent retail study showed that additional residential was necessary to support existing retail and any new retail development. The best way to increase existing retail performance is to increase rooftops. We don't want to increase retail vacancy rates.*
- What is the red area in the concept plan? *It is the leasing area and the community center for the apartments.*
- In terms of infrastructure, who will pay for it? Are you asking the City for assistance? *Only for assistance in relocating the City Ditch that runs through the property.*
- What kind of demographics are you looking at? *Rents will be market rate and will range from \$1,000 a month for a one bedroom to \$2,200 - \$2,500 for a three bedroom.*
- Will crime increase? *We do not have any supporting data on that.*
- What cost impact is there on the City in terms of needing a new middle school? *Flood Middle School was closed in 2006 because of declining enrollment, so there is not a need for another middle school. The City is a different entity than the Englewood School District.*
- Can you keep the green space east of Lincoln? *No, it is not economically feasible or the highest and best use of the land.*
- Was the retail study you refer to specific to Englewood? *Yes.*
- Is there any concept yet for the building, It should be unique to Englewood since it's a gateway location? *There is not a concept yet, but we will be working on that.*
- Would the developer consider a project that conformed to the current zoning density? *It's probably not economically feasible, if the project too small, then it's very difficult to find a developer. The school closed in 2007.*
- Whether or not us citizens like the specific project, its progress and I'm glad it's happening.

Traffic:

- There is a ten unit building on the southeast corner of Lincoln and Kenyon. There is a concern for traffic and kids playing.
- Will the signal timing be lengthened at Kenyon and Broadway? *We are doing a traffic study right now and that will be looked at.*
- Could all the traffic come into the project from Broadway? *It is unlikely, an entrance would likely be too close to the on-ramp to US 285 (Hampden).*
- Perhaps you could add an accel/decel lane and widen Broadway.

Parking:

- If the resident of the apartment buildings have visitors, where do they park? *The parking garage will be sized to accommodate visitor spaces.*
- Will the building wrap around the parking structure and how many spaces will there be? *Yes, the building will wrap around the parking structure. Right now we are looking at a parking ratio of approximately 1.7 spaces per unit.*
- 1.7 spaces per unit seems a little low.

Construction:

- How long would construction take? *It would take about 90 days to complete the demolition and environmental remediation for the school, then construction would take about 18 months.*
- How will construction hours and traffic restrictions be determined? *That has not been determined yet.*
- Will fences during construction impact the RTD bus stop on Broadway, there is a resident here who is blind? *We will have work with RTD to make sure that service is maintained.*

Process:

- This concept site plan does not articulate exactly what you are proposing in terms of density, setbacks, parking, and height. *We are asking for neighborhood input first, all those things will be articulated when we formally apply for the PUD.*
 - How residents be notified of the Planning and Zoning Commission public hearing? *There will be a notice in the Englewood Herald, a notice on the City's website, a direct mailing to property owners and tenants within a 1,000 foot radius of the site, and the site will be posted. All of these notices will be a minimum of 10 days prior to the hearing.*
 - Mayor Pro Tem Jim Woodward indicated that residents can also sign up for e-notifier on the City's website.
 - Council Member Linda Olson, who represents the area, encouraged residents to compile emails to communicate with one another about the proposed Flood Middle School PUD. Council Member Jill Wilson indicated that she would leave some cards on the table if anyone wanted to contact her.
5. City staff outlined the PUD process and next steps. PUD frequently asked questions was provided.
 6. Edward Barsocchi of Barbury Holdings made some closing remarks and the meeting was adjourned.



June 28, 2012

Brook Bell
City of Englewood
Community Development Department
1000 Englewood Parkway
Englewood, Colorado 80110

RE: Flood Middle School PUD, ZON2012-003
TCHD Case No. 2732

Dear Mr. Bell:

Thank you for the opportunity to review and comment on the proposed Planned Unit Development (PUD) application for the Flood Middle School site for the development of 350 units of multifamily housing at 3695 South Lincoln Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental health regulations and potential recommendations for site improvements to encourage opportunities for healthy community design.

Healthy Community Design and Connectivity

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. At the project site level, TCHD encourages applicants to incorporate a well-connected system of pathways for pedestrians and bicyclists that support the use of a broader pedestrian and bicycle network off of the site.

The applicant's proposed minimum sidewalk width requirement of five feet found under PUD District Plan Development Standards is a great start to provide adequate space for more than one person to pass at one time. TCHD encourages the applicant to include more requirements to ensure an on-site system of good connectivity. While TCHD recognizes that the actual site design will be evaluated with a later land development application for the site plan review, it is essential to consider PUD requirements that foster a walkable design that incorporates direct connections to the broader circulation network. You may want to consider requirements for internal circulation that maximize direct pedestrian and bicycle connections from residential buildings to adjacent public streets, nearby parks and trail system and transit stops.

The design and orientation of buildings can encourage residents' use of sidewalks along streets improving the safety on the street by bringing more people to observe activities. The bulk standards listed under PUD District Plan Development Standards begin to articulate the building presence along the street. You may want to consider adding development standards that articulate the preferred location for entrances oriented toward the streets.

A common barrier to good circulation is the overuse of fences on multifamily developments. TCHD recommends that you add standards to the PUD to clarify the intent for the use of fencing on the property. It might be helpful to limit the use of fences along the street and along internal pedestrian sidewalks.

The Conceptual Landscape Plan includes street sections. However, there are not standards in the PUD standards. It is unclear if the streetscape standards are governed by the PUD standards or if they are determined by another regulatory document. TCHD supports the detached sidewalk design shown on the conceptual plan with a minimum of five-foot wide sidewalks.

Lastly, the setback standards included under PUD District Plan Development Standards are not clear as to whether the setbacks are intended as minimum setback or maximum setback standards.

Healthy Community Design and Bicycle Amenities

As mentioned earlier in this letter, TCHD supports community design that makes it easy for residents to walk or use their bicycles. TCHD encourages you to add PUD Development Standards for bicycle facilities including bike parking for visitors and residents. While bicycle storage for residents could be accommodated internal to the building, it is important to include bicycle parking facilities that are easily accessible to visitors.

Sun Safety for Outdoor Common and Gathering Areas

Skin cancer is the most common cancer in the United States. Colorado has the 5th highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade when outside is one of the best ways to prevent overexposure to UV rays. TCHD recommends the use of shade in common areas like courtyards, patios and play areas through the planting of trees or physical shade structures. It is important that shade structures or appropriate landscaping is considered early in the design process so that it is incorporated well into the overall site plan and optimizes the opportunity for residents and visitors to shield themselves from the sun and reduce their risk of skin cancer.

Please feel free to contact me at (720) 200-1571 or :

if you have any

Sincerely,

Sheila Lynch
Land Use Program Coordinator
Tri-County Health Department

CC: Warren Brown, Hope Dalton, Vanessa Richardson, Laura DeGolier, TCHD

STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION



Region 6 Traffic
Access/Utilities Permits
Roadside Advertising
2000 South Holly Street
Denver, Colorado 80222
303-512-4272 FAX 303-757-9886

August 31, 2012

City of Englewood
Attn: Brook Bell
Community development department
1000 Englewood Parkway
Englewood, Colorado 80110

Dear Brook:

**RE: ZON2012-003 3695 SO. LINCOLN STREET SE QUADRANT OF BROADWAY
BOULEVARD AND SH 285**

Thank you for referring the proposal for our review. We have reviewed the site traffic study and we have no further comment on the site development proposal. Please note that to obtain permission to construct utilities within state highway right-of-way, a Utility/Special Use Permit is required. Please visit our website at <http://www.dot.state.co.us/UtilityProgram/Process.cfm>, or obtain the application through this office.

If you have any questions, please contact me at 303-512-4271.

Sincerely,
Bradley T. Sheehan, P.E.
Access Engineer



Right-Of-Way & Permits
10001 W Hampden Ave
Lakewood, Colorado 80227
Telephone: 303.716.2043
Facsimile: 303.716.2046

August 22, 2012

Brook Bell
City of Englewood Community Development
1000 Englewood Parkway
Englewood, Colorado 80110

Re: **Easement Vacation**
Flood Middle School Redevelopment (Alta Cherry Hills)

S3 - T5S - R68W

Dear Mr. Bell,

Per our conversation earlier this week this is to confirm that Public Service Company (PSCo) has no objections to vacating our interest in the proposed platted alley vacation between Lots 15 - 35, Block 2, Higgins Broadway Addition subdivision. We will maintain our PSCo easement for the existing facilities until such time they are relocated and then the easement will be vacated by a Quitclaimed Deed.

Additionally, we believe that the overall redevelopment plan as presented is something we will be able to work with. Although all easement and existing facility issues have not been complete resolved we are confident that we will be able to work directly with the developer to resolve any PSCo utility issue.

PSCo is supportive of the re-platting and general development plans that have been present to us by the City and the developer. We would have no objection to their approval by the City of Englewood.

Should you have any questions or need additional information do not hesitate to contact me.

Cordially,

Kobyn Larm
Contract Right-Of-Way Agent
303.716.2043

cc: E. Barsocchi



July 23, 2012

City of Englewood
Community Development Department
Mr. Brook Bell
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: ZON2012-003
Subdivision Referral
Alta Cherry Hills Subdivision
3695 South Lincoln Street, Englewood, CO 80113

Dear Mr. Bell,

In a letter dated June 26, 2012, copy attached, Qwest Corporation d/b/a CenturyLink QC denied the referenced Case due to the Case's conflict with existing CenturyLink telecommunications facilities.

Since that date, we have met with representatives of Barbury Holdings, LLC to seek remedy to known conflicts.

As a result of agreements arrived at during that meeting, CenturyLink can approve the **Alta Cherry Hills Subdivision** contingent on Barbury Holdings, LLC providing a utility easement for CenturyLink use, compensating CenturyLink for relocating our existing facilities into the new easement and on the preservation and maintenance of all existing rights until CenturyLink's relocation is final.

Sincerely,

Charles Place
Engineer II / Right of Way Manager
CenturyLink
9750 E. Costilla Ave.
Englewood, CO 80112

303.784.0217

June 26, 2012



City of Englewood
Community Development Department
Mr. Brook Bell
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: ZON2012-003
Subdivision Referral
Alta Cherry Hills Subdivision
3695 South Lincoln Street, Englewood, CO 80113

Dear Mr. Bell,

Please be advised that Qwest Corporation d/b/a CenturyLink QC has reviewed the materials provided by this proposal.

CenturyLink was not able to agree to proposed alley and utility easement vacations presented by associated Cases SUB2012-003 and SUB2012-004, respectively, due to conflicts with existing CenturyLink facilities.

Those unresolved conflicts encumber the proposed **Lot 1, Block 2, Alta Cherry Hills Subdivision**.

Therefore, CenturyLink cannot agree to the proposed platting, until such time as conflicts with our facilities are resolved.

Bradbury Holdings, LLC should contact CenturyLink Engineer Tim Styron, 303.792.1963,
! to discuss removing this conflict with Bradbury's proposed **Alta
Cherry Hills Subdivision**.

Thank you for the opportunity to review the referenced Case.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Place".

Charles Place
Engineer II / Right of Way Manager
CenturyLink
9750 E. Costilla Ave.
Englewood, CO 80112

303.784.0217



July 23, 2012

City of Englewood
Community Development Department
Mr. Brook Bell
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: SUB2012-003
Alley Vacations
Block 1 & 2, Higgins Broadway Addition

Dear Mr. Bell,

In a letter dated June 26, 2012, copy attached, Qwest Corporation d/b/a CenturyLink QC denied the referenced Case due to the Case's conflict with existing CenturyLink telecommunications facilities.

Since that date, we have met with representatives of Barbury Holdings, LLC to seek remedy to known conflicts.

As a result of agreements arrived at during that meeting, CenturyLink can approve the requested alley vacations contingent on Barbury Holdings, LLC providing a replacement easement, compensating CenturyLink for relocating our facilities from the alley (at Block 2, Higgins Broadway Addition) into the new easement area and on the preservation and maintenance of all existing rights until CenturyLink's relocation is final.

Sincerely,

Charles Place
Engineer II / Right of Way Manager
CenturyLink
9750 E. Costilla Ave.
Englewood, CO 80112

303.784.0217



June 26, 2012

City of Englewood
Community Development Department
Mr. Brook Bell
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: SUB2012-003
Alley Vacations
Blocks 1 & 2, Higgins Broadway Addition

Dear Mr. Bell,

Please be advised that Qwest Corporation d/b/a CenturyLink QC has reviewed the materials provided by this proposal.

CenturyLink cannot agree to the requested easement vacation at this time. Our records indicate we own, operate and maintain buried cable in the alley at Block 2, Higgins Broadway Addition. (We do not have cable in the alley at Block 1 and will be able to agree to that portion of the vacate request.)

Bradbury Holdings, LLC should contact CenturyLink Engineer Tim Styron , 303.792.1963,
1 to discuss removing this conflict with Bradbury's proposed **Alta
Cherry Hills Subdivision.**

Thank you for the opportunity to review the referenced Case.

Sincerely,

Charles Place
Engineer II / Right of Way Manager
CenturyLink
9750 E. Costilla Ave.
Englewood, CO 80112

303.784.0217



July 23, 2012

City of Englewood
Community Development Department
Mr. Brook Bell
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: SUB2012-004
Utility Easement Vacation (Reception No. 1409544)
Block 2, Higgins Broadway Addition

Dear Mr. Bell,

In a letter dated June 26, 2012, copy attached, Qwest Corporation d/b/a CenturyLink QC denied the referenced Case due to the Case's conflict with existing CenturyLink telecommunications facilities.

Since that date, we have met with representatives of Barbury Holdings, LLC to seek remedy to known conflicts.

As a result of agreements arrived at during that meeting, CenturyLink can approve the requested Utility Easement Vacation (Reception No. 1409544) contingent on Barbury Holdings, LLC providing a replacement easement, compensating CenturyLink for relocating our facilities and on the preservation and maintenance of all existing rights until CenturyLink's relocation is final.

Sincerely,

Charles Place
Engineer II / Right of Way Manager
CenturyLink
9750 E. Costilla Ave.
Englewood, CO 80112

303.784.0217



June 26, 2012

City of Englewood
Community Development Department
Mr. Brook Bell
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: SUB2012-004
Utility Easement Vacation (Reception No. 1409544)
Block 2, Higgins Broadway Addition

Dear Mr. Bell,

Please be advised that Qwest Corporation d/b/a CenturyLink QC has reviewed the materials provided by this proposal.

CenturyLink cannot agree to the requested easement vacation at this time. Our records indicate we own, operate and maintain buried cable in the easement area.

Bradbury Holdings, LLC should contact CenturyLink Engineer Tim Styron, 303.792.1963, to discuss removing this conflict with Bradbury's proposed **Alta Cherry Hills Subdivision**.

Thank you for the opportunity to review the referenced Case.

Sincerely,

Charles Place
Engineer II / Right of Way Manager
CenturyLink
9750 E. Costilla Ave.
Englewood, CO 80112

303.784.0217

Brook Bell

From: Leigh Ann Hoffhines
Sent: Tuesday, August 28, 2012 8:18 AM
To: #City Council
Cc: Alan White; Darren Hollingsworth
Subject: FW: Mary L. Flood Park

FYI – This is Mayor Penn's response to the email Council received regarding the park near Flood Middle School.

Leigh Ann

Leigh Ann Hoffhines
Englewood City Manager's Office

From: Randy Penn
Sent: Tuesday, August 28, 2012 8:14 AM
To: Casey Hannen
Cc: Leigh Ann Hoffhines
Subject: RE: Mary L. Flood Park

Casey,

Thank you for your letter. This project is well on it's way and this info should have been brought forward at the community meetings. At this time the project is being developed by the Bradbury group along with Wood Partners.

The Flood property has never been designated at a park, but in the past was utilized by many citizens as a park. The City is always interested in maintaining their park system and at this time is not looking at the Flood properties as an addition to the system. The developers will be paying a "Park Fee" payment to the city to help continue the sustainability and upgrading of parks around the city and close to the Flood properties. The closest park setting for your area would then be Hosanna Park on Logan at the high school, two blocks from Flood. My suggestion to you is to continue with your meetings, get in touch with the Bradbury group and share your concerns, and let Englewood Public Schools know of your concerns. I believe there will be council members at the meeting on Wednesday to listen and answer questions.

Thanks,
Randy Penn

From: Casey Hannen |
Sent: Monday, August 27, 2012 10:46 PM
To: Council; Randy Penn
Subject: Mary L. Flood Park

Hello Englewood City Council Members and Mayor Penn,

My name is Casey Hannen and I live at the corner of Sherman and Mansfield, within walking distance of the old Mary L. Flood middle school and adjacent open space. I'm concerned about the redevelopment plans proposed by Barbury Holdings for a number of reasons - however, my biggest concern is that this community will lose an important neighborhood park and recreation area.

Useable parks and open space are important for any community, and in this case Mary L. Flood park is essentially the only park available to our neighborhood. The Hosanna Athletic Complex is in use by team sports the majority of the time, the Little Dry Creek area is narrow and sloped, and Miller Field is not suitable walking distance across Broadway. I see children playing in the park on a daily basis - if the park was to be redeveloped into apartments,

what other options would they have for recreation?

There are too many people in this area who enjoy Mary L. Flood park - please consider this when working with the developers on future plans for our neighborhood. I'm not opposed to redevelopment of the area, but I believe that it's primary function as a community gathering place should be kept intact.

Thanks,
Casey Hannen
3894 S Sherman St
720.938.2273

Example design for Mary L. Flood Park:



Brook Bell

From: Leigh Ann Hoffhines **On Behalf Of** Council
Sent: Tuesday, August 28, 2012 2:28 PM
To: #City Council
Subject: FW: Flood Middle School Redevelopment

FYI – this message came in via the Council email.

Leigh Ann

Leigh Ann Hoffhines
Englewood City Manager's Office

From: Matt Blomstrom |
Sent: Tuesday, August 28, 2012 2:19 PM
To: Council
Subject: Flood Middle School Redevelopment

Dear Mayor Penn and City Council Members,

I am writing to ask you to preserve the athletic fields at the former Flood Middle School site as a future park site. There is already a shortage of parks and open space in Englewood and allowing public property to be developed as a high density residential complex will only worsen the situation.

To be clear, I support the redevelopment of the school site. I am not opposed to having a large apartment complex replace the Flood Middle School building, assuming traffic and other concerns can be dealt with. But I cannot under any circumstance support developing another large apartment complex on the only remaining open space in our neighborhood. The city has documented a need for park land in this area and if we allow this site to be developed there will not be another opportunity to address this need.

I strongly believe that preserving this space will benefit downtown Englewood far more than one more apartment building. There are many large complexes already in the area and there will undoubtedly be many more developed. Where are the children living in these complexes going to play? Where can people throw a ball around? If we want families in our neighborhoods, we need to make spaces for families to enjoy. I don't think we should all have to drive to Belleview Park or Harvard Gulch just to enjoy the outdoors. If Englewood is to become a walk-able community, we need to have things worth walking to.

I urge you to consider what kind of community we want Englewood to be like in twenty years. To keep our residential neighborhoods – both high density and single family – healthy and attractive we need open space

and recreational amenities. Once this open space is gone, we are not going to have an opportunity to meet these needs. Who is going to look back and think "I really wish we had built one more apartment building?" This is a public property and it should continue to provide benefits to the public.

Thank you for your time.

Sincerely,

Matt Blomstrom

3837 S. Lincoln St.

Brook Bell

From: Leigh Ann Hoffhines
Sent: Wednesday, August 29, 2012 2:24 PM
To: #City Council
Cc: Alan White
Subject: FW: Flood Middle School

FYI – here is Mayor Pro Tem Woodward's response to the email received earlier today regarding Flood Middle School.

Leigh Ann

Leigh Ann Hoffhines
Englewood City Manager's Office

From: Jim Woodward
Sent: Wednesday, August 29, 2012 1:55 PM
To: Skip Anthony
Cc: Leigh Ann Hoffhines
Subject: FW: Flood Middle School

Thank you for your e-mail.

First, the City of Englewood does not own Flood Middle School or any of the property associated with it. It is owned by the Englewood School District, which is an entirely different governmental entity than the City of Englewood.

It is my understanding that the Flood property is currently under contract for sale to a developer looking at developing the property into an upscale apartment community as described at a neighborhood meeting approximately one month ago. It is my belief that the proceeds from the sale will be utilized by the School District to enhance the schools within the Englewood School District to the benefit of our children. Additionally, the property would start generating tax revenue to the School District, City and County. Currently and in the past it has not generated any tax revenue.

In my opinion, the City is not in a financial position to consider purchasing the property, removing the building and constructing a park. Living in close proximity (Mansfield and Pearl) to the Flood property for the past 35 years, I believe we do have close options of open space, specifically the Little Dry Creek Greenway and trail; and Hosanna Athletic Complex. I do believe some enhancements are needed in our area of town, specifically play ground equipment for children. The City's Master Park Plan does address this need and the reorganization of the Miller Field Park on the west side of Broadway to include playground equipment. These upgrades and changes will be considered as funds are available.

Considering your suggestion from a real estate perspective of "highest and best use," removing the Flood Building and replacing it with a park would not meet the criteria for use in my opinion professional opinion. Coming from a quality of life perspective, what you suggest would be wonderful for the immediate area, however, very costly to all the taxpayers of Englewood.

Regards,

Jim Woodward,
Mayor Pro Tem
City of Englewood, CO

Sender and receiver(s) should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: Leigh Ann Hoffhines On Behalf Of Council
Sent: Wednesday, August 29, 2012 12:37 PM
To: #City Council
Cc: Alan White
Subject: FW: Flood Middle School

FYI – this message came in via the Council email.

Leigh Ann

Leigh Ann Hoffhines
Englewood City Manager's Office

From: Skip Anthony [
Sent: Tuesday, August 28, 2012 6:38 PM
To: Council
Subject: Flood Middle School

Dear Englewood City Council,

I'm curious to know what will be done with the ageing middle school on Kenyon and Broadway. I have heard talk of the public land being developed into apartments. Is this true? I'd hate to think the city ridding its self of open land. I myself find the park an enjoyable place to go. Id hate to see more concrete and walls put up.

Why don't we just tear down the un used school and make a nice park. I believe this is what every property owner and renter in the area would like. Please let me know.

Thanks for your time,
Skip Anthony

Brook Bell

From: Leigh Ann Hoffhines **On Behalf Of** Council
Sent: Friday, August 31, 2012 2:16 PM
To: #City Council
Cc: Alan White
Subject: FW: Mary L. Flood Park
Importance: High

FYI – this message came in via the Council email.

Leigh Ann

Leigh Ann Hoffhines
Englewood City Manager's Office

From: rubysfolks@q.com [
Sent: Friday, August 31, 2012 1:41 PM
To: Council
Subject: Mary L. Flood Park
Importance: High

City of Englewood
Englewood Civic Center
1000 Englewood Parkway
Englewood, CO 80110

Dear Mayor Penn and City Council Members,

Parks and open spaces are a vital part of the community. They provide direct health, environmental, economic, and social benefits and help to strengthen our neighborhoods. Englewood has an opportunity to provide parkland to one of its least served areas, but not without action on your part. I urge you to preserve Mary L. Flood Park for future generations.

The City of Englewood has documented a shortage of park space in the neighborhoods surrounding the former Flood Middle School site and the downtown area. Furthermore, Englewood's Parks and Recreation Master Plan states that high density residential developments "have not been preferred by families, perhaps partly because of the lack of parks for outdoor recreation activities. If families are to be living in higher density housing, the city should seriously consider an aggressive approach to obtaining adequate parkland very near or within redevelopment projects." With the many large residential complexes in the area we cannot afford to waste the opportunity that this site provides. Mary

L. Flood Park can help alleviate the shortage of park space in our neighborhoods and support the city's desire to make high density living more attractive in the downtown area.

Clearly the former school building needs to be redeveloped. If the structure itself cannot be reused, then something new should be built on this prominent site. But this site is public property and any redevelopment should take the public's best interests into consideration. Protecting the existing open space (which is about one third of the total former school site) can improve the long-term quality and attractiveness of the redevelopment and continue to provide benefits to the public.

Preserving Mary L. Flood Park is in the best interests of our neighborhood and downtown Englewood. Someday it can provide badly needed amenities and help support a walkable city. Our downtown businesses need a strong and healthy residential community; we need to provide the basic amenities to support these residential neighborhoods. I urge you to protect this neighborhood park. Thank you.

Sincerely,

Laurie & Bert Mears

3742 S. Sherman St.

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
September 18, 2012**

Minutes and audio are available at:
<http://www.englewoodgov.org/Index.aspx?page=152>

I. CALL TO ORDER



The regular meeting of the City Planning and Zoning Commission was called to order at 7:05 p.m. in the City Council Chambers of the Englewood Civic Center, Chair Brick presiding.

Present: Bleile (entered 7:12), Roth, King, Welker, Knoth, Fish, Brick, Kinton, Townley
Freemire (alternate)

Absent: None

Staff: Alan White, Community Development Director
Brook Bell, Planner II
Nancy Reid, Assistant City Attorney

II. APPROVAL OF MINUTES



September 5, 2012

Mr. Fish moved:

Mr. Knoth seconded: TO APPROVE THE SEPTEMBER 5, 2012 MINUTES

Chair Brick asked if there were any modifications or corrections.

There were none.

AYES: Bleile, Roth, Knoth, Fish, King, Brick, Kinton, Townley
NAYS: None
ABSTAIN: Welker
ABSENT: None

Motion carried.

Chair Brick announced that CASE #USE2012-015 Extension of Temporary Recycling Operation at 601 West Bates Avenue was withdrawn by the applicant and will not be heard tonight or in the future.

III. PUBLIC HEARING



CASE #ZON2012-003 and CASE #SUB2012-002

Chair Brick stated there are two cases to be heard tonight; they will be heard concurrently but each will require a motion and they will be voted on separately.

Mr. Roth moved:

Mr. King seconded: TO OPEN CASE #ZON2012-003 and CASE #SUB2012-002

AYES: Bleile, Roth, Welker, Knoth, Fish, King, Brick, Kinton, Townley

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.



CASE #ZON2012-003

Mr. Bell was sworn in and presented the case. He reviewed the requirements for a PUD application and stated the applicant has met all of them. He provided a history of the Flood Middle School property since 2006.

Items discussed under the PUD overview included:

- Architectural Character
- Permitted Uses
- Dimensional Standards
- Residential Density
- Setbacks
- Building Height
- Bulk Plane
- Parking
- Traffic
- Signage
- Landscaping
- Screening and Fencing
- Drainage
- City Ditch
- Park Dedication
- Phasing

Mr. Bell said the PUD documents are complete and no additional conditions of approval are recommended at this time. Therefore, the Community Development Department recommends that the Planning and Zoning Commission review the Flood Middle School PUD request and forward a favorable recommendation for approval to City Council.

CASE #SUB2012-002

Mr. Bell presented the second case. He reviewed the issues included in the Alta Cherry Hills Subdivision. He stated if the Commission requires no changes from the Preliminary Plat to the Final Plat, Staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

The Commission had questions regarding:

- Adding retail to the Broadway side of the project
- New easement dedications
- Bulk plane on north side of parcel #2
- How many parking spaces and where located
- Will street parking be allowed and sight distance requirements
- Location of bicycle parking
- Setbacks
- Did Parks Department consider the land for a park
- Transparency requirements



Applicant Testimony

Numerous members of the development team were sworn in and presented testimony. A slide show of previous projects the developer has built and the proposed project was presented. Edward Barsocchi of Barbury Holdings, LLC stated the school was shuttered in 2007 and is deteriorating. In 2011, Barbury Holdings, LLC came forward with a proposal to purchase the property and build 300 to 310 residential apartments on the two parcels. The project would serve as a catalyst to enhance the Broadway area. Mr. Robert Miller of PBA went over the conceptual site plan and conceptual architectural rendering. Mr. Tim McEntee of Wood Partners discussed financing for the project. Reasoning for not including retail in the project was discussed; it does work economically.

Other discussion points included:

- Will a project go forward if the PUD is not approved
- How will the parking garages be regulated
- Landscaping
- Outdoor living spaces/patios
- Asbestos removal

- Visual impact
- Project meets the standards the City aspires to
- Safety issues for school children who walk to school
- Is the interior street private or public
- There is significant demand in the Denver area for this type of project

Public Testimony



Testimony was heard from 15 citizens. Comments included:

- Bulk plane along the eastern portion of the north side
- Make room for a park
- Concern regarding use of current alley
- Will redevelopment occur only on school property
- Needs to be change in the property
- Don't rezone; build according to current standards
- Glare from glass fronting Broadway
- Concerns about the development not providing enough parking
- Who pays to move City ditch
- Has property been purchased by developer
- Will residents in the area need parking permits to park on their street
- Concerns about height of property
- Englewood is a middle class community; don't see high-end people moving here
- Will have a profound impact on the neighborhood
- Traffic flow concerns
- Some residents will lose their views
- Amenities are all private; not open to the public
- Shadowing of buildings onto neighboring properties
- Snow storage and removal issues
- More opportunities for car accidents
- No benefit to neighbors
- Strain on utilities; electricity goes out a lot now
- Out of scale for the neighborhood
- Will increase crime in the neighborhood
- Project will reduce property values
- Need to decrease unit numbers and provide more entrances to project
- Find a way to ensure developer builds what he is showing in renderings

A short break was taken at 10:04. At 10:10 the meeting reconvened with all members of the Commission in attendance except for Mr. Freemire, the alternate member.



Mr. Welker moved:

Mr. Knoth seconded: TO CLOSE CASE #ZON2012-003 and CASE #SUB2012-002

AYES: Bleile, Roth, Welker, Knoth, Fish, King, Brick, Kinton, Townley

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.



Mr. Bleile moved:

Mr. Fish seconded: TO CONTINUE THE PUBLIC HEARING FOR CASE #ZON2012-003
AND CASE #SUB2012-002 TO OCTOBER 2, 2012

AYES: Bleile, Roth, Welker, Fish, Townley

NAYS: Knoth, Kinton, King, Brick

ABSTAIN: None

ABSENT: None

Motion carried.



Ms. Reid reminded the commission that the Public Hearing is closed; the Commissioners should not be taking any more testimony nor having any discussion about this project until they are back here at the next meeting on October 2nd. She also said if one of the public calls a commission member they will not be able to discuss the issue. The testimony given tonight and the evidence that was in the Staff Report are all that the Commission will consider.

Chair Brick invited the public to attend the next meeting on October 2nd. He reminded them the Commission will not be taking any further testimony at that meeting.

IV. PUBLIC FORUM



There were no public comments.

V. ATTORNEY'S CHOICE



Ms. Reid had nothing further to report.

VI. STAFF'S CHOICE



Director White stated the next meeting will be on October 2nd; tonight's Public Hearing will continue and there will be a study session on breweries and distilleries if time allows.

VII. COMMISSIONER'S CHOICE



Mr. Kinton stated he will not be available to attend the October 2nd meeting.

Mr. Welker said he was happy to be back after missing several meetings due to illness.

Mr. Bleile apologized for being late to the meeting.

The meeting adjourned at 10:45 p.m.



Barbara Krecklow, Recording Secretary

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
October 2, 2012**

Minutes and audio are available at:

<http://www.englewoodgov.org/Index.aspx?page=152>

I. CALL TO ORDER



The regular meeting of the City Planning and Zoning Commission was called to order at 7:00 p.m. in the City Council Chambers of the Englewood Civic Center, Chair Brick presiding.

Present: Bleile, Roth, King, Welker, Knoth, Fish, Brick, Townley
Freemire (alternate)

Absent: Kinton

Staff: Alan White, Community Development Director
Brook Bell, Planner II
Nancy Reid, Assistant City Attorney

II. APPROVAL OF MINUTES

September 18, 2012



Mr. Knoth moved:

Mr. Fish seconded: TO APPROVE THE SEPTEMBER 18, 2012 MINUTES

Chair Brick asked if there were any modifications or corrections. There were none.

AYES: Bleile, Roth, Welker, Knoth, Fish, King, Brick, Townley

NAYS: None

ABSTAIN: None

ABSENT: Kinton

Motion carried.

**III. CASE #ZON2012-003 FLOOD MIDDLE SCHOOL PLANNED UNIT
DEVELOPMENT AND CASE #SUB2012-002 ALTA CHERRY HILLS SUBDIVISION
CONTINUED FROM SEPTEMBER 18, 2012**



Mr. Knoth moved:

Mr. Welker seconded:

THAT CASE #ZON2012-003 TO REZONE 3695 SOUTH LINCOLN STREET AKA PIN NUMBERS 2077-03-1-08-004 AND 2077-03-1-09-006 FROM MU-R-3-B, MU-B-1 AND R-2-B ZONE DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD) BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION AS WRITTEN

Discussion points included:

- Generally in favor of the application; appropriate use for property
- Concerns regarding traffic
- No problem with height or proposed character of building
- City has no obligation or right to take land for a park unless they can pay for it. That would destroy the viability of the whole project
- From a Planning and Zoning standpoint the Parks and Recreation Commission handles park planning and they have their own Master Plan. Planning and Zoning has never been involved in that process. We have no authority to become involved in it; City Council may want to become involved.
- Can see why retail won't work at this location
- Property is a difficult piece of property to develop
- Number of units is too high; can't support 350 units
- Required landscape has been reduced too much; recommend 20%
- Need two entrances into the project
- Will bring business to the downtown area; grocery stores will benefit
- As a City we talk about how we want better projects and developers in this town; we have one here.
- There is no more greenfield space in Englewood to build out; future projects are going to be dense projects and traffic issues will be discussed. Experts in this field have said there are no issues with this project.
- Fee-in-lieu is too low; City Council should not have considered reducing it
- Hold to the setbacks and to the amenity zones as presented; don't take anything else away from the community
- Is high density; City needs rooftops to make retail work
- Disappointed the City of Englewood School Superintendent did not attend the meetings
- Disappointed business owners did not attend the meetings
- Sensitive to cost per unit; project needs to be dense to make it work
- Sensitive to impact on area; a retail development would be very challenging in regards to traffic

- There are areas along Big Dry Creek and by the high school that could be upgraded with amenities that would make it more family oriented to serve this neighborhood as park space. School district could step up and help the City with this in the future.
- Reservations regarding what has been shown and what will really get built

Mr. King moved:

Mr. Welker seconded: *TO AMEND THE ORIGINAL MOTION TO INCLUDE THE MAXIMUM NUMBER OF ALLOWED UNITS SHALL BE 310*

AYES: Roth, King, Brick, Welker, Fish, Townley

NAYS: Knoth, Bleile

ABSTAIN: None

ABSENT: Kinton

Motion carried.

Mr. Fish moved:

Mr. Brick seconded: *TO AMEND THE ORIGINAL MOTION TO INCLUDE A MINIMUM 20% OF THE PROPERTY SHALL BE LANDSCAPED*

AYES: Brick, Welker, Fish, Townley, Bleile

NAYS: Knoth, Roth, King

ABSTAIN: None

ABSENT: Kinton

Motion carried.

Mr. Bleile moved:

Mr. King seconded: *TO AMEND THE ORIGINAL MOTION TO INCLUDE THE PARK DEDICATION FEE-IN-LIEU SHALL NOT BE REDUCED FROM THE CITY COUNCIL ADOPTED FEE OF \$20,000 PER REQUIRED ACRE AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE [DIRECTOR'S NOTE: THE UNIFIED DEVELOPMENT CODE ESTABLISHES THE METHOD FOR CALCULATING THE REQUIRED ACREAGE. COUNCIL ADOPTED THE \$20,000 PER ACRE AS A POLICY BY RESOLUTION]*

AYES: Roth, King, Brick, Welker, Fish, Townley, Bleile

NAYS: None

ABSTAIN: Knoth

ABSENT: Kinton

Motion carried.

Mr. Knoth moved:

Mr. Welker seconded:

THAT CASE #ZON2012-003 TO REZONE 3695 SOUTH LINCOLN STREET AKA PIN NUMBERS 2077-03-1-08-004 AND 2077-03-1-09-006 FROM MU-R-3-B, MU-B-1 AND R-2-B ZONE DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD) BE RECOMMENDED AS WRITTEN FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING AMENDMENTS:

- 1. The maximum number of allowed units shall be 310.*
- 2. A minimum 20% of the property shall be landscaped*
- 3. The Park Dedication Fee-in-lieu shall not be reduced from the City Council adopted fee of \$20,000 per acre as required by the Unified Development Code [Director's Note: The Unified Development Code establishes the method for calculating the required acreage. Council adopted the \$20,000 per acre as a policy by resolution.]*



AYES: Roth, Brick, Welker, Fish, Knoth, Townley
NAYS: Bleile, King
ABSTAIN: None
ABSENT: Kinton

Mr. Fish finds the development as proposed with the amendments is within the nature of the Comprehensive Plan. Overall, it is an exciting project and he supports it; it is good for the City as the property is an eyesore. His objections are that it is very dense and doesn't want the character of the area destroyed.

Mr. Knoth is discouraged about adding the amendments.

Mr. Welker said in keeping with the requirements and the vision of the Comprehensive Plan this takes a step in the same direction. The density along Broadway and a major highway intersection is fine. The Amendments are an attempt to address our concerns.

Ms. Townley said the project meets the City's mixed housing goals.

Mr. Bleile said the proposal meets Roadmap Englewood for densification. Not enough shown architecturally; voting no with the citizens.

Mr. King generally likes the concept of the project, but due to public comments voting no.

Chair Brick said the project will help businesses in the City and meets the criteria for a PUD.

Motion carried.



Mr. Roth moved:

Mr. Welker seconded: *THAT CASE #SUB2012-002 TO ALLOW A MAJOR SUBDIVISION KNOWN AS ALTA CHERRY HILLS SUBDIVISION WITHIN THE FLOOD MIDDLE SCHOOL PLANNED UNIT DEVELOPMENT (PUD) BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION.*

AYES: Roth, King, Brick, Welker, Fish, Knoth, Townley
NAYS: Bleile
ABSTAIN: None
ABSENT: Kinton

Motion carried.



FURTHER RECOMMENDATIONS FOR CITY COUNCIL:

1. The Park Dedication Fee-in-Lieu money collected from this project shall be used to benefit this neighborhood in terms of open space and parks.

Mr. Bleile moved:

Mr. Roth seconded: TO REQUIRE EVIDENCE AND TESTIMONY FROM THE CITY'S TRAFFIC ENGINEER TO VET OUT AND EITHER PROVE OR CONTRADICT THE TRAFFIC STUDY DONE BY THE APPLICANT.

AYES: Roth, Brick, Welker, Townley, Bleile
NAYS: Fish, Knoth, King
ABSTAIN: None
ABSENT: Kinton

Motion carried.

STUDY SESSION



Director White introduced Christina Kachur, an intern in the Community Development Department, who is assisting Staff in gathering information for the Breweries and Distilleries discussion.

Case #2012-05 Breweries and Distilleries

Director White stated after research the State Statutes do not provide much guidance in terms of production limits for various types of manufacturers engaged in producing beer, wine and hard liquor except for brewpubs and limited wineries. What that means is any limits that the Commission wants to set are up to our discretion. He provided information on licensing of various types of establishments. There is no local control except through zoning. He referenced options that were included in the Staff Memo. He asked the Commission if they would like to include some amendments in the Unified Development Code to address these uses.

Consensus from the Commission was to move forward with the discussion in the future.

Director White said there is one other topic on Staff's list for discussion; PUDs. What is the process? Staff would like to hold a Study Session to discuss PUDs. The Commission asked the topic be placed on a future agenda.

IV. PUBLIC FORUM



There was no public in attendance.

V. ATTORNEY'S CHOICE



Ms. Reid had nothing further to report.

VI. STAFF'S CHOICE

Director White stated at the October 16th study session Staff will provide a progress report on the Station Area Master Plan for the areas surrounding the Light Rail Stations.

VII. COMMISSIONER'S CHOICE



The Commissioners commented on tonight's discussion regarding the Flood Middle School PUD and Major Subdivision. They feel it is a good project.

Mr. Freemire noted he will not be available for the October 16th meeting.

Ms. Townley stated she will not be available for the November 6th meeting. She asked about the Oxford Station PUD. Director White updated the Commission on the project.

The meeting adjourned at 9:10 p.m.

/s/ Barbara Krecklow

Barbara Krecklow, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

IN THE MATTER OF CASE #ZON2012-003)	
FINDINGS OF FACT, CONCLUSIONS)	
AND RECOMMENDATIONS TO REZONE)	FINDINGS OF FACT AND
THE PROPERTY KNOWN AS 3695 S)	CONCLUSIONS OF THE
LINCOLN STREET FROM MU-R-3-B,)	CITY PLANNING AND
MU-B-1 AND R-2-B ZONE DISTRICTS TO)	ZONING COMMISSION
PLANNED UNIT DEVELOPMENT (PUD))	
)	
INITIATED BY:)	
Barbury Holdings, LLC)	
4725 South Monaco Street, Suite 205)	
Denver, Colorado 80237)	

Commission Members Present: Brick, Bleile, Knoth, Fish, Roth, Welker, King, Townley

Commission Members Absent: Kinton

This matter was heard before the City Planning and Zoning Commission on September 18 and October 2, 2012, in the City Council Chambers of the Englewood Civic Center.

Testimony was received from Staff, from the applicant and from area residents. The Commission received notice of Public Hearing, Certification of Posting, Staff Report and supplemental information from Staff, which were incorporated into and made a part of the record of the Public Hearing.

After considering statements of the witnesses, and reviewing the pertinent documents, the members of the City Planning and Zoning Commission made the following Findings and Conclusions.

FINDINGS OF FACT

1. **THAT** the request to rezone the property known as 3695 South Lincoln Street from MU-R-3-B, MU-B-1 and R-2-B to Planned Unit Development was filed by Barbury Holdings, LLC on June 4, 2012.
2. **THAT** Public Notice of the Public Hearing was given by publication in the Englewood Herald on September 7, 2012 and was on the City's website from September 6, 2012 through October 2, 2012.
3. **THAT** the property was posted as required, said posting setting forth the date, time, and place of the Public Hearing.

4. **THAT** Planner Bell testified the request is for approval to rezone the property from MU-R-3-B, MU-B-1 and R-2-B to Planned Unit Development. Mr. Bell testified to the criteria the Commission must consider when reviewing a rezoning application. Mr. Bell further testified that Staff recommends approval of the rezoning application.
5. **THAT** in 2006, Englewood Public School District made the decision to consolidate two middle schools and close the Flood Middle School site; the school closed in 2007.
6. **THAT** in 2011 Barbury Holdings, LLC came forward with a proposal to purchase the property consisting of two parcels totaling 4.56 acres.
7. **THAT** the property's existing zoning would not accommodate the proposed development.
8. **THAT** preliminary plans of the proposed Flood Middle School PUD was referred to Tri-County Health, the Colorado Department of Transportation (CDOT), RTD, Xcel Energy, Century Link, Comcast, and the City's list of trash haulers for review and comment.
9. **THAT** the Flood Middle School PUD was reviewed by the City's Development Review Team (DRT) on June 30th, August 10th, and August 30th of 2012.
10. **THAT** pursuant to the PUD procedure, the applicant conducted a neighborhood meeting on May 16, 2012.
11. **THAT** notice of the neighborhood meeting was mailed to property owners and occupants of property within 1000 feet of the site.
12. **THAT** the proposed Flood Middle School PUD would include a maximum of 350 residential apartment units contained within two buildings on Parcels 01 and 02.
13. **THAT** testimony was received from the applicant team.
14. **THAT** the applicant has requested and Council has preliminarily agreed to a park fee-in-lieu of \$57,780 based on a development containing 300 units.
15. **THAT** the City has received comments from citizens requesting that the existing green space be preserved as a park.
16. **THAT** testimony, both supportive and in opposition, was received from residents regarding the proposed redevelopment of the site. Concerns were voiced about impacts anticipated from traffic, loss of green space, building heights, property values, is rezoning necessary, impact on neighborhood, snow storage, City ditch, utilities and shadowing.

17. **THAT** the application is in conformance with the Comprehensive Plan and the Unified Development Code.
18. **THAT** the application meets the Housing Goals and Objectives of Roadmap Englewood: 2003 Englewood Comprehensive Plan.
19. **THAT** the application is consistent with adopted and generally accepted standards of development in the City.
20. **THAT** the application is consistent with the goals, objectives, design guidelines, policies and other ordinances, laws, or requirements of the City.
21. **THAT** the resulting rezoned property will not have a significant negative impact on those properties surrounding the rezoned area and that the general public health, safety and welfare of the community are protected.

CONCLUSIONS

1. **THAT** the application was filed by Barbury Holdings, LLC seeking approval to rezone the property from MU-R-3-B, MU-B-1 and R-2-B to Planned Unit Development.
2. **THAT** proper notification of the date, time, and place of the Public Hearing was given by publication in the official City newspaper, and by posting of the property for the required length of time.
3. **THAT** all testimony received from staff members, applicant team members, and the general public has been made part of the record of the Public Hearing.
4. **THAT** the application is in conformance with the Comprehensive Plan and the Unified Development Code.
5. **THAT** the application is consistent with adopted and generally accepted standards of development in the City.
6. **THAT** the application is consistent with the goals, objectives, design guidelines, policies and other ordinances, laws, or requirements of the City.
7. **THAT** the property cannot be developed under the existing zoning.
8. **THAT** the resulting rezoned property will not have a significant negative impact on those properties surrounding the rezoned area and that the general public health, safety and welfare of the community are protected.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that the application filed by Barbury Holdings, LLC to rezone the property known as 3695 South Lincoln Street from MU-R-3-B, MU-B-1 and R-2-B to Planned Unit Development be recommended to City Council for approval.

The decision was reached upon a vote on a motion made at the meeting of the City Planning and Zoning Commission on October 2, 2012, by Mr. Knoth, seconded by Mr. Welker, which motion states:

THAT CASE #ZON2012-003 TO REZONE 3695 SOUTH LINCOLN STREET AKA PIN NUMBERS 2077-03-1-08-004 AND 2077-03-1-09-006 FROM MU-R-3-B, MU-B-1 AND R-2-B ZONE DISTRICTS TO PLANNED UNIT DEVELOPMENT (PUD) BE RECOMMENDED AS WRITTEN FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING AMENDMENTS:

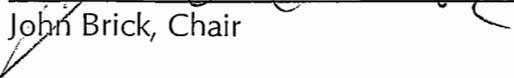
1. *The maximum number of allowed units shall be 310.*
2. *A minimum 20% of the property shall be landscaped.*
3. *The Park Dedication Fee-in-lieu shall not be reduced from the City Council adopted fee of \$20,000 per required acre as required by the Unified Development Code [Director's Note: The Unified Development Code establishes the method for calculating the required acreage. Council adopted the \$20,000 per acre as a policy by resolution.]*

AYES: Brick, Knoth, Fish, Roth, Welker, Townley
NAYS: Bleile, King
ABSTAIN: None
ABSENT: Kinton

The motion carried.

These Findings and Conclusions are effective as of the meeting on October 2, 2012.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION


John Brick, Chair

Brook Bell

From: Barbara Krecklow on behalf of Community Development
Sent: Tuesday, September 25, 2012 7:51 AM
To: Alan White; Brook Bell
Subject: FW: Flood Middle School property

-----Original Message-----

From: Frank Forney [mailto:
Sent: Monday, September 24, 2012 8:47 PM
To: Council; Community Development
Cc: Randy Penn; Jim Woodward; Jill Wilson
Subject: Flood Middle School property

Greetings fellow Englewood residents and City Officials!

Regarding the redevelopment of the Flood Middle School property, I believe that it is important that the City and all Applicants publicly acknowledge that something good for Englewood already exists on this location: an open space, a green grass playing field and a (generally defined) neighborhood park. This is a quiet oasis nestled against the busy traffic corridors of South Broadway and Hampden/285.

This currently existing public good needs to be acknowledged! Then, any proposed development need to demonstrate how it will be an improvement on the good which already exists!

Please consider the following negative factors which argue against the proposed development:

- The proposed apartment and parking structures (which build out to the very perimeter of the properties and to a height of 50 feet and more) are not in keeping with the character of the neighborhood.

- The proposed development does not add amenities to the neighborhood. On the contrary, it removes valuable open space and creates instead an insulated community within a community.

- One single vehicular access in and out of the compound, as proposed, creates a traffic bottle-neck at Kenyon and Broadway. This only multiplies the problems created by adding hundreds of new commuters to the neighborhood.

The positive factors in favor, as I heard them, are:

- All properties at the location will be settled. Troublesome maintenance problems will be resolved.
- Money will flow directly into school district coffers. New Englewood residents will shop, spend money, and pay taxes.
- The proposed development will serve as the "Gateway to South Broadway."

As an aside I would ask: Is Englewood a city in need of more housing in order to meet the needs of a growing population? Or is Englewood a city in need of more population in order to raise money for the city?

At any rate, we are considering the disposition of neighborhood public property. Yes, I understand that the Planning and Zoning Commission must consider applications on their merits as they are presented. Yes, I understand that there is no currently existing Englewood city park at the location. Yes, I understand that the Planning Department has not stepped up to offer alternatives for consideration.

And yes, in these troubled times, I understand that the School District and the City find themselves between a rock and a hard place concerning on-going expenses at Mary Flood Middle School and Playing Field. Any reasonable offer to relieve the financial burdens must be considered.

But I am disappointed that as this matter comes before the public there is apparently only one plan and vision being considered by the City. Naturally the Planning and Zoning Commission has a narrow focus when it considers a particular application. I am hoping the City Council will sit back and take a bigger view of the matter.

An obvious alternative to the proposed development would be to demolish and rebuild on the Middle School site proper (Broadway to Lincoln) and preserve and maintain the playing field.

It's what I would call a compromise.

Is this obvious alternative plan under consideration at all? Point out all of the problems in it, but at least give it consideration!

Thank you for your time,

Frank Forney
3929 S. Sherman ST.
Englewood, CO 80113
303-761-2609

3929 S Sherman St
Englewood, CO 80113
September 25, 2012

Dear Mayor Penn and Council Members:

Re: REZONING OF MARY FLOOD MIDDLE SCHOOL

My name is Colleen McGovern and my husband and I have lived for 13 years at 3929 S. Sherman Street-- just three blocks from the proposed rezoning. We love our neighborhood & care very deeply about this place. We moved here because we were very impressed with what Englewood has done with the Civic Center area, we like being a "first ring suburb" close to downtown Denver, and we fell in love with our historic 1930s house and our neighborhood. My husband & I ride our bikes to the train station to get to our jobs, we shop first and foremost at Englewood shops and we take our friends to all the local restaurants. We have wonderful neighbors, have invested a lot to preserve and enhance the character of our modest home, and are champions to our friends in the region of just all that the city of Englewood has to offer.

The Mary-Flood rezoning proposal will have a profound impact on our neighborhood and on the city of Englewood in general. I have not had an opportunity to review the plans for the site, as it requires going to the city offices, which are closed when I get off work. I did attend a neighborhood meeting, but it wasn't the one required by the city's regulations. For some reason, I did not receive notice of that meeting, though I live within the distance I believe is legally required to receive notice. Instead I got a flyer from a neighbor who hosted another meeting that I thought was very informative. After that meeting, I looked at the city website and reviewed the staff memo to try to find out as much as I could.

After waking up to the fact that the lovely school-site and Mary Flood neighborhood park could be completely demolished and transformed into an apartment complex with no public access, the biggest question I was left with was--how does the city decide these kinds of questions? What are the criteria upon which you are supposed to base your decision? Logic would tell me that

since you are reviewing a proposal that asks for a change in zoning on the property, you would only do this if it would result in something that is better for the city of Englewood and the immediate neighborhood than what the current zoning allows. I didn't see any mention of this in the staff memo, so I looked at the city's regulations on-line as best I could, and lo and behold, it appears that the city's regulations match what simple logic would suggest: That is, the regulations say that the city can only recommend approval of this proposal if it finds that,

“the proposed development will exceed the development quality standards, levels of public amenities, or levels of design innovation otherwise applicable under this Title, and would not be possible or practicable under a standard zone district”. I got this from Section 16-2-7H(2) of the city's code. In this section, it says that the only other way you can recommend approval is if you find “That the property cannot be developed, or that no reasonable economic use of the property can be achieved, under the existing zoning” etc, but that certainly wouldn't be the case here, since the applicant (Banburry LLC) doesn't even own the property & hasn't done the analysis of what they could do under the current zoning. They are just proposing something that they think will be good for Englewood, and make them a profit-- a perfectly reasonable thing to do.

If I am correct, the basis of your decision is whether this proposal would be better than a project that would be designed under the existing zoning. I am no expert, but just trying to understand all of this, here's what I see: This proposal would allow for almost twice the amount of development that is allowed under the current regulations, with significantly lower quality-- not even close to meeting the legally required criteria. Just as an example:

The proposal is for more than twice the density allowed under the UDC (current regulations)-- they are proposing 310 units, where 156 units would be allowed under current zoning--and they are proposing to reduce some of the standards rather than exceed them. For example, page 7 of the staff memo says the UDC requires 25% landscaping of which 75% has to be live and the Banburry PUD proposes 15% landscaping with 50% of it being living. Further, and this one is very confusing to me, since the proposed project would take away a park and the city has said that they don't have money for more parks: they request to pay only \$57,780 in park land dedication fees where the regulations require \$20,000 per acre, or \$134,800 (and the staff memo

says that "council has preliminarily agreed..." to this??). What is the justification for this reduction in parkland dedication fee reduction, especially since the development will be removing what today is de-facto parkland for the neighborhood, and will add about 600 people or more to the area, which will most certainly put a strain on existing parks?

Since the City Council represents the larger community interests of Englewood, I do hope that you will NOT approve this change unless and until the applicant shows how their proposal benefits our community. As I see it, it provides them more units and presumably more profit, but significantly LESS in the way of "development quality standards, levels of public amenities, or levels of design innovation" as required in the city regulations.

There are other models in the Denver/ Metro region of re-developed school/ park sites that have become amenities to their surrounding neighborhoods. It appears that the apartment-complex proposal is not one such example, so I urge you to deny this rezoning.

Thank you for considering my comments and for the public service you provide being on the City Council.

Respectfully,
Colleen McGovern

Brook Bell

From: Alan White
Sent: Friday, September 28, 2012 12:04 PM
To: Brook Bell; Ed Barsocchi (
Subject: FW: Flood Middle School PUD Proposal

FYI.

Alan White

From: Leigh Ann Hoffhines **On Behalf Of** Council
Sent: Friday, September 28, 2012 11:52 AM
To: Linda Olson
Cc: Mike Flaherty; Alan White
Subject: FW: Flood Middle School PUD Proposal

Hi Linda – This message came in via the Council email for you.

Leigh Ann

Leigh Ann Hoffhines
Englewood City Manager's Office

From: Anisa Schell [mailto:;
Sent: Thursday, September 27, 2012 5:35 PM
To: Council
Cc: Rick Schell; Doug Mitchell
Subject: Flood Middle School PUD Proposal

Ms. Olsen,

I am writing to express my concern over the planned PUD Case #ZON2012-003. I was unable to attend the Public Hearing on September 18, 2012.

As an Englewood homeowner of nine years I wish to express that I do NOT want a 350 unit residential apartment in our neighborhood or even a smaller apartment complex. The traffic alone would be horrendous. I can't imagine how congested and dangerous the intersection of S. Lincoln and Kenyon will become with as many as 500 cars or more in one city block.

Additionally, I wish to encourage home-ownership in our neighborhood, not more rental units. I'm sure that you are aware that homeowners tend to invest more in both their neighborhood and communities than renters do. Home owners help create safer and more beautiful neighborhoods. When there are many rentals in a neighborhood, property values suffer. Furthermore, studies have suggested that crime rates escalate in areas with more rental properties.

<http://www.equotient.net/papers/rental.pdf>

There are many children in our neighborhood and I wish our streets to stay safe for them and all of our residents, both in terms of traffic and crime. And, I wish to maintain property values and increase them, not sink them. I am certain that I am not alone in these concerns. I hope as my City Council

representative, you are fighting on our behalf to prevent this risky decision for our neighborhood.

Thank you,

Anisa Schell
3650 S. Grant Street
Englewood, CO 80113
303-286-6777

TRAFFIC IMPACT STUDY

ALTA CHERRY HILLS
ENGLEWOOD, COLORADO

June 2012
Revised July 2012

Prepared for:

Wood Partners
5299 DTC Blvd., Suite 700
Greenwood Village, Colorado 80111

Prepared by:

HARRIS KOCHER SMITH
engineers • land surveyors

1391 Speer Blvd, Suite 390
Denver, CO 80204
Ph: 303-623-6300, Fax: 303-623-6311

Harris Kocher Smith Project No. 120210



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I. INTRODUCTION

A. Project Overview

Wood Partners is proposing to redevelop the Flood Middle School site with a 350 unit multi-family residential apartment complex to be known as Alta Cherry Hills. The site is comprised of two parcels totaling approximately 4.5 acres. The west parcel contains approximately 3.0 acres and is bounded on the north by US 285, on the east by South Lincoln Street, on the south by East Kenyon Avenue and on the west by South Broadway. The east parcel contains approximately 1.5 acres and is bounded on the north by existing residential properties, on the east by South Sherman Street, on the south by East Kenyon Avenue and on the west by South Lincoln Street. The subject property lies within the jurisdictional limits of the City of Englewood, Colorado and is currently zoned MU-R-3-B and R-2-B. The developers are currently in the process of rezoning the property to PUD in order to accommodate the proposed multi-family development. Direct vehicular access to each parcel of the subject property will be via proposed driveway intersections on South Lincoln Street north of East Kenyon Avenue. Off-street parking for the development will be provided by parking structures internal to the site for each parcel.

The location of the subject property is graphically depicted in Figure A-1. Figure A-2 graphically depicts a conceptual site plan for the property and provides the basis for conducting the traffic impact study.

B. Purpose of Study

The purpose of this study is to evaluate and provide recommendations to mitigate the impact of the vehicular trips projected to be generated by the proposed development on the adjacent roadway system. The study includes 2015 "Short Range" (year of anticipated buildout) and 2030 "Long Range" analysis horizons.

This study was performed in accordance with City of Englewood criteria for preparing traffic impact studies.

C. Study Area

The study area encompasses the existing roadway system in the vicinity of the project site. Specifically, the following roadway segments and intersections are evaluated:

Study Area Roadways:

- South Broadway between East Kenyon Avenue and US 285
- East Kenyon Avenue between South Broadway and South Logan Street
- South Lincoln Street north of East Kenyon Avenue
- South Sherman Street between East Kenyon Avenue and US 285
- South Logan Street between East Kenyon Avenue and US 285
- US 285 between South Logan Street and South Sherman Street

Study Area Intersections:

- East Kenyon Avenue/South Broadway
- East Kenyon Avenue/South Lincoln Street
- East Kenyon Avenue/South Sherman Street
- East Kenyon Avenue/South Logan Street
- US 285/South Logan Street
- US 285/South Sherman Street
- US 285 Westbound Ramps/South Broadway
- US 285 Eastbound Ramps/South Broadway

II. EXISTING CONDITIONS

A. Existing Traffic Volumes

Existing (2012) peak hour intersection turning movement traffic volume counts were collected for this study at the following intersections in May of 2012:

- East Kenyon Avenue/South Broadway
- East Kenyon Avenue/South Lincoln Street
- East Kenyon Avenue/South Sherman Street
- East Kenyon Avenue/South Logan Street
- US 285/South Logan Street
- US 285/South Sherman Street
- US 285 Westbound Ramps/South Broadway
- US 285 Eastbound Ramps/South Broadway

Existing 24-hour directional traffic volume counts were collected for this study at the following locations in 2012:

- East Kenyon Avenue east of South Broadway (May 2012)
- South Logan Street north of East Kenyon Avenue (May 2012)
- South Broadway north of East Kenyon Avenue (July 2012)
- US 285 east of South Logan Street (July 2012)

A summary of the existing (2012) peak hour intersection turning movement traffic volume counts and 24-hour directional traffic volume counts are graphically illustrated in Figure A-3. Detailed traffic volume count data is provided in Appendix "B".

B. Existing Roadway System

The existing transportation network in the vicinity of the subject property is graphically illustrated in Figure A-1. There are no planned major roadway improvements in the area for the foreseeable future that would alter the existing roadway network. The following narrative provides a description of the study area roadways and associated intersections:

Study Area Roadways:

- South Broadway – Broadway is a principal north-south transportation link serving the Denver area between downtown Denver and Highlands Ranch. In the vicinity of the study area South Broadway is a four-lane major arterial roadway providing north-south connectivity and direct access to adjacent properties. The roadway section consists of two travel lanes in each direction with a raised center median, on-street parking and attached sidewalks. The posted speed limit is 35mph south of East Kenyon Avenue and 30mph north of East Kenyon Avenue.
- East Kenyon Avenue – East Kenyon Avenue between South Broadway and South Logan Street is an east-west two-lane collector roadway providing direct property access and connectivity to adjacent transportation corridors. The roadway section consists of one travel lane in each direction with on-street parking and attached sidewalks. The posted speed limit is 30mph.
- South Lincoln Street – South Lincoln Street north of East Kenyon Avenue is a north-south two-lane local roadway providing direct access to the abutting residential properties. The roadway section consists of one travel lane in each direction with on-

street parking and attached sidewalks. The roadway terminates in a cul-de-sac on the north end. The posted speed limit is 30mph.

- South Sherman Street – South Sherman Street between East Kenyon Avenue and US 285 is a north-south two-lane local roadway providing direct access to the abutting residential properties as well as access to US 285. The roadway section consists of one travel lane in each direction with on-street parking and attached sidewalks. The posted speed limit is 30mph.
- South Logan Street – South Logan Street between East Kenyon Avenue and US 285 is a north-south two-lane major collector roadway providing direct access to the abutting residential properties as well as north-south connectivity to the surrounding neighborhoods. The roadway section consists of one travel lane in the northbound direction, two travel lanes in the southbound direction (the outside southbound lane becomes an exclusive right turn lane and ends at East Kenyon Avenue) and attached sidewalks. There is no on-street parking in this segment. The posted speed limit is 30mph.
- US 285 – US 285 is a US highway under the jurisdiction of the Colorado Department of Transportation (CDOT). The City of Englewood operates the traffic signals on US 285 within the city limits for CDOT. US 285 serves as a principal transportation corridor for the southern Denver Metropolitan Area. Between South Logan Street and South Sherman Street US 285 is classified by CDOT as a category “B” Non-Rural Arterial (NR-B). The roadway section consists of three travel lanes in each direction with a raised center median and attached sidewalks. The posted speed limit is 35mph.

Study Area Intersections:

- East Kenyon Avenue/South Broadway – The East Kenyon Avenue South Broadway intersection is a four-legged intersection under traffic signal control with a 120 second cycle length during the peak hours. The east leg of the intersection has one shared left turn/through/right turn lane on the westbound approach and one eastbound departure lane. The west leg of the intersection has one shared left turn/through/right turn lane on the eastbound approach and one westbound departure lane. The north leg of the intersection has one shared through/right turn lane, one through lane and one left turn lane with permitted phasing on the southbound approach and two northbound departure lanes. The south leg of the intersection has one shared through/right turn lane, one through lane and one left turn lane with permitted phasing on the northbound approach and two southbound departure lanes.
- East Kenyon Avenue/South Lincoln Street – The East Kenyon Avenue/South Lincoln Street intersection is a four-legged intersection with stop sign control on the northbound and southbound approaches. The east leg of the intersection has one shared left turn/through/right turn lane on the westbound approach and one eastbound departure lane. The west leg of the intersection has one shared left turn/through/right turn lane on the eastbound approach and one westbound departure lane. The north leg of the intersection has one shared left turn/through/right turn lane on the southbound approach and one northbound departure lane. The south leg of the intersection has one shared left turn/through/right turn lane on the northbound approach and one southbound departure lane.
- East Kenyon Avenue/South Sherman Street – The East Kenyon Avenue/South Sherman Street intersection is a four-legged intersection with all-way stop sign control. The east

leg of the intersection has one shared left turn/through/right turn lane on the westbound approach and one eastbound departure lane. The west leg of the intersection has one shared left turn/through/right turn lane on the eastbound approach and one westbound departure lane. The north leg of the intersection has one shared left turn/through/right turn lane on the southbound approach and one northbound departure lane. The south leg of the intersection has one shared left turn/through/right turn lane on the northbound approach and one southbound departure lane.

- East Kenyon Avenue/South Logan Street – The East Kenyon Avenue/South Logan Street intersection is a four-legged intersection with stop sign control on the eastbound and westbound approaches. The east leg of the intersection is a gravel driveway and has one shared left turn/through/right turn lane on the westbound approach and one eastbound departure lane. The west leg of the intersection has one shared left turn/through/right turn lane on the eastbound approach and one westbound departure lane. The north leg of the intersection has one shared left turn/through lane and one right turn lane on the southbound approach and one northbound departure lane. The south leg of the intersection has one shared left turn/through/right turn lane on the northbound approach and one southbound departure lane.
- US 285/South Logan Street – The US 285/South Logan Street intersection is a four-legged intersection under traffic signal control with a 120 second cycle length during the peak hours. The east leg of the intersection has a channelized free right turn lane, three through lanes and one protected/permitted left turn lane on the westbound approach and three eastbound departure lanes. The west leg of the intersection has a channelized free right turn lane, three through lanes and one protected/permitted left turn lane on the eastbound approach and three westbound departure lanes. The north leg of the intersection has a channelized free right turn lane, two through lanes and one protected/permitted left turn lane on the southbound approach and one northbound departure lane. The south leg of the intersection has a channelized free right turn lane, one through lane and one protected/permitted left turn lane on the northbound approach and two southbound departure lanes.
- US 285/South Sherman Street – The US 285/South Sherman Street intersection is a four-legged intersection under traffic signal control with a 120 second cycle length during the peak hours. The east leg of the intersection has one shared through/right turn lane and two through lanes on the westbound approach and three eastbound departure lanes. The west leg of the intersection one shared through/right turn lane, two through lanes and one protected/permitted left turn lane on the eastbound approach and three westbound departure lanes. The north leg of the intersection has one shared left turn/through/right turn lane on the southbound approach and one northbound departure lane. The south leg of the intersection has one shared left turn/through/right turn lane on the northbound approach and one southbound departure lane.
- US 285 Westbound Ramps/South Broadway – The US 285 Westbound Ramps/South Broadway intersection is a typical diamond interchange ramp terminus at an arterial roadway. The intersection is under traffic signal control with a 120 second cycle length during the peak hours. The east leg of the intersection has one left turn lane and one shared through/right turn lane on the westbound approach. The west leg of the intersection has two westbound departure lanes. The north leg of the intersection has two through lanes and one right turn lane on the southbound approach and two northbound departure lanes. The south leg of the intersection has one left turn lane and two through lanes on the northbound approach and two southbound departure lanes.

- US 285 Eastbound Ramps/South Broadway – The US 285 Eastbound Ramps/South Broadway intersection is a typical diamond interchange ramp terminus at an arterial roadway. The intersection is under traffic signal control with a 120 second cycle length during the peak hours. The east leg of the intersection has one eastbound departure lane. The west leg of the intersection has dual left turn lanes and a shared through/right turn lane on the eastbound approach. The north leg of the intersection has one left turn lane and two through lanes on the southbound approach and two northbound departure lanes. The south leg of the intersection has two through lanes and one right turn lane on the northbound approach and two southbound departure lanes.

III. BACKGROUND TRAFFIC

A. Background Traffic Volumes

Background traffic forecasts for the 2015 and 2030 analysis horizons were developed for this study utilizing the traffic volume counts collected and the following assumptions:

- Traffic volume growth rates for South Broadway, East Kenyon Avenue, South Lincoln Street, South Sherman Street and South Logan Street are assumed to be 0.5% annually. This is due to the area being mature and largely builtout. Traffic growth for the minor streets would come through redevelopment in the surrounding neighborhood to higher density residential land uses. Traffic growth on South Broadway will come from regional growth.
- Traffic volume growth for US 285 in the vicinity of the study area was taken from the CDOT traffic statistics data base (detailed excerpt for this segment of US 285 is included in Appendix "B"). For this segment of US 285 the CDOT 20 growth factor is projected to be 1.22 and the AADT in 2011 was 55,000vpd.
- Peak hour distribution of approach traffic (left turn, through, right turn) will remain constant through the 2030 analysis horizon.

Figures A-4 and A-5 graphically illustrate the projected background traffic volumes for the 2015 and 2030 analysis horizons, respectively.

B. Background Traffic Operational Analysis

In order to establish a base condition in which to evaluate the impact of the traffic generated by the proposed Alta Cherry Hills development on the study area intersections, peak hour capacity analyses were performed for the 2012 existing and the 2015 and 2030 analysis horizons projected background traffic conditions. These analyses utilize the methodologies contained in the *Highway Capacity Manual 2000* employing *Synchro 6.0* software and result in a qualitative measure of the operational characteristics of the intersection described by a letter designation ranging from "A" to "F" known as "Level of Service" (LOS). LOS "A" represents ideal free flow operating conditions, whereas LOS "F" represents excessive congestion and delay. Unsignalized intersection capacity analysis reports a LOS designation for each impeded intersection movement. Signalized intersection capacity analysis reports the overall LOS designation for the intersection as well as for each lane group. LOS "D" is considered the minimum acceptable standard of operation. The following study area intersections were analyzed for the 2012 existing and the 2015 and 2030 analysis horizons background traffic conditions:

- East Kenyon Avenue/South Broadway
- East Kenyon Avenue/South Lincoln Street
- East Kenyon Avenue/South Sherman Street
- East Kenyon Avenue/South Logan Street

- US 285/South Logan Street
- US 285/South Sherman Street
- US 285 Westbound Ramps/South Broadway
- US 285 Eastbound Ramps/South Broadway

The results of these background traffic operational analyses are summarized graphically for the 2012 existing and 2015 and 2030 analysis horizons in Figures A-6, A-7 and A-8, respectively. A summary of the results of the intersection capacity analyses is provided in Table 1 (located at the end of the report) and detailed *Synchro 6.0* software intersection capacity analysis reports are provided in Appendix "C".

IV. PROJECT DEVELOPMENT

A. Trip Generation

Trip generation projections for the Alta Harvest Station development proposed apartment land use in this study were estimated utilizing the publication, *Trip Generation, 8th Edition*, Institute of Transportation Engineers. Estimates of total daily traffic volume and a.m. and p.m. peak hour traffic volumes were calculated. Trip generation reductions due to pass-by trips, internal trips, transit, or transportation demand management were not considered. A summary of the results of the site generated trip generation estimates are provided in Table 2.

Table 2
Trip Generation Summary

Land Use	ITE Code	Size	Daily Trips (VPD)	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Apartments	220	350 Dwelling Units	2245	176	36	140	211	138	73

B. Trip Distribution

The distribution of the estimated project generated vehicle trips for this study was established based on the current and projected future traffic patterns on the surrounding transportation system, efficiency of access to the principal transportation corridors serving the area, and the potential trip origins/destinations for the proposed multi-family residential land use for the subject property. Figure A-9 graphically illustrates the project generated trip distribution patterns for the subject property.

C. Trip Assignment

The traffic volumes estimated to be generated by the Alta Cherry Hills development proposed multi-family residential land use were assigned to the study area roadways and intersections utilizing the trip distribution analysis described above. Figure A-10 graphically illustrates the site generated traffic assignment for the subject property. Appendix "D" provides detailed trip distribution and assignment calculation worksheets for each parcel of the subject property.

V. TOTAL TRAFFIC

Total traffic (background traffic + site generated traffic) forecasts for the 2015 and 2030 analysis horizons were computed by combining the background traffic volumes for each analysis horizon with the associated projected site generated traffic volumes. Figures A-11, A-12 graphically illustrate the total traffic forecasts for each of the study area roadways and intersections for the 2015 and 2030 analysis horizons, respectively.

VI. PROJECT ANALYSIS

A. Operational Analysis

In order to evaluate the impact of the proposed land use for the subject property on the study area roadway system, peak hour intersection capacity analyses for total traffic conditions were performed for the 2015 and 2030 analysis horizons at each of the study area intersections listed below:

- East Kenyon Avenue/South Broadway
- East Kenyon Avenue/South Lincoln Street
- East Kenyon Avenue/South Sherman Street
- East Kenyon Avenue/South Logan Street
- US 285/South Logan Street
- US 285/South Sherman Street
- US 285 Westbound Ramps/South Broadway
- US 285 Eastbound Ramps/South Broadway
- South Lincoln Street/Proposed West Building Access Drive
- South Lincoln Street/Proposed East Building Access Drive

All signalized intersections were analyzed utilizing their current individual peak hour timing and phasing plans as provided by the City of Englewood.

A narrative of the summary of these analyses and comparison to background traffic conditions for the 2015 and 2030 analysis horizons is provided below. The results of these total traffic operational analyses are summarized graphically for the 2015 and 2030 analysis horizons in Figures A-13 and A-14, respectively. A summary of the results of the intersection capacity analyses is provided in Table 1 and detailed *Synchro 6.0* software intersection capacity analysis reports are provided in Appendix "C".

Study Area Intersections:

- East Kenyon Avenue/South Broadway – The East Kenyon Avenue/South Broadway intersection is anticipated to operate at acceptable levels of service (LOS "D" or better) during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons under traffic signal control.
- East Kenyon Avenue/South Lincoln Street – The East Kenyon Avenue/South Lincoln Street intersection is anticipated to operate at acceptable levels of service during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons with the existing two-way stop sign control on the South Lincoln Street approaches.
- East Kenyon Avenue/South Sherman Street – The East Kenyon Avenue/South Sherman Street intersection is anticipated to operate at acceptable levels of service during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons with the existing all-way stop sign control.
- East Kenyon Avenue/South Logan Street – The East Kenyon Avenue/South Logan Street intersection is anticipated to operate at acceptable levels of service during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons with the existing two-way stop sign control on the East Kenyon Avenue approaches.

- US 285/South Logan Street – The US 285/South Logan Street intersection experiences severe congestion during the a.m. and p.m. peak hour periods due to the very high east west through traffic volumes. As traffic volumes increase, as they are projected to do, the operation of this intersection is projected to continue to deteriorate.

2015 Analysis Horizon - It is anticipated that the overall intersection will operate at acceptable levels of service (LOS "D" or better) during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for the 2015 analysis horizon. The northbound through/right turn and southbound left turn and through movements during the a.m. and p.m. peak hours are anticipated to operate at LOS "E" or worse under either background traffic or total traffic conditions.

2030 Analysis Horizon - It is anticipated that the overall intersection will operate at a level of service "E" during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for the 2030 analysis horizon. Virtually all traffic movements experience severe congestion and failing levels of service during at least one of the peak hour periods.

- US 285/South Sherman Street – The US 285/South Sherman Street intersection is anticipated to operate at acceptable levels of service (LOS "D" or better) during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons under traffic signal control. Even though this intersection is only approximately 650 feet from the US 285/South Logan Street intersection the lack of a westbound left turn, no protected northbound or southbound left turn phasing, and very low minor street and turning volumes allow adequate green time to be allotted to the east/west through traffic to maintain adequate levels of service.
- US 285 Westbound Ramps/South Broadway – The US 285 Westbound Ramps/South Broadway intersection is anticipated to operate at acceptable levels of service (LOS "D" or better) during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons under traffic signal control.
- US 285 Eastbound Ramps/South Broadway – The US 285 Eastbound Ramps/South Broadway intersection is anticipated to operate at acceptable levels of service (LOS "D" or better) during the a.m. and p.m. peak hour periods under either background traffic or total traffic conditions for both the 2015 and 2030 analysis horizons under traffic signal control.
- South Lincoln Street/Proposed West Building Access Drive – The proposed West Building Access Drive intersection with South Lincoln Street will be a three legged intersection with stop sign control on the eastbound approach. The west leg of the intersection will consist of one eastbound shared left turn/right turn lane and one westbound departure lane. The north leg of the intersection will consist of one shared southbound through/right turn lane and one northbound departure lane. The south leg of the intersection will consist of one shared left turn/through lane and one southbound departure lane. The proposed intersection is anticipated to operate at acceptable levels of service during the a.m. and p.m. peak hour periods under total traffic conditions for both the 2015 and 2030 analysis horizons with stop sign control on the eastbound approach.

- South Lincoln Street/Proposed East Building Access Drive – The proposed East Building Access Drive intersection with South Lincoln Street will be a three legged intersection with stop sign control on the westbound approach. The east leg of the intersection will consist of one westbound shared left turn/right turn lane and one eastbound departure lane. The north leg of the intersection will consist of one shared southbound left turn/through lane and one northbound departure lane. The south leg of the intersection will consist of one shared through/right turn lane and one southbound departure lane. The proposed intersection is anticipated to operate at acceptable levels of service during the a.m. and p.m. peak hour periods under total traffic conditions for both the 2015 and 2030 analysis horizons with stop sign control on the eastbound approach.

B. Auxiliary Lane/Queuing Analysis

An analysis of the East Kenyon Avenue/South Broadway and the US 285/South Logan Street intersections were conducted to evaluate the adequacy of the existing intersection approach auxiliary lanes. This analysis is based on AASHTO and CDOT State Highway Access Code criteria and the 2030 analysis horizon total traffic volumes and verified against a Poisson analysis for a 95 percentile queue. The design vehicle length is taken to be 25 feet. A summary of the results of this analysis is as follows:

- East Kenyon Avenue/South Broadway intersection Westbound Intersection Approach – The projected 2030 analysis horizon peak hour total traffic volumes for the westbound intersection approach is 157vph during the a.m. peak hour and 118vph during the p.m. peak hour. Based on these volumes and the modeled traffic signal timing the expected queue length on the westbound intersection approach will be approximately 200 feet during the a.m. peak hour and 150 feet during the p.m. peak hour.
- East Kenyon Avenue/South Broadway intersection Southbound Left Turn – The projected 2030 analysis horizon peak hour total traffic volumes for the southbound left turn is 21vph during the a.m. peak hour and 74vph during the p.m. peak hour. Based on these volumes and the modeled traffic signal timing with permitted only left turns (permitted only left turns assumes that the effective green time is the yellow plus all red interval only) the expected queue length for the southbound left turn will be approximately 50 feet during the a.m. peak hour and 125 feet during the p.m. peak hour. The actual vehicle storage provided is approximately 150 feet. Therefore, the existing southbound left turn lane should be adequate to accommodate the projected southbound left turn volume through the 2030 analysis horizon.
- East Kenyon Avenue/South Broadway intersection Northbound Left Turn – The projected 2030 analysis horizon peak hour total traffic volumes for the northbound left turn is 127vph during the a.m. peak hour and 72vph during the p.m. peak hour. Based on these volumes and the modeled traffic signal timing with permitted only left turns the expected queue length for the northbound left turn will be approximately 200 feet during the a.m. peak hour and 150 feet during the p.m. peak hour. The actual vehicle storage provided is approximately 200 feet. Therefore, the existing northbound left turn lane should be adequate to accommodate the projected northbound left turn volume through the 2030 analysis horizon.
- US 285/South Logan Street intersection Westbound Left Turn – The projected 2030 analysis horizon peak hour total traffic volumes for the westbound left turn is 55vph during the a.m. peak hour and 112vph during the p.m. peak hour. Based on these volumes and the modeled traffic signal timing the expected queue length for the westbound left turn will be approximately 100 feet during the a.m. peak hour and 175

feet during the p.m. peak hour. The actual vehicle storage provided is approximately 175 feet. Therefore, the existing westbound left turn lane should be adequate to accommodate the projected northbound left turn volume through the 2030 analysis horizon.

- US 285/South Logan Street intersection Northbound Through/Right Turn Lane - The projected 2030 analysis horizon peak hour total traffic volumes for the northbound through/Right Turn lane is 441vph during the a.m. peak hour and 309vph during the p.m. peak hour. Based on these volumes and the modeled traffic signal timing the expected queue length for the northbound through lane will be approximately 550 feet during the a.m. peak hour and 300 feet during the p.m. peak hour. These vehicle queues will effectively block northbound left turn traffic from entering the left turn auxiliary lane and the p.m. peak hour queue will extend south of the East Jefferson Drive intersection.
- US 285/South Logan Street intersection Northbound Left Turn Lane - The projected 2030 analysis horizon peak hour total traffic volumes for the northbound left turn lane is 141vph during the a.m. peak hour and 63vph during the p.m. peak hour. Based on these volumes and the modeled traffic signal timing the expected queue length for the northbound left turn lane will be approximately 225 feet during the a.m. peak hour and 75 feet during the p.m. peak hour. The actual vehicle storage provided is approximately 160 feet. Therefore, the existing northbound left turn lane will be inadequate to accommodate the projected 2030 analysis horizon northbound left turn volume.

VII. SUMMARY/CONCLUSIONS

Wood Partners is proposing to redevelop the Flood Middle School site with a 350 unit multi-family residential apartment complex to be known as Alta Cherry Hills. The site is comprised of two parcels totaling approximately 4.5 acres. The subject property lies within the jurisdictional limits of the City of Englewood, Colorado and is currently zoned MU-R-3-B and R-2-B. The developers are currently in the process of rezoning the property to PUD in order to accommodate the proposed multi-family development. Direct vehicular access to each parcel of the subject property will be via proposed driveway intersections on South Lincoln Street north of East Kenyon Avenue. Off-street parking for the development will be provided by parking structures internal to the site for each parcel.

The 350 unit apartment complex is projected to generate approximately 2,245 daily vehicle trips of which approximately 176 will be generated during the a.m. peak hour and approximately 211 will be generated during the p.m. peak hour.

Based on the results of the analyses performed herein, the proposed Alta Cherry Hills development can be accommodated by the study area roadways and intersections in their current configurations without modification without creating significant impacts to the study area roadways through the 2030 analysis horizon.

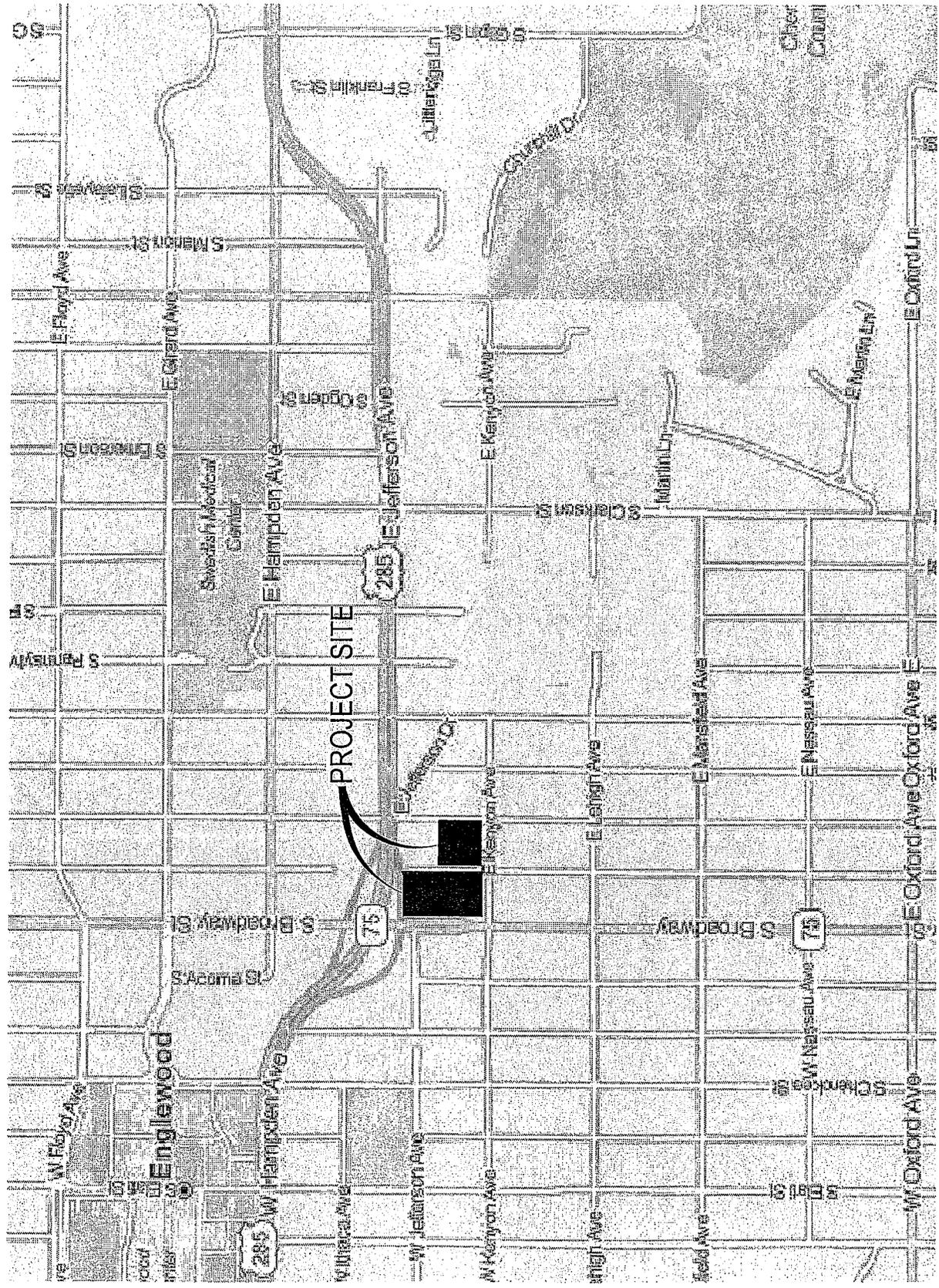
Table 1
Summary of Results - Intersection Capacity Analysis

INTERSECTION	INTERSECTION CONTROL	YEAR 2012 EXISTING TRAFFIC		YEAR 2015 BACKGROUND TRAFFIC		YEAR 2015 TOTAL TRAFFIC		YEAR 2030 BACKGROUND TRAFFIC		YEAR 2030 TOTAL TRAFFIC	
		LEVEL OF SERVICE		LEVEL OF SERVICE		LEVEL OF SERVICE		LEVEL OF SERVICE		LEVEL OF SERVICE	
		AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
1. BROADWAY/KENYON AVE.	SIGNALIZED										
	120 Sec Cycle	C	D	D	D	D	D	D	E	D	E
	a. EB L/T/R	C	C	C	C	C	C	C	C	C	D
	b. WB L/T/R	A	B	A	C	A	C	A	D	A	E
	c. NB L (Permitted)	A	A	A	A	B	A	A	A	B	A
	d. NB T/R	A	A	A	A	A	A	A	A	A	A
	e. SB L (Permitted)	A	A	A	A	A	A	A	A	A	A
	f. SB T/R	A	A	A	A	A	A	A	A	A	B
	g. INTERSECTION LOS	A	A	A	A	B	B	B	B	B	B
h. INTERSECTION DELAY (SEC/VEH)	8.9	9.1	9.2	9.5	11.5	10.8	10.6	12.4	13.4	14.7	
2. LINCOLN ST./KENYON AVE.	TWSC	A	A	A	A	A	A	A	A	A	A
	a. EB L/T/R	A	A	A	A	A	A	A	A	A	A
	b. WB L/T/R	A	A	A	A	A	A	A	A	A	A
	c. NB L/T/R	STOP	A	A	A	B	B	A	A	B	B
	d. SB L/T/R	STOP	A	A	A	A	B	A	A	A	B
	e. CRITICAL APPROACH LOS	A	A	A	A	B	B	A	A	B	B
	f. CRITICAL APPROACH DELAY (SEC/VEH)	9.2	9.9	9.2	9.5	10.9	11.1	9.3	9.6	11.0	11.2
3. SHERMAN ST./KENYON AVE.	AWSC										
	a. EB L/T/R	STOP	A	A	A	A	A	A	A	A	A
	b. WB L/T/R	STOP	A	A	A	A	A	A	A	A	A
	c. NB L/T/R	STOP	A	A	A	A	A	A	A	A	A
	d. SB L/T/R	STOP	A	A	A	A	A	A	A	A	A
	e. CRITICAL APPROACH LOS	A	A	A	A	A	A	A	A	A	A
	f. CRITICAL APPROACH DELAY (SEC/VEH)	7.3	7.4	7.3	7.5	7.7	7.8	7.4	7.5	7.7	7.8
4. LOGAN ST./KENYON AVE.	TWSC										
	a. EB L/T/R	STOP	C	C	C	C	D	C	D	C	D
	b. WB L/T/R	STOP	A	C	C	C	C	C	C	C	D
	c. NB L/T/R		A	A	A	A	A	A	A	A	A
	d. SB L/T		A	A	A	A	A	A	A	A	A
	e. CRITICAL APPROACH LOS		C	C	C	C	D	C	D	C	D
	f. CRITICAL APPROACH DELAY (SEC/VEH)		15.6	22.2	16.2	23.5	17.3	25.5	17.7	27.8	19.0
5. LOGAN ST./US 285	SIGNALIZED										
	120 Sec Cycle	D	D	D	D	D	D	E	E	E	E
	a. EB L	C	C	D	C	D	C	F	D	F	D
	b. EB T/R	C	C	C	C	C	D	C	C	E	E
	c. WB L	C	C	C	D	C	D	C	F	C	F
	d. WB T/R	C	D	D	D	D	D	D	D	D	D
	e. NB L	F	D	F	E	F	E	F	E	F	E
	f. NB T/R	D	D	D	E	E	E	E	F	E	F
	g. SB L	D	E	D	E	D	E	D	F	D	E
	h. SB T/R	D	C	D	D	D	D	E	E	E	E
	i. INTERSECTION LOS	35.4	33.9	38.5	36.5	40.9	37.7	66.1	66.0	69.8	71.2
	j. INTERSECTION DELAY (SEC/VEH)										
6. SHERMAN ST./US 285	SIGNALIZED										
	120 Sec Cycle	B	C	B	C	B	C	C	E	C	E
	a. EB L	B	B	C	B	C	B	D	C	D	C
	b. EB T/R	C	C	C	C	C	C	C	E	C	E
	c. WB T/R	C	C	C	C	C	C	C	C	C	C
	d. NB L/T/R	C	C	C	C	C	C	C	C	C	C
	e. SB L/T/R	C	C	C	C	C	C	D	D	D	D
	f. INTERSECTION LOS	21.1	22.4	22.0	23.9	22.1	23.9	40.6	42.8	36.4	42.8
	g. INTERSECTION DELAY (SEC/VEH)										
7. US 285 WESTBOUND RAMPS/BROADWAY	SIGNALIZED										
	120 Sec Cycle	D	E	D	E	D	E	D	E	D	E
	a. WB L	D	E	D	E	D	E	D	E	D	E
	b. WB T/R	A	C	A	C	A	C	A	D	A	D
	c. NB L	A	A	A	A	A	A	A	A	A	A
	d. NB T	A	B	A	B	A	C	A	C	A	C
	e. SB T	A	B	A	B	A	B	A	B	A	B
	f. SB R	A	C	B	C	B	C	B	C	B	C
	g. INTERSECTION LOS	10.0	22.6	10.1	23.4	10.1	24.2	10.8	27.3	10.8	27.9
h. INTERSECTION DELAY (SEC/VEH)											
8. US 285 EASTBOUND RAMPS/BROADWAY	SIGNALIZED										
	120 Sec Cycle	D	D	D	D	D	D	D	D	D	D
	a. EB L	D	E	D	E	D	E	D	E	D	E
	b. EB T	A	B	A	B	A	B	A	B	A	B
	c. NB T	A	A	A	A	A	A	A	A	A	A
	d. NB R	A	A	A	A	A	A	A	A	A	A
	e. SB L	A	A	A	A	A	A	A	A	A	A
	f. SB T	A	A	A	A	A	A	A	A	A	A
	g. INTERSECTION LOS	A	B	A	B	A	B	A	B	A	B
h. INTERSECTION DELAY (SEC/VEH)	9.0	13.5	9.2	13.9	9.3	14.4	9.7	15.6	9.9	16.4	
9. LINCOLN ST./WEST BLDG. ACCESSES	TWSC										
	STOP					A	A			A	A
	a. EB L/R					A	A			A	A
	b. NB L/T					A	A			A	A
	c. CRITICAL APPROACH LOS					A	A			A	A
d. CRITICAL APPROACH DELAY (SEC/VEH)					8.7	8.5			8.7	8.5	
10. LINCOLN ST./EAST BLDG. ACCESSES	TWSC										
	STOP					A	A			A	A
	a. WB L/R					A	A			A	A
	b. SB L/T					A	A			A	A
	c. CRITICAL APPROACH LOS					A	A			A	A
d. CRITICAL APPROACH DELAY (SEC/VEH)					9.5	9.7			9.5	9.7	

APPENDIX "A"

FIGURES

- A-1 Vicinity Map
 - A-2 Conceptual Site Plan
 - A-3 2012 Existing Traffic Volumes
 - A-4 2015 Background Traffic Volumes
 - A-5 2030 Background Traffic Volumes
 - A-6 2012 Existing Traffic Operational Conditions
 - A-7 2015 Background Traffic Operational Conditions
 - A-8 2030 Background Traffic Operational Conditions
 - A-9 Site Generated Trip Distribution
 - A-10 Site Generated Trip Assignment
 - A-11 2015 Total Traffic Volumes
 - A-12 2030 Total Traffic Volumes
 - A-13 2015 Total Traffic Operational Conditions
 - A-14 2030 Total Traffic Operational Conditions
-



P:\191210\DOCUMENTS\TRAFFIC\FIGURES\A-1 VICINITY MAP.DWG LAYOUT VICINITY MAP
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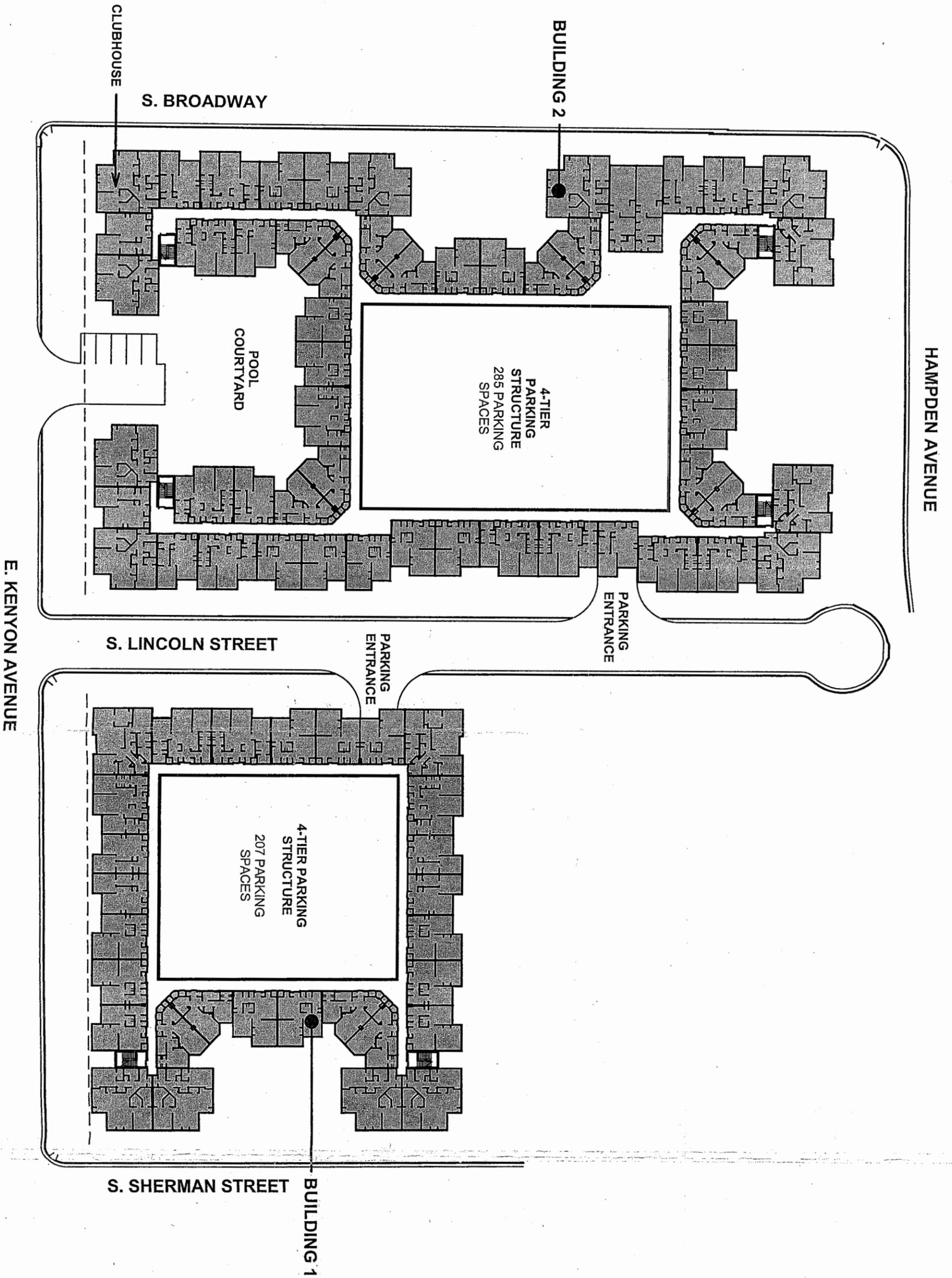
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ALTA CHERRY HILLS
TRAFFIC IMPACT STUDY

VICINITY MAP

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 FIGURE
A-1



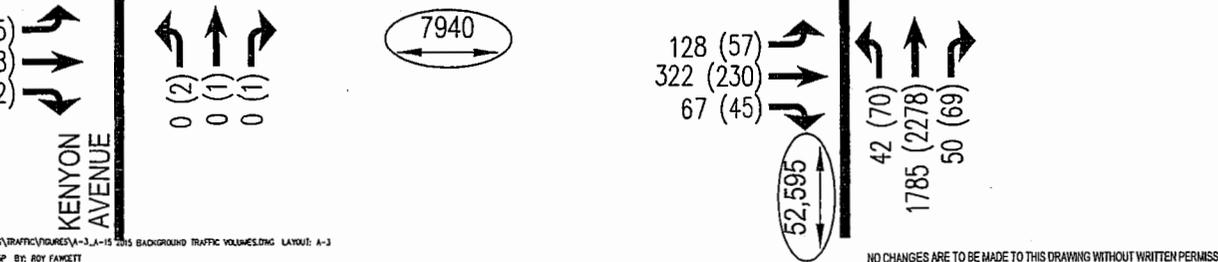
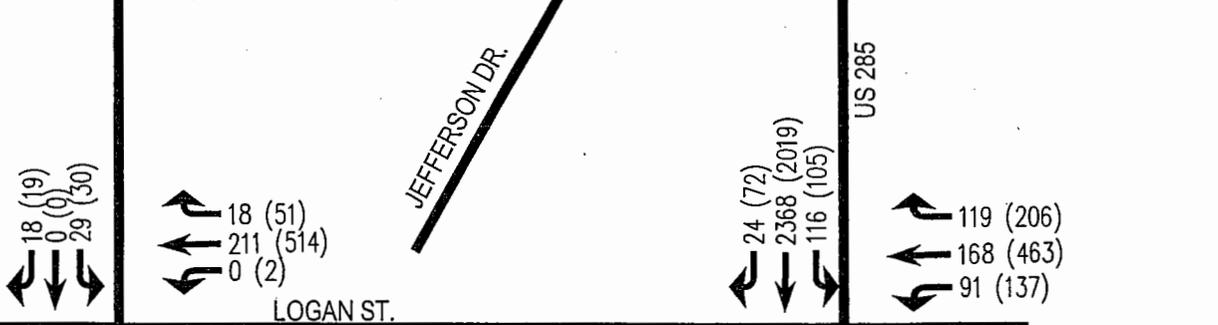
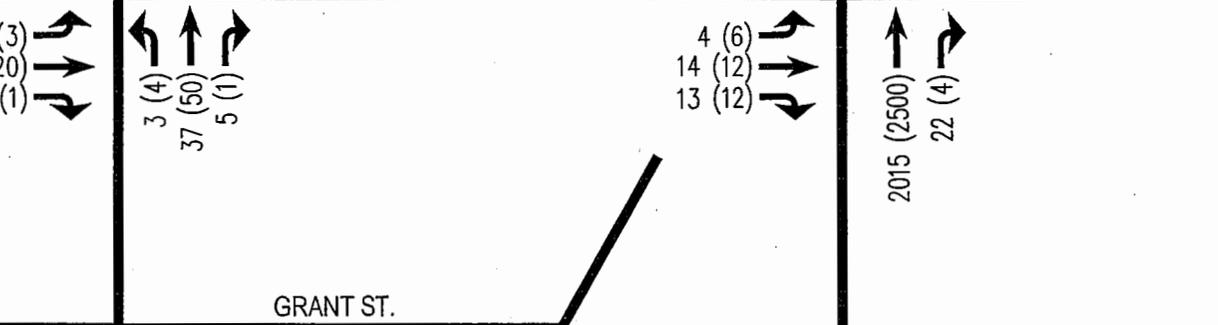
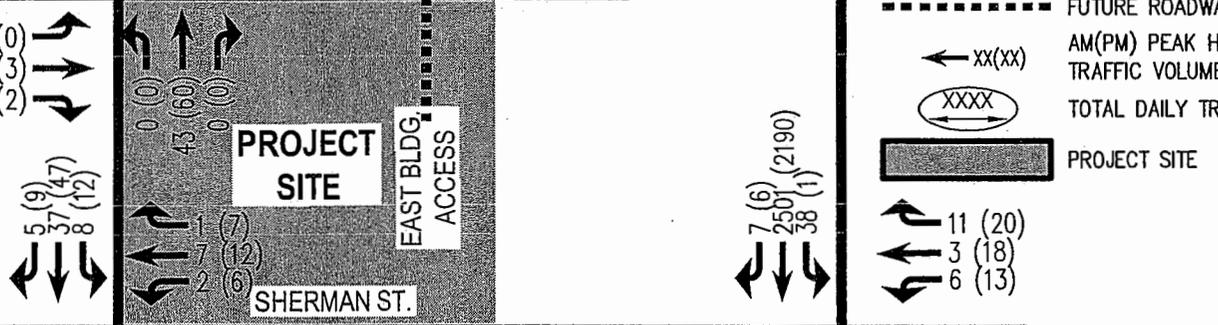
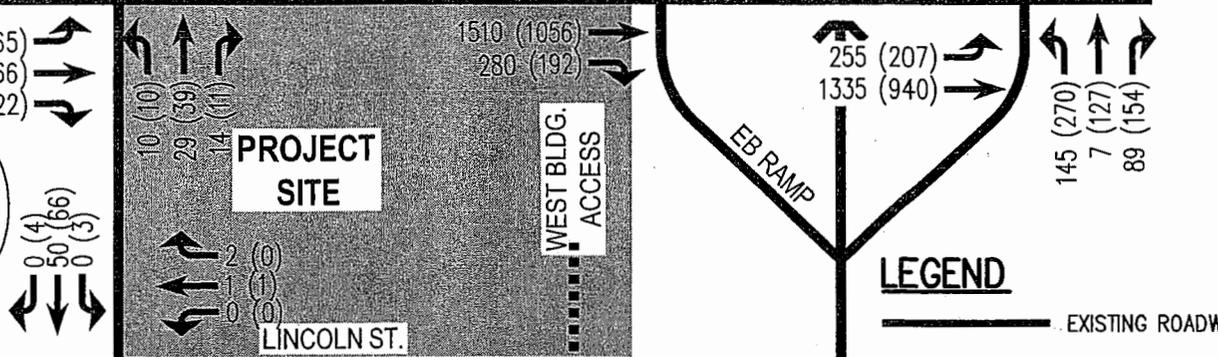
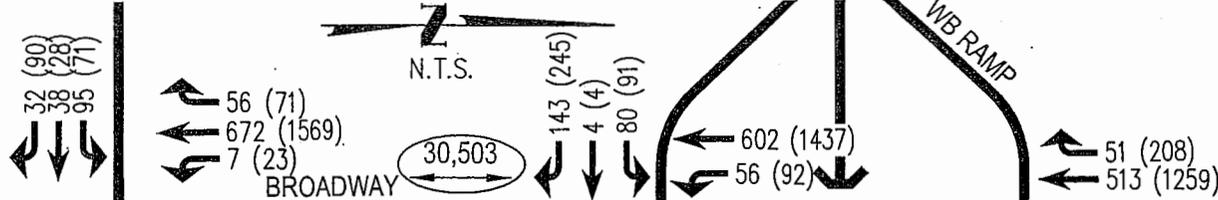
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 A-2

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CONCEPTUAL SITE PLAN

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LEGEND

- EXISTING ROADWAY
- - - FUTURE ROADWAY
- ← xx(xx) AM(PM) PEAK HOUR TRAFFIC VOLUME (VPH)
- ⊕ XXXX TOTAL DAILY TRAFFIC VOLUME
- ▨ PROJECT SITE

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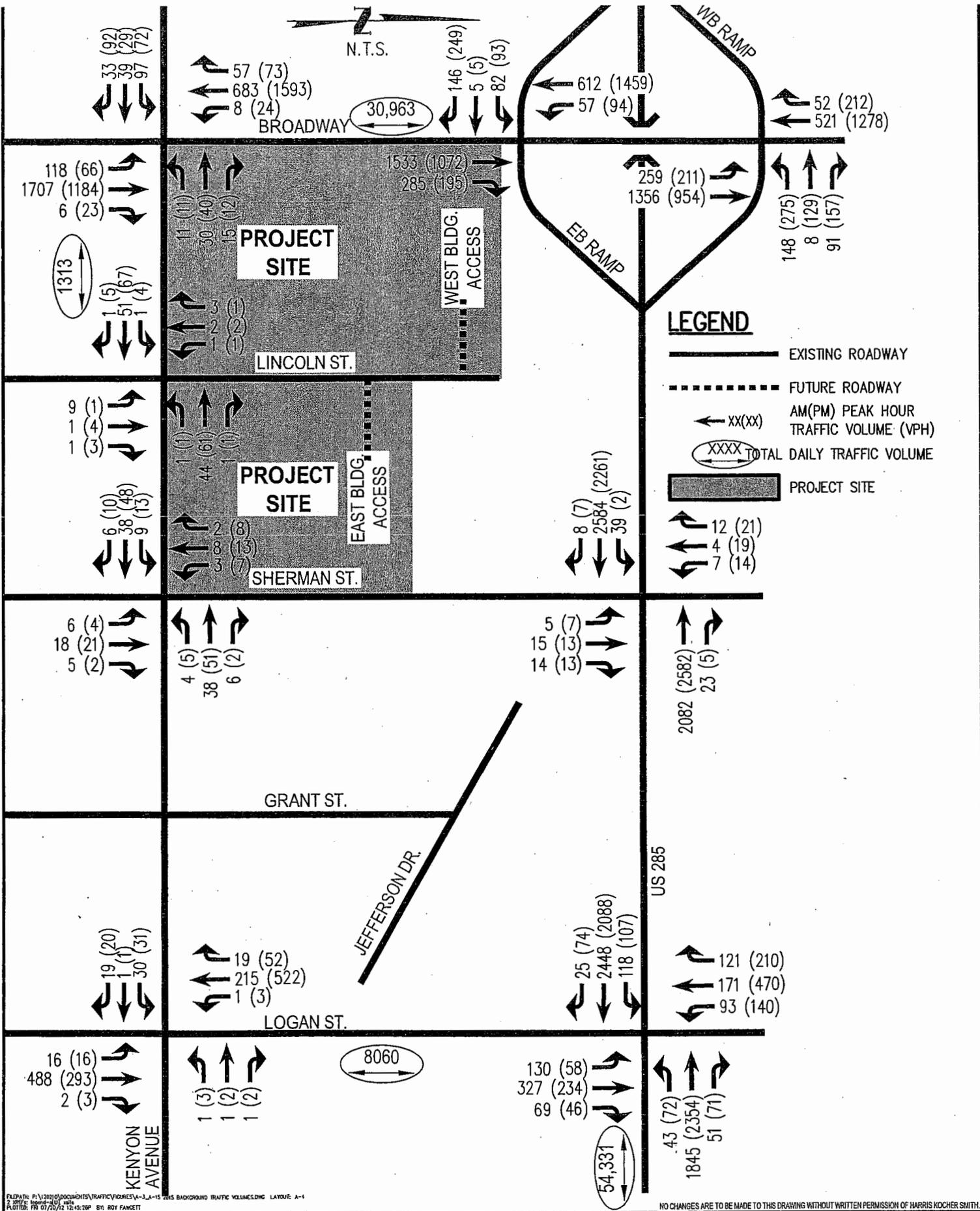
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2012 EXISTING
 TRAFFIC VOLUMES

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 JOB NUM: 120210
 FIGURE
A-3



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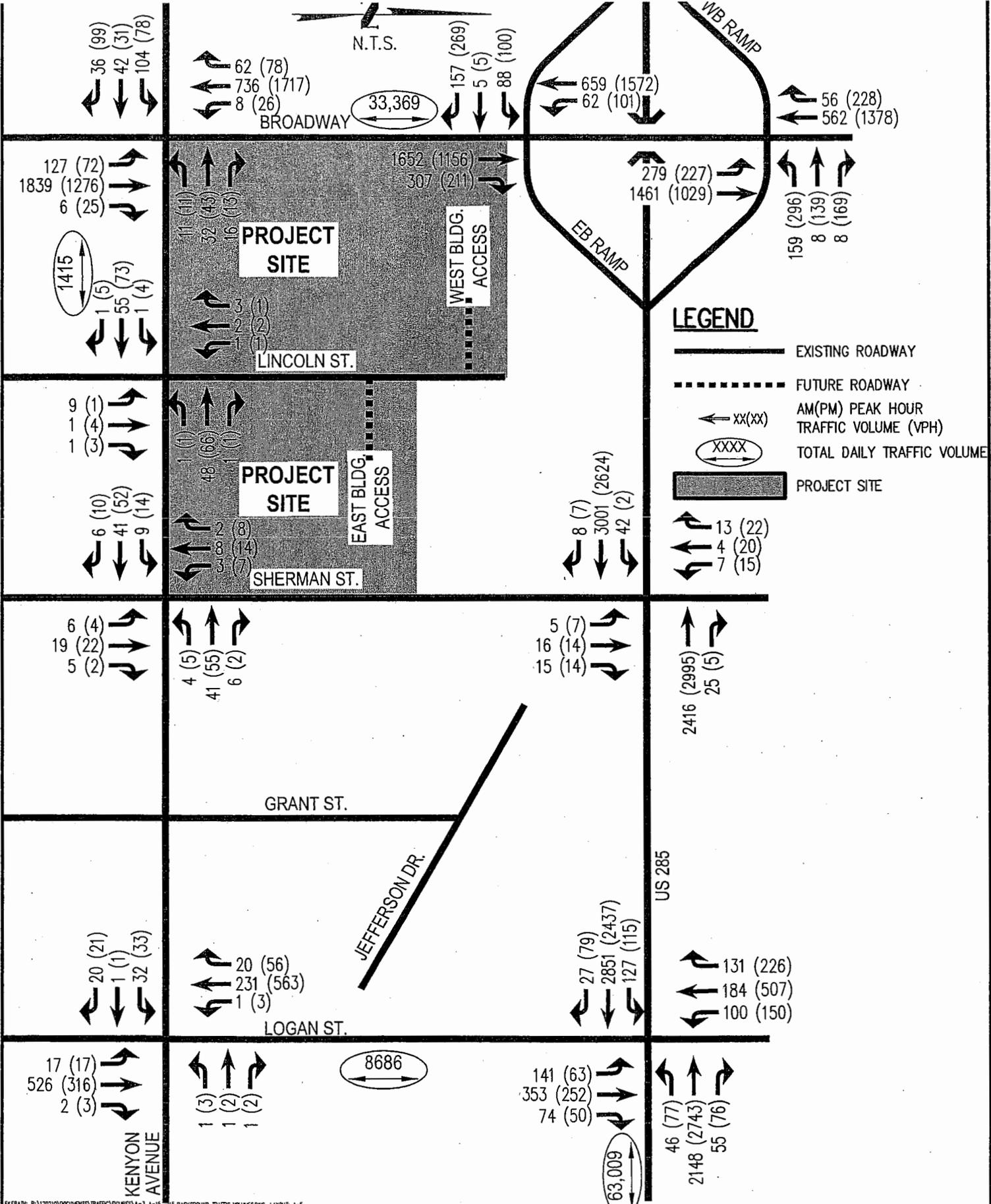
2015 BACKGROUND
 TRAFFIC VOLUMES

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FIGURE
A-4



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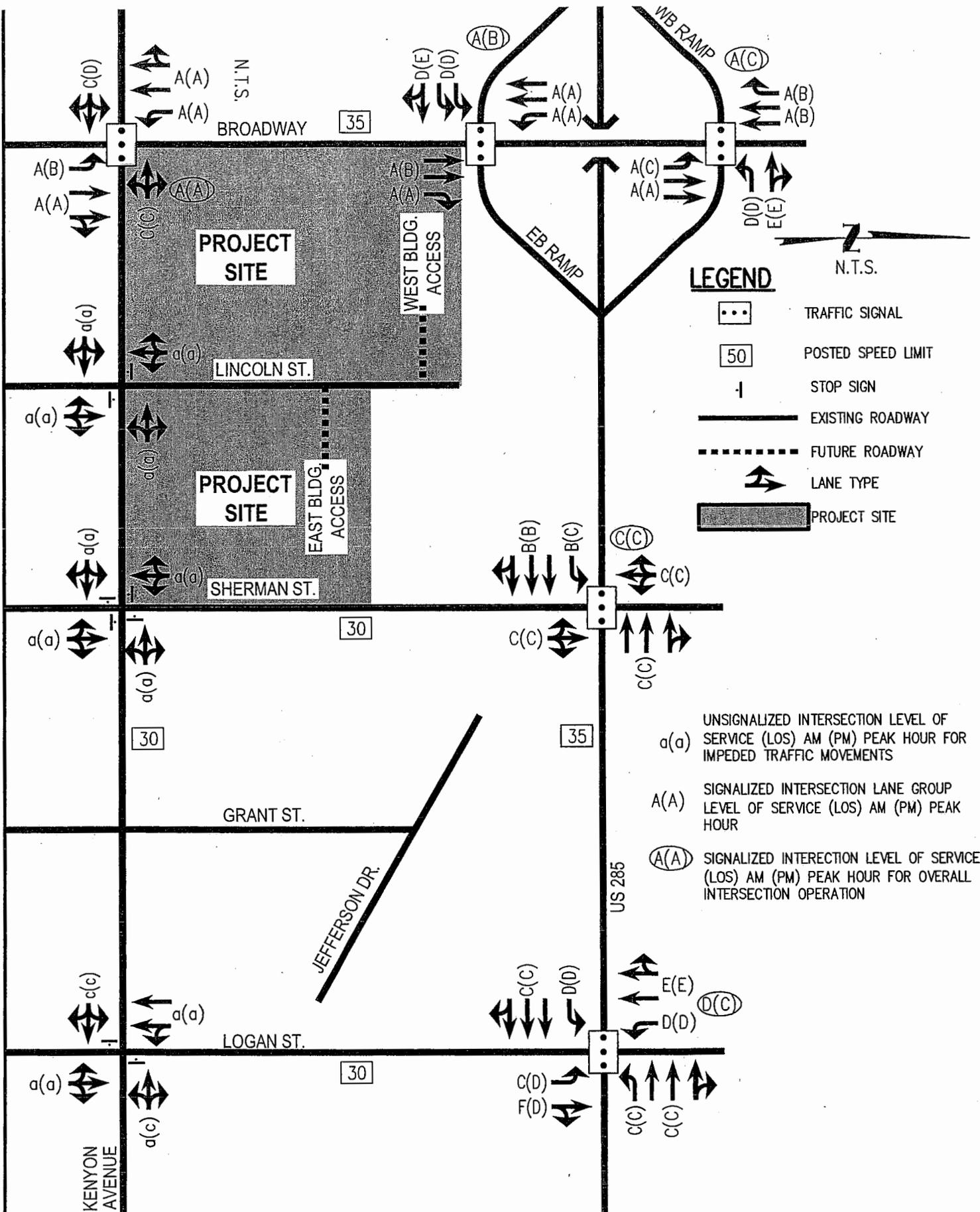
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ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

2030 BACKGROUND
 TRAFFIC VOLUMES

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 FIGURE
A-5



LEGEND

- TRAFFIC SIGNAL
- POSTED SPEED LIMIT
- STOP SIGN
- EXISTING ROADWAY
- FUTURE ROADWAY
- LANE TYPE
- PROJECT SITE

- a(a) UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR IMPEDED TRAFFIC MOVEMENTS
- A(A) SIGNALIZED INTERSECTION LANE GROUP LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR
- (A(A)) SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR OVERALL INTERSECTION OPERATION

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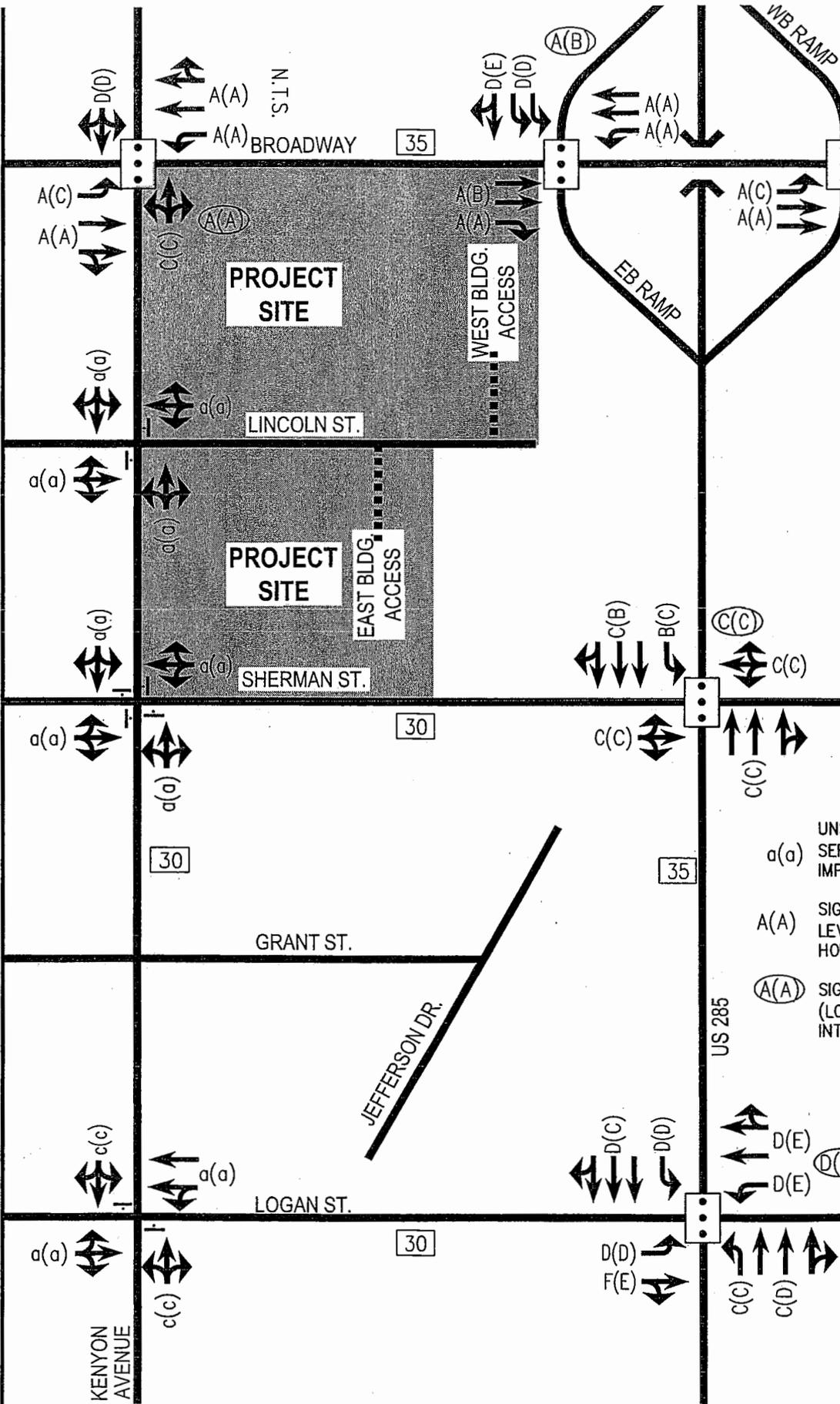
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 TRAFFIC IMPACT STUDY

2012 BACKGROUND
 TRAFFIC OPERATIONAL
 CONDITIONS

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 DRAWN BY: FRD
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 FIGURE
A-6



LEGEND

- TRAFFIC SIGNAL
- POSTED SPEED LIMIT
- STOP SIGN
- EXISTING ROADWAY
- FUTURE ROADWAY
- LANE TYPE
- PROJECT SITE

- a(a) UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR IMPEDED TRAFFIC MOVEMENTS
- A(A) SIGNALIZED INTERSECTION LANE GROUP LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR
- A(A) SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR OVERALL INTERSECTION OPERATION

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 PLOTTED: 07/20/12 12:45:39P BY: ROY FANCETT

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

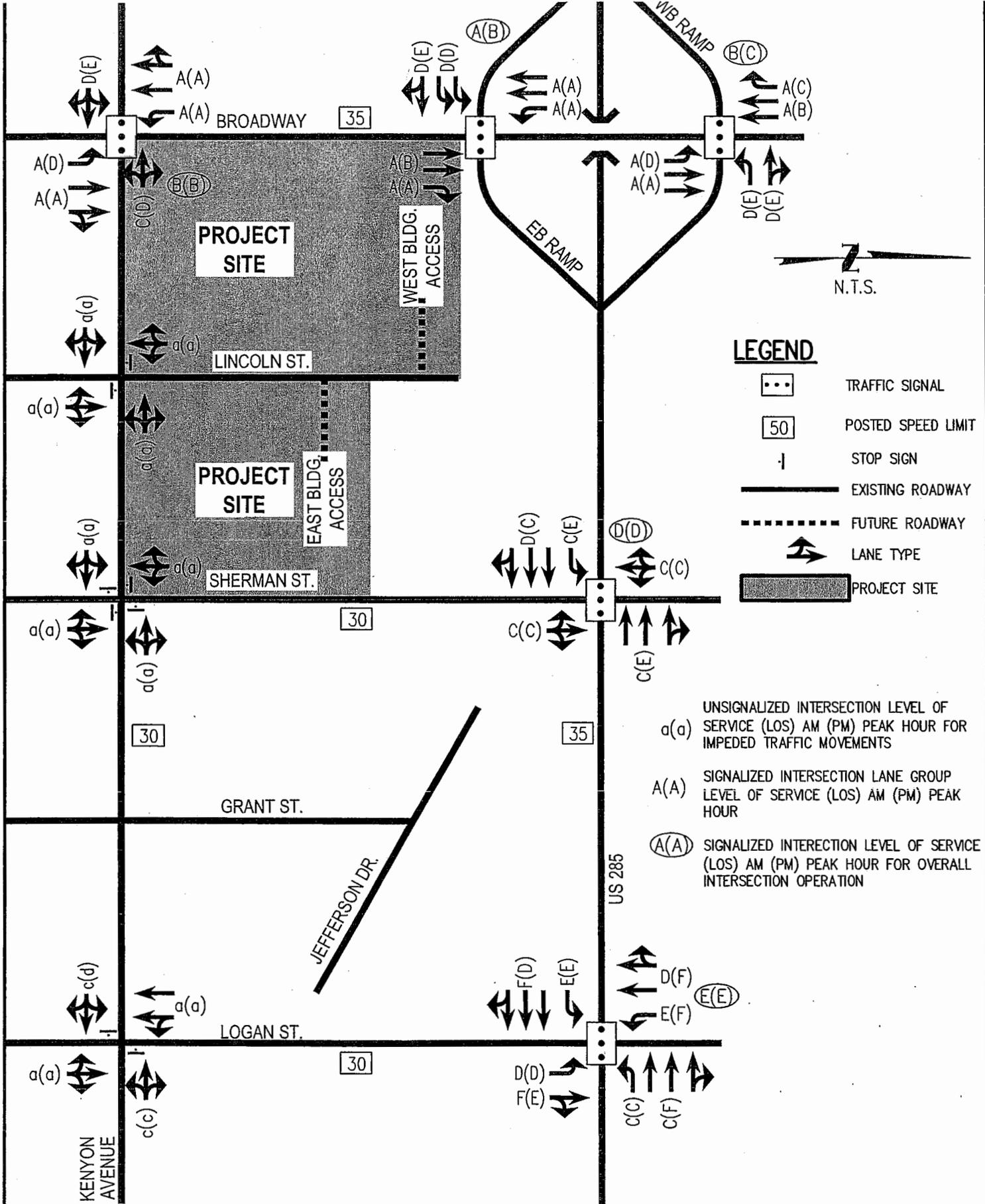
ISSUE DATE:	06/04/12
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

2015 BACKGROUND
 TRAFFIC OPERATIONAL
 CONDITIONS

HARRIS KOCHER SMITH
 engineers and surveyors
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSWD BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-7



LEGEND

- TRAFFIC SIGNAL
- POSTED SPEED LIMIT
- STOP SIGN
- EXISTING ROADWAY
- FUTURE ROADWAY
- LANE TYPE
- PROJECT SITE

- a(a) UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR IMPEDED TRAFFIC MOVEMENTS
- A(A) SIGNALIZED INTERSECTION LANE GROUP LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR
- (A(A)) SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR OVERALL INTERSECTION OPERATION

FILEPATH: P:\V\2020\0000MHTS\TRAFFIC\VOLUME\A-1_A-15 2015 BACKGROUND TRAFFIC VOLUMES/LAYOUT: A-8
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

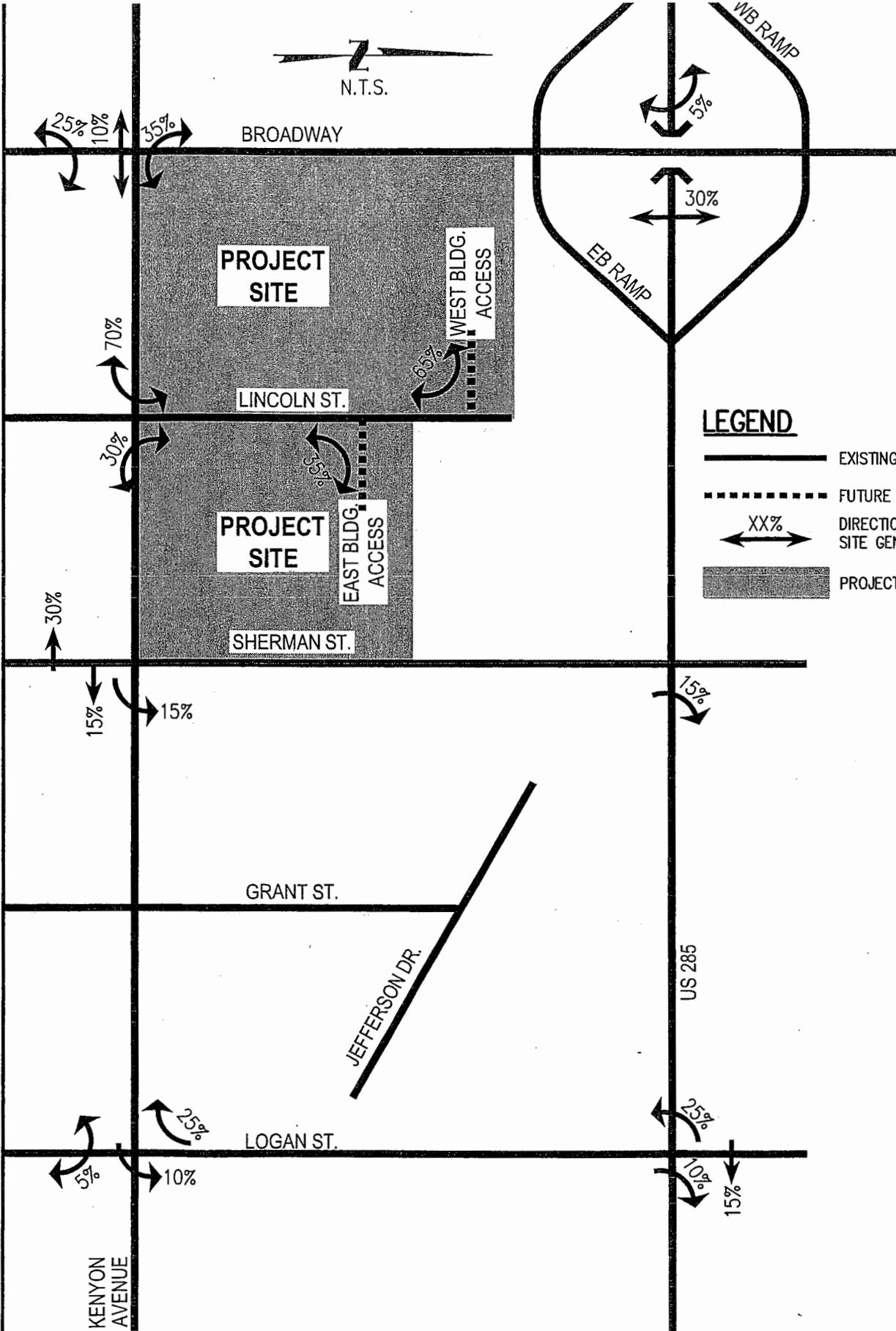
ISSUE DATE:	06/04/12
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

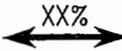
2030 BACKGROUND
 TRAFFIC OPERATIONAL
 CONDITIONS

HARRIS KOCHER SMITH
 ENGINEERS & LAND SURVEYORS
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSN'D BY: MEK
 CHK'D BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-8



LEGEND

-  EXISTING ROADWAY
-  FUTURE ROADWAY
-  DIRECTIONAL DISTRIBUTION OF SITE GENERATED TRIPS
-  PROJECT SITE

FILEPATH: P:\120210\DOCUMENTS\TRAFFIC\WORKS\A-3A-15 2015 BACKGROUND TRAFFIC VOLUMES\DWG LAYOUT A-9
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

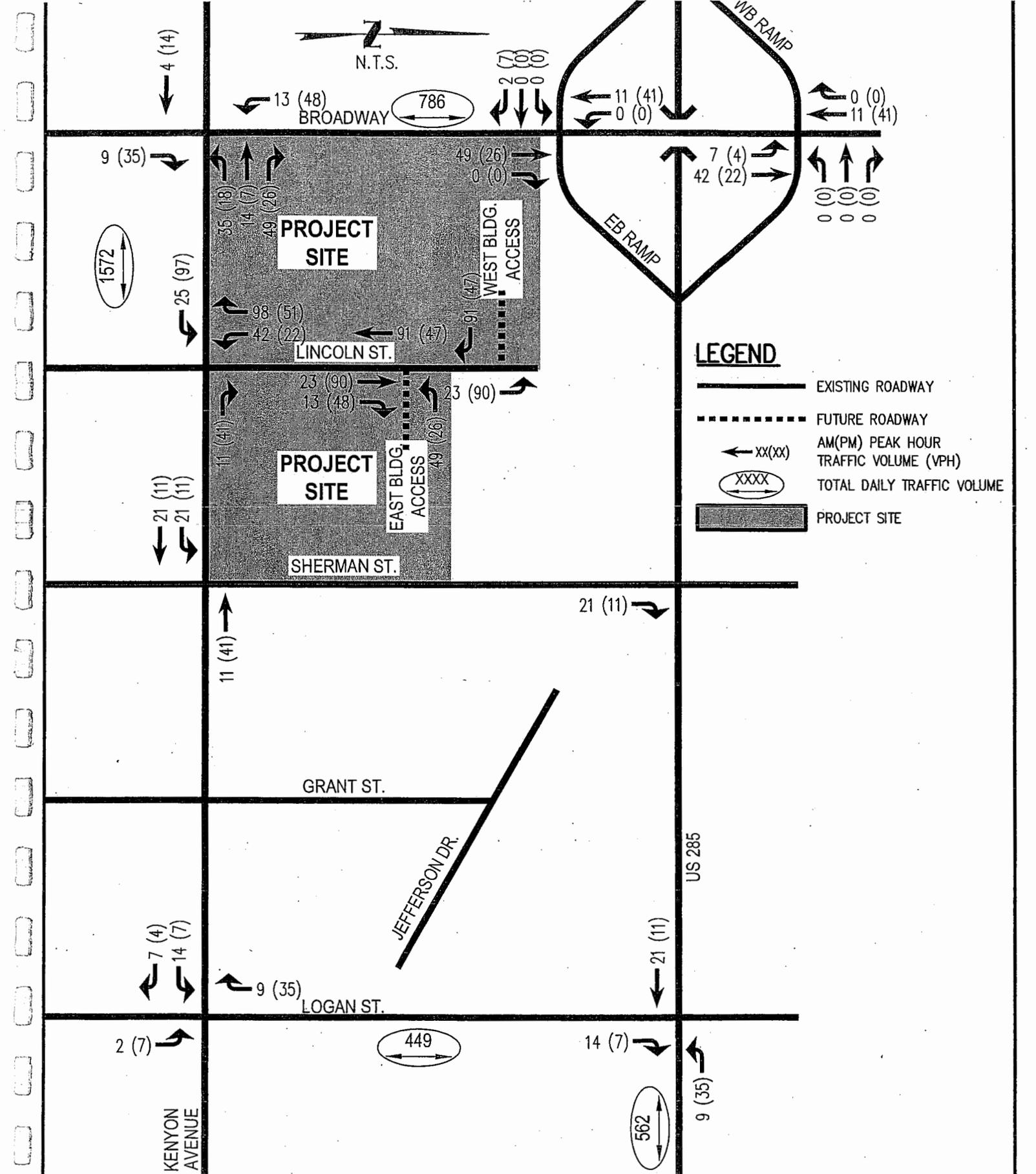
ISSUE DATE:	06/04/12
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

SITE GENERATED TRIP
 DISTRIBUTION

HARRIS KOCHER SMITH
 Engineers and Surveyors
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSND BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-9



FILE PATH: P:\2012\DOCUMENTS\TRAFFIC\FIGURES\A-10-15 THIS BACKGROUND TRAFFIC VOLUMES LAYOUT: A-10
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

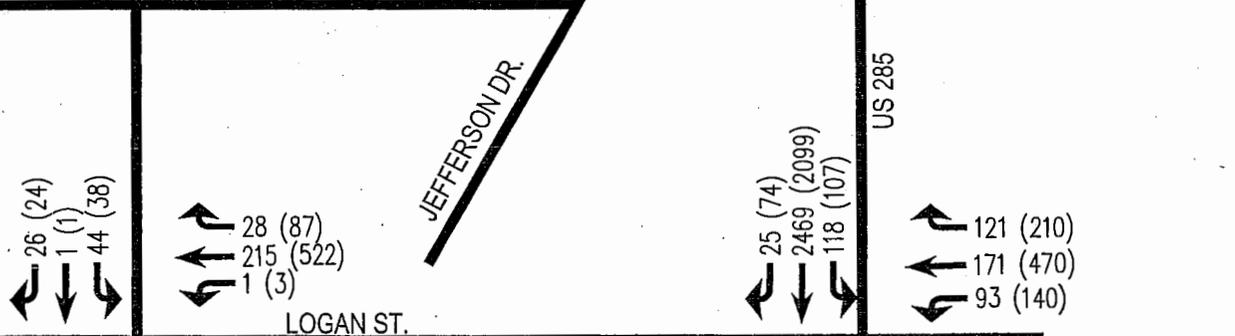
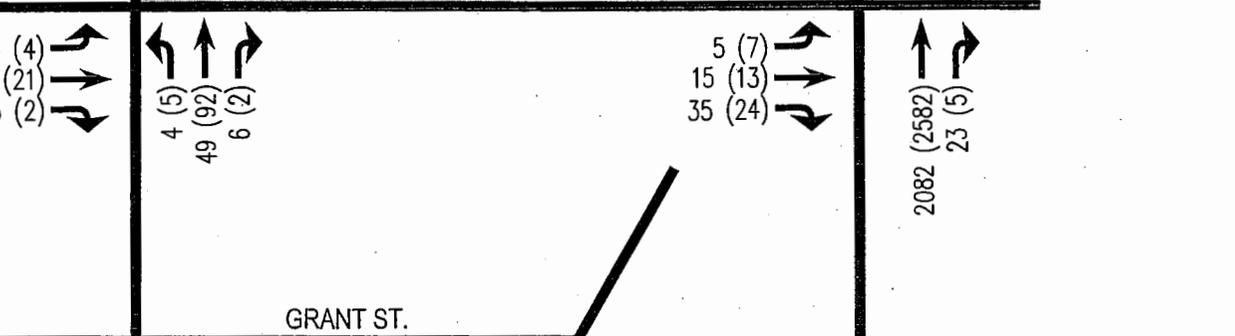
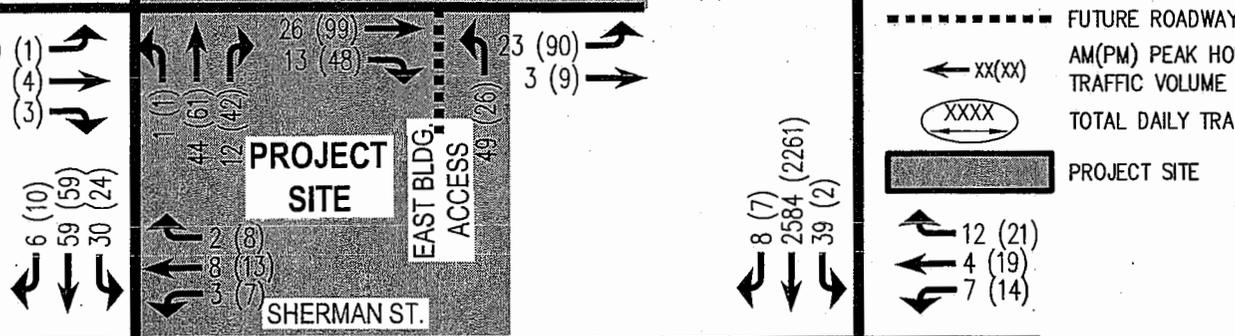
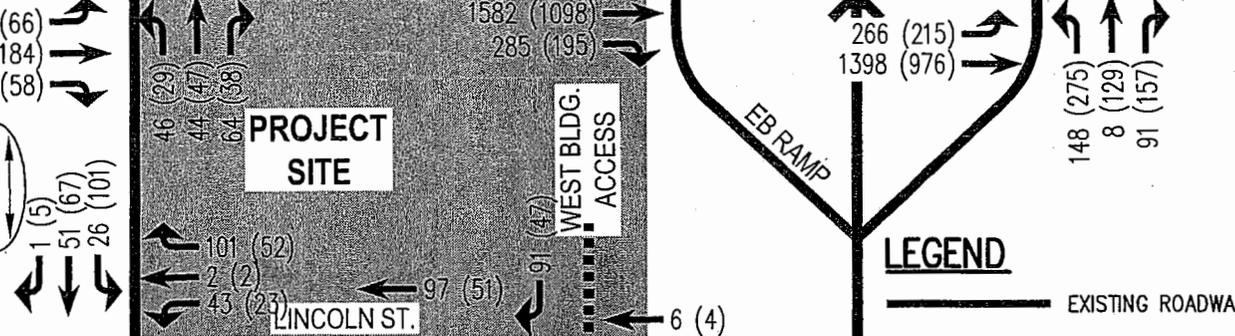
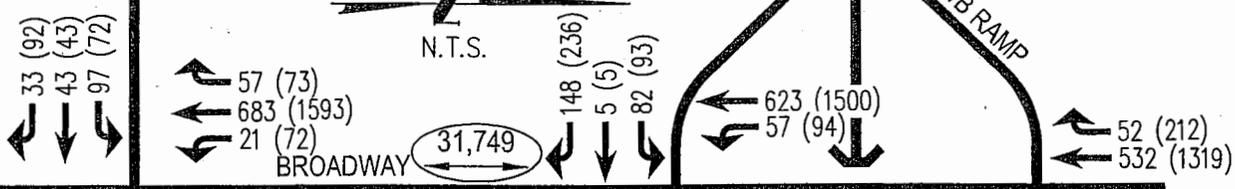
ISSUE DATE:	06/04/12
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

SITE GENERATED TRIP
 ASSIGNMENT

HARRIS KOCHER SMITH
 engineers and surveyors
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSND BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-10



LEGEND

- EXISTING ROADWAY
- FUTURE ROADWAY
- AM(PM) PEAK HOUR TRAFFIC VOLUME (VPH)
- TOTAL DAILY TRAFFIC VOLUME
- PROJECT SITE

FILEPATH: P:\120210\DOCUMENTS\TRAFFIC\PROFESVA-11-15 2015 BACKGROUND TRAFFIC VOLUMES.DWG LAYOUT: A-11
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

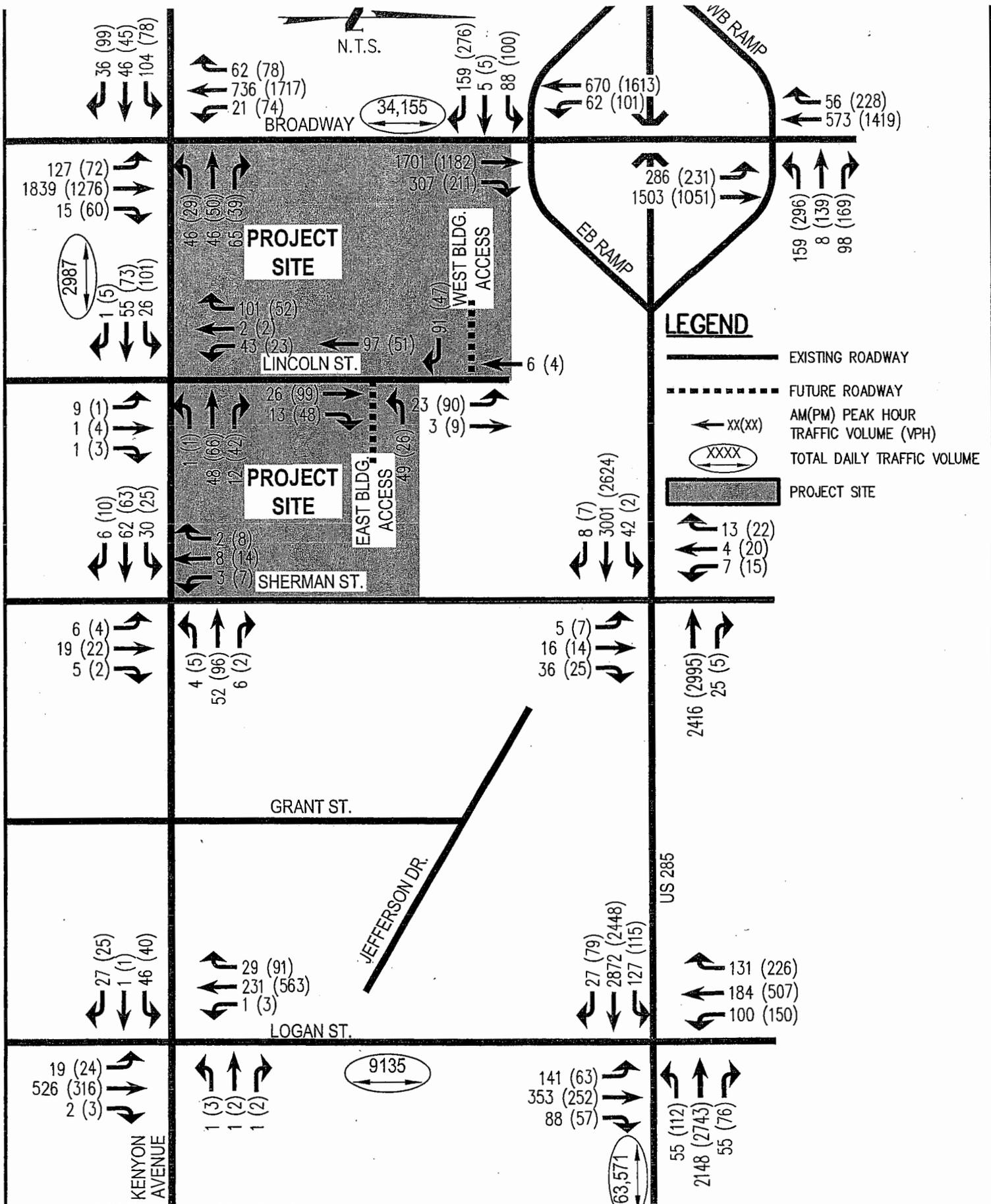
ISSUE DATE: 06/04/12	
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

2015 TOTAL
 TRAFFIC VOLUMES

HARRIS KOCHER SMITH
 CONSULTING ENGINEERS & SURVEYORS
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSND BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-11



FLORIDA: P:\120210\DOCUMENTS\TRAFFIC\FIGURES\A-12-15 2015 BACKGROUND TRAFFIC VOLUMES.DWG LAYOUT: A-12
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

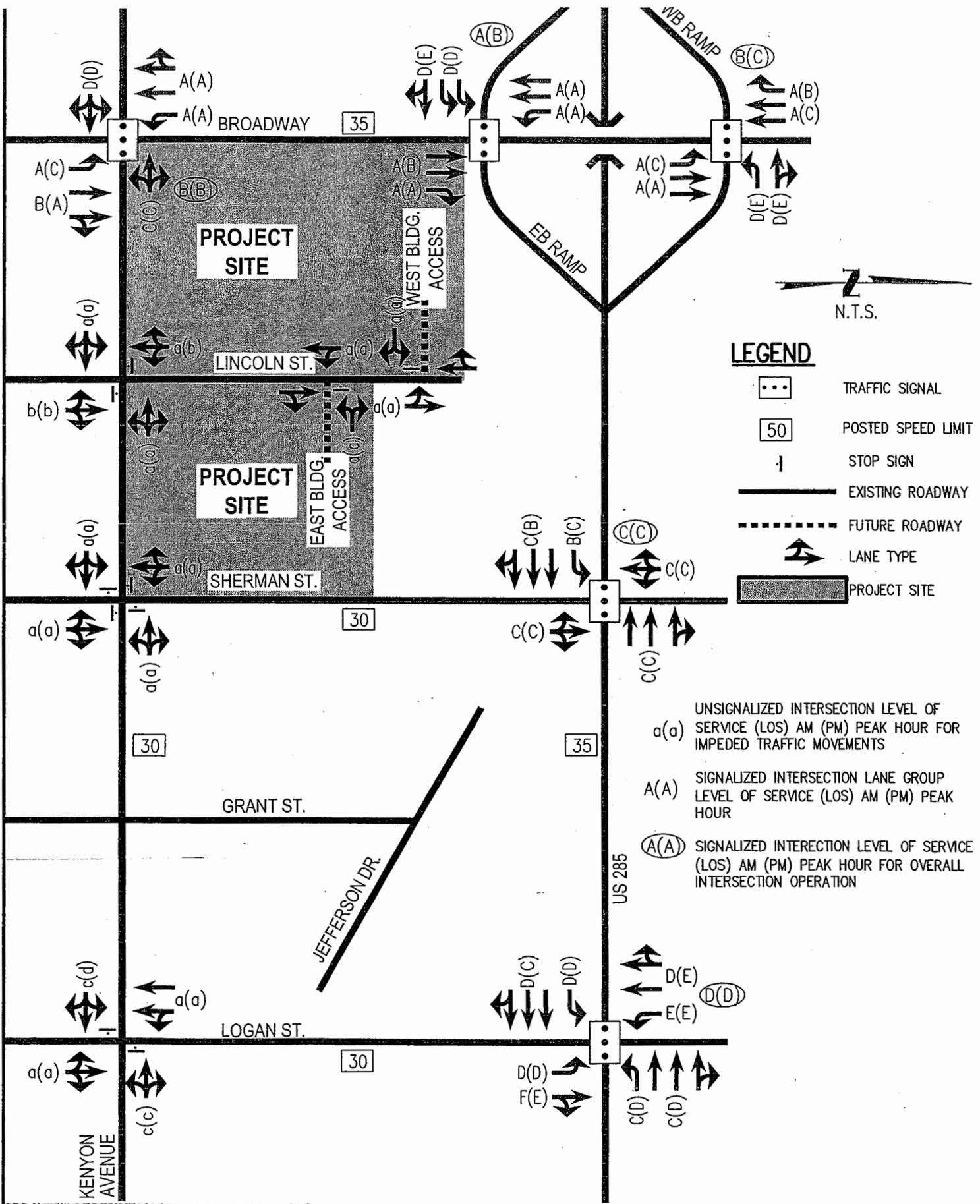
DATE	REVISION COMMENTS
06/04/12	ISSUE DATE

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

2030 TOTAL
 TRAFFIC VOLUMES

HARRIS KOCHER SMITH
 ENGINEERS AND SURVEYORS
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSND BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-12



LEGEND

- TRAFFIC SIGNAL
- POSTED SPEED LIMIT 50
- STOP SIGN
- EXISTING ROADWAY
- FUTURE ROADWAY
- LANE TYPE
- PROJECT SITE

- a(a) UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR IMPEDED TRAFFIC MOVEMENTS
- A(A) SIGNALIZED INTERSECTION LANE GROUP LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR
- A(A) SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR OVERALL INTERSECTION OPERATION

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

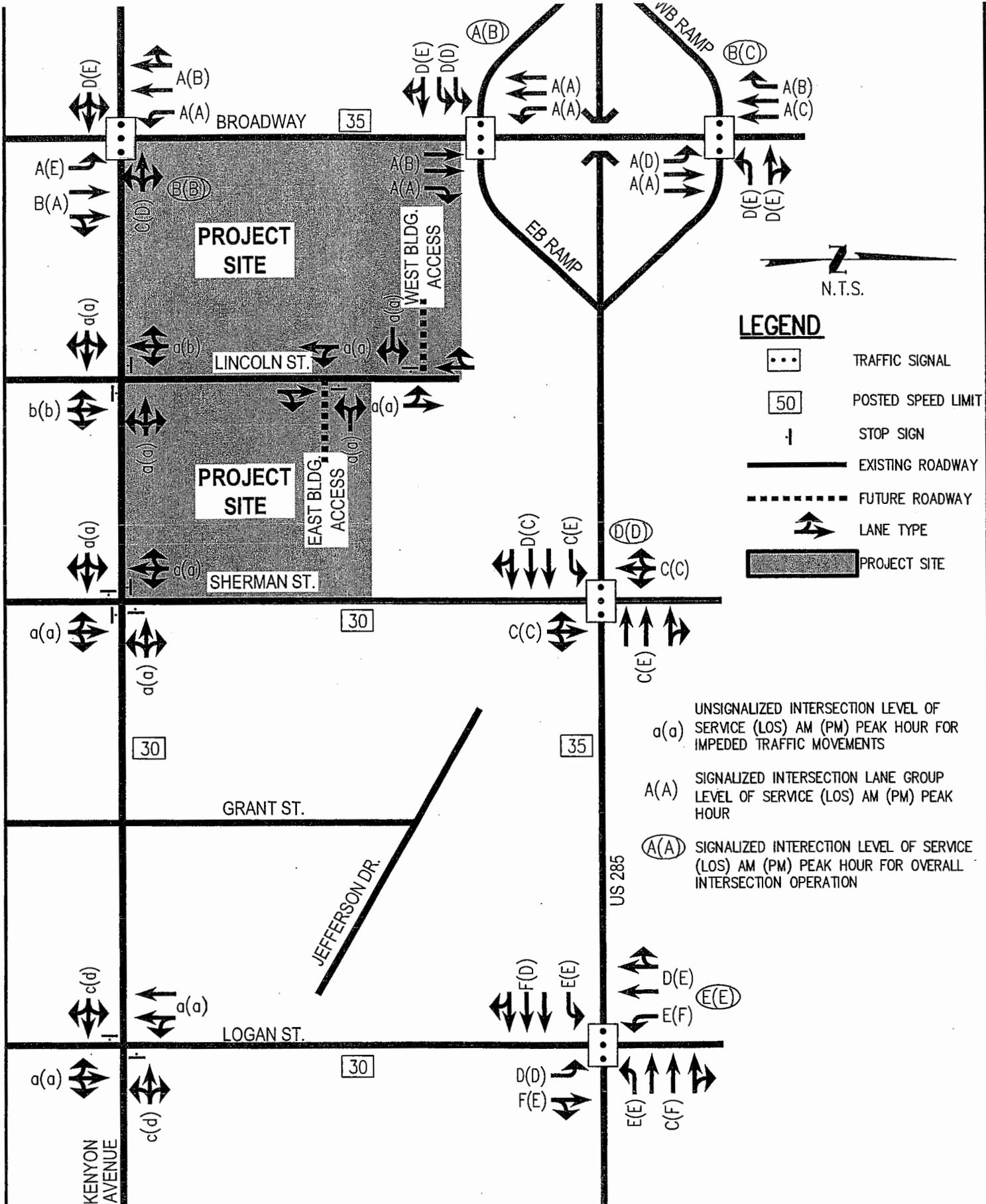
ISSUE DATE:	06/04/12
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

2015 TOTAL
 TRAFFIC OPERATIONAL
 CONDITIONS

HARRIS KOCHER SMITH
 engineers and surveyors
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DS/VD BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-13



LEGEND

- TRAFFIC SIGNAL
- POSTED SPEED LIMIT
- STOP SIGN
- EXISTING ROADWAY
- FUTURE ROADWAY
- LANE TYPE
- PROJECT SITE

a(a) UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR IMPEDED TRAFFIC MOVEMENTS

A(A) SIGNALIZED INTERSECTION LANE GROUP LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR

(A(A)) SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS) AM (PM) PEAK HOUR FOR OVERALL INTERSECTION OPERATION

FILED: P:\V20210\DOCUMENTS\TRAFFIC\FIGURES\A-14-15 2015 BACKGROUND TRAFFIC VOLUMES.DWG LAYOUT: A-14
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ISSUE DATE:	06/04/12
DATE	REVISION COMMENTS

ALTA CHERRY HILLS
 TRAFFIC IMPACT STUDY

2030 TOTAL
 TRAFFIC OPERATIONAL
 CONDITIONS

HARRIS KOCHER SMITH
 ENGINEERS - LAND SURVEYORS
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

DSND BY: MEK
 CHKD BY: MEK
 DRAWN BY: FRD
 JOB NUM: 120210
 FIGURE
A-14

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012

COUNCIL BILL NO. 59
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE APPROVING THE ALTA CHERRY HILLS SUBDIVISION LOCATED AT THE NORTHEAST CORNER OF SOUTH BROADWAY AND KENYON AVENUE ALSO KNOWN AS 3695 SOUTH LINCOLN IN THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, the former Flood Middle School site consists of two parcels totaling 4.56 acres located at the Northeast corner of South Broadway and Kenyon Avenue; and

WHEREAS, this property is the former Flood Middle School site and has been vacant since 2007; and

WHEREAS, the Englewood School District issued a request for proposals to redevelop the Flood Middle School property however, no viable development proposals has come forward except for Barbury PUD application; and

WHEREAS, in 2011 Barbury Holdings, LLC submitted a proposal to purchase the property and proposed development of the property to include a 350 maximum residential apartment units contained within two buildings, a multi-level parking structure which would be accessed off of South Lincoln Street, several courtyards, perimeter landscaping, and minimum 5 foot wide sidewalks, and all new and existing utilities within the property and abutting Right-of-Way would be placed underground; and

WHEREAS, the property's dedicated alleys, utility easement, and City Ditch easement will not accommodate the proposed development; and

WHEREAS, Barbury Holdings, LLC submitted a request for approval of a Major Subdivision in conjunction with a rezoning request to a Planned Unit Development (PUD); and

WHEREAS, the proposed Preliminary Plat and the Final Plat of the ALTA Cherry Hills Subdivision have been reviewed by the appropriate outside agencies, i.e. Tri-County Health, the Colorado Department of Transportation (CDOT), RTD, Xcel Energy, Century Link, Comcast, and the City's list of trash haulers; and

WHEREAS, the proposed Preliminary Plat and the Final Plat of the ALTA Cherry Hills Subdivision have been reviewed by the City's Development Review Team (DRT) and the Planning and Zoning Commission; and

WHEREAS, issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies individual processes; and

WHEREAS, the ALTA Cherry Hills Subdivision includes:

- The vacation of alleys on Parcel 01 and 02.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the East-West leg of the alley on Parcel 02.
- The dedication of Public Right-of-Way on north edge of East Kenyon Avenue.
- The dedication of Utility Easements on Parcel 02 along South Sherman Street and East Kenyon Avenue.
- A Utility Easement on Parcel 02 to be vacated by separate document.
- A City Ditch Easement to be dedicated by separate document.
- A Pedestrian Access Easement to be dedicated by separate document.

WHEREAS, the ALTA Cherry Hills Subdivision meets the requirements and standards for subdivisions under Section 16, Chapter 8, of the Unified Development Code; and

WHEREAS, the Planning and Zoning Commission held Public Hearing on September 18, 2012; and

WHEREAS, the Planning and Zoning Commission made the following conclusions regarding the subdivision:

1. The proposed lots are compatible with dimensions established by the Flood Middle School PUD.
2. Public water and sewer along with electric, gas, and communications utilities are available to the subject property.
3. The subject property is not located within an identified flood plain zone.
4. The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.

WHEREAS, the Planning and Zoning Commission recommends approval of the ALTA Cherry Hills Subdivision.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, AS FOLLOWS:

Section 1. The City Council of the City of Englewood hereby approves the ALTA Cherry Hills Subdivision for the property located at the northeast corner of South Broadway and Kenyon Avenue, in the City of Englewood, Colorado, attached hereto as Exhibits A and B.

Introduced, read in full, and passed on first reading on the 5th day of November, 2012.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 9th day of November, 2012.

Published as a Bill for an Ordinance on the City's official website beginning on the 7th day of November, 2012 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

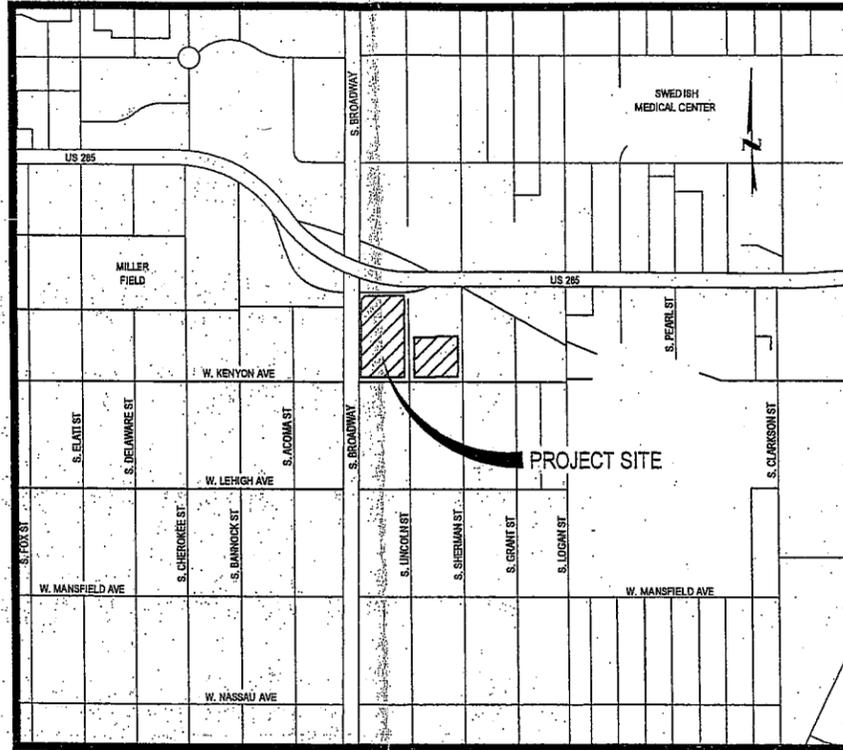
I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 5th day of November, 2012.

Loucrishia A. Ellis

PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP

SCALE: 1" = 500'

Sheet Index

- 1 COVER SHEET
- 2 SITE PLAN - EXISTING & PROPOSED CONDITIONS
- 3 SITE PLAN - EXISTING CONDITION
- 4 SITE PLAN - PROPOSED CONDITION

LAND PLANNER:

NORRIS DESIGN
 Planning | Landscape Architecture
 1101 Bannock Street
 Denver, Colorado 80204
 P 303.852.1166
 F 303.852.1166
 www.norris-design.com

CIVIL ENGINEER:

HARRIS KOCHER SMITH
 engineers • land surveyors
 1391 Speer Blvd., Suite 390
 Denver, Colorado 80204
 Phone (303) 623-6300
 Fax (303) 623-6311

SURVEYORS CERTIFICATION

I, AARON MURPHY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF THE ALTA CHERRY HILLS SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.

AARON MURPHY LICENSE NUMBER 38162 DATE SIGNED
 FOR AND ON BEHALF OF
 HARRIS KOCHER SMITH
 1391 SPEER BLVD, SUITE 390
 DENVER, CO 80204

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ALSO BEING PART OF CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 13 THROUGH 19, INCLUSIVE AND 26 THROUGH 38, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 20 THROUGH 25, BLOCK 1, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 10, 11 AND 12, BLOCK 1, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 6 THROUGH 9, INCLUSIVE AND 39 THROUGH 50, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD IN DEED RECORDED JANUARY 24, 1958 IN BOOK 952 AT PAGE 79 AND THAT PORTION CONVEYED TO THE STATE DEPARTMENT HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED JULY 21, 1970 IN BOOK 1875 AT PAGE 110.

TOGETHER WITH

LOT 30 AND THE SOUTH ONE HALF OF LOT 31, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 17 AND 18, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOT 19 AND THE NORTH ONE HALF OF LOT 20, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 THE NORTH ONE HALF OF LOT 31 AND ALL OF LOT 32, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 24 AND 25, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 THE SOUTH ONE HALF OF LOT 20 AND ALL OF LOT 21, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 28 AND 29, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 33, 34 AND 35, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 26 AND 27, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 22 AND 23, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 15 AND 16, BLOCK 2, HIGGINS BROADWAY ADDITION,
 COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED OCTOBER 21, 1964 IN BOOK 1554 AT PAGE 390.

CONTAINING A TOTAL AREA OF 198,604 SQUARE FEET OR 4.56 ACRES.

THE UNDERSIGNED OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "ALTA CHERRY HILLS SUBDIVISION," AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHT-OF-WAYS AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D. 20____

OWNER BY _____ AS FOR SCHOOL DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION

NOTARY PUBLIC

STATE OF COLORADO }
 COUNTY OF ARAPAHOE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____ BY _____ AS FOR SCHOOL DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND SEAL
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

ADDRESS _____

APPROVALS

RECOMMENDED FOR APPROVAL BY THE CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION DATE

ATTEST:

RECORDING SECRETARY OF THE PLANNING AND ZONING COMMISSION DATE

APPROVED BY THE CITY COUNCIL BY ORDINANCE NO. _____, SERIES OF 20____

MAYOR OF THE CITY OF ENGLEWOOD DATE

ATTEST:

CITY CLERK DATE

CLERK AND RECORDS CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO, AT _____ O'CLOCK _____ M., ON THIS _____ DAY OF _____, A.D. 20____ RECEPTION NO. _____, BOOK NO. _____

PAGE NO(S) _____

BY _____ BY _____
 CLERK AND RECORDER DEPUTY

ALTA CHERRY HILLS SUBDIVISION

3650 S BROADWAY & 3600 S LINCOLN ST
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

COVER SHEET
 SHEET 1

BENCHMARK

NGS BRASS DISK #V 409 IN THE ABUTMENT OF SOUTH BROADWAY BRIDGE AT HAMPTON AVENUE, ELEVATION=5334.62 NAVD 83

NOTE: EXISTING CONTOUR INFORMATION SHOWN HEREON WAS PROVIDED BY THE CITY OF ENGLEWOOD. CONTOUR ELEVATIONS SHOWN DO NOT MATCH ELEVATIONS ESTABLISHED USING THE ABOVE BENCHMARK, DATUM AND BENCHMARKS UTILIZED FOR EXISTING CONTOURS ARE UNKNOWN.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°31'50" EAST.

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT FLOOD INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MAPS ARE DATED DECEMBER 17, 2010
 COMMUNITY NO. 085074
 PANEL NO. 0153K

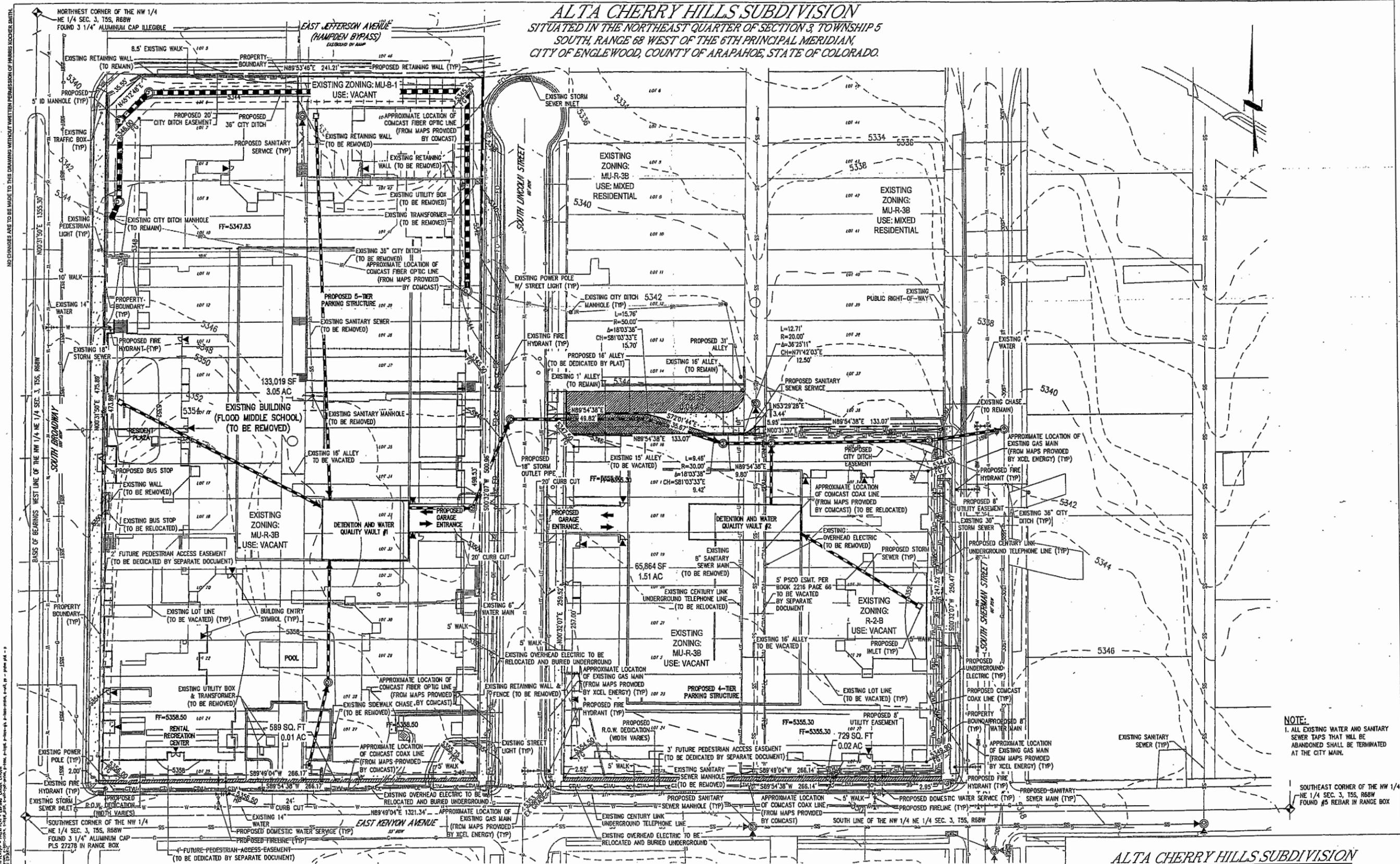
LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES RIGHT OF WAY LIMITS.
- INDICATES LOT LINE BOUNDARY.
- INDICATES OFFSET LINE AS STATED.
- INDICATES CENTERLINE OF R.O.W. AS SHOWN.
- INDICATES A LAND LINE AS STATED HEREON.
- INDICATES EASEMENT LINE.
- INDICATES BOUNDARY OF AN EXCEPTED PORTION.
- ◆ FOUND CONC. NAIL WITH BRASS TAG PLS 26958 IN CHISELED CROSS
- ▲ FOUND CONCRETE NAIL WITH BRASS TAG PLS 26958
- FOUND #5 REBAR WITH RED PLASTIC CAP PLS 26958
- SET #5x24" REBAR WITH BLUE PLASTIC CAP PLS 38182

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

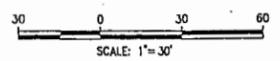


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

NOTE:
1. ALL EXISTING WATER AND SANITARY SEWER TAPS THAT WILL BE ABANDONED SHALL BE TERMINATED AT THE CITY MAIN.

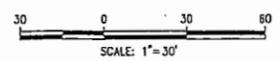
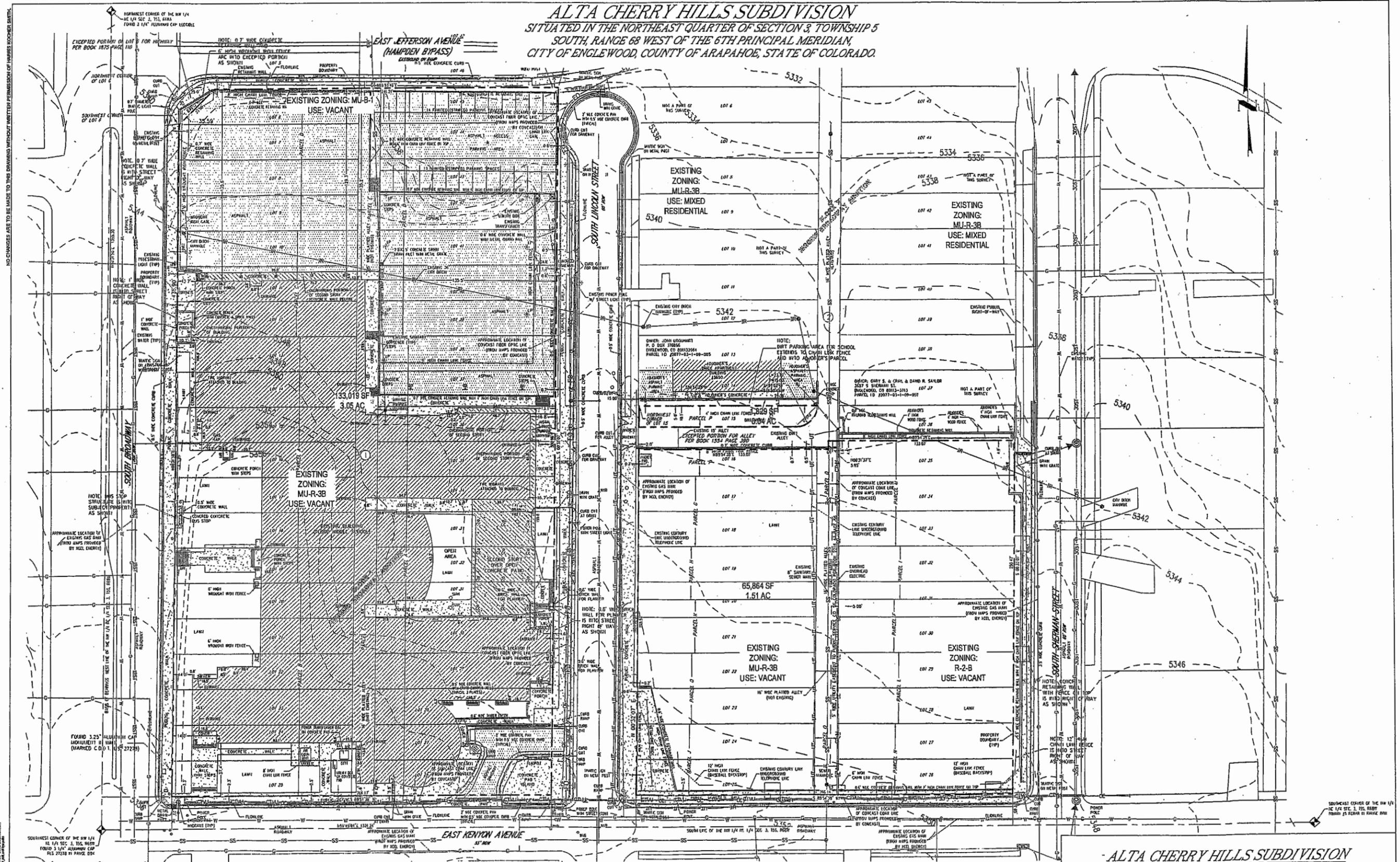
ALTA CHERRY HILLS SUBDIVISION

3850 S BROADWAY & 3800 S LINCOLN ST
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



SITE PLAN - EXISTING CONDITION
SHEET 3

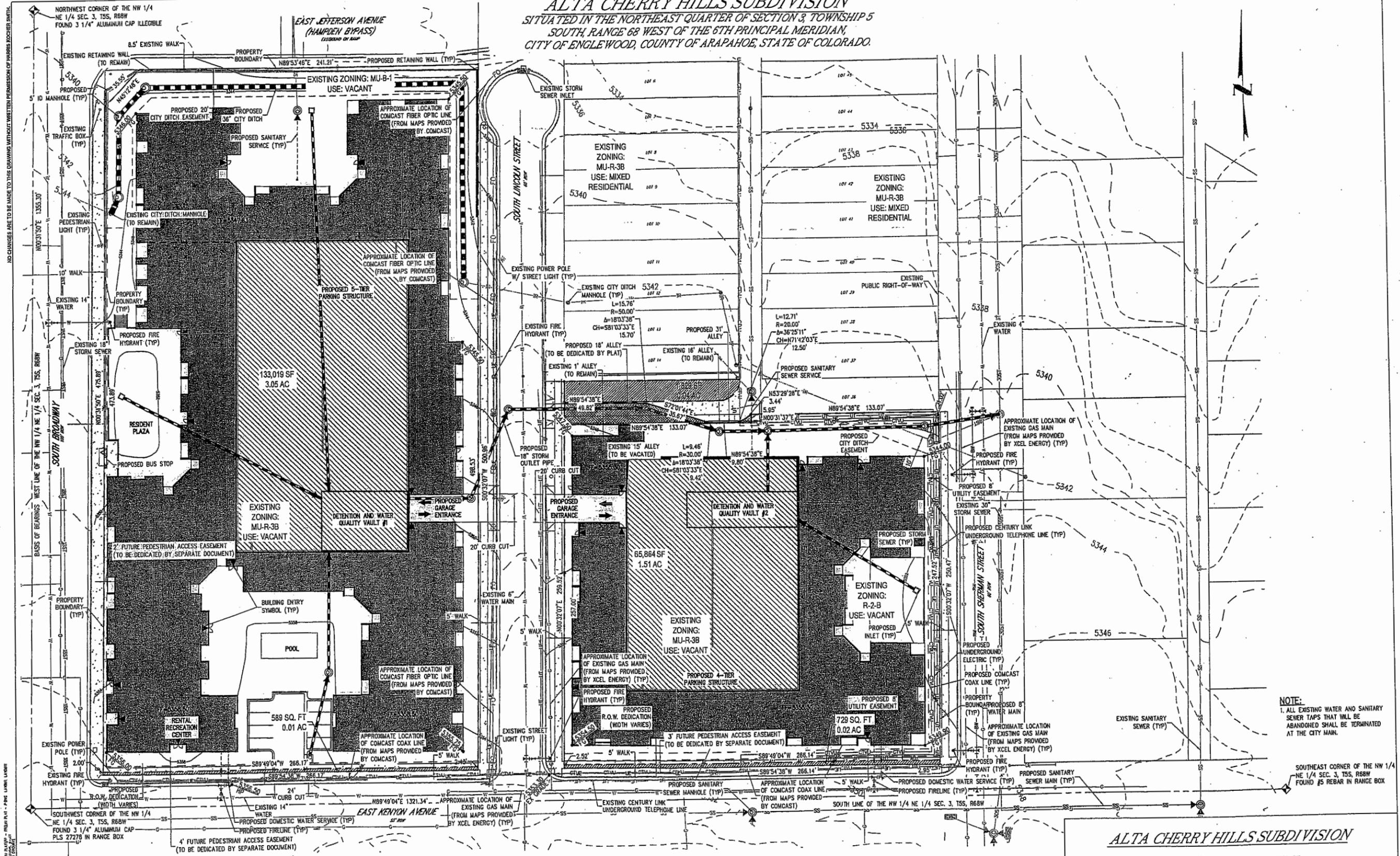
ALTA CHERRY HILLS SUBDIVISION

3850 S BROADWAY & 3600 S LINCOLN ST
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS ROCHER SMITH.

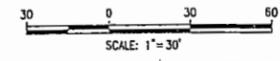
PRELIMINARY SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



NOTE:
1. ALL EXISTING WATER AND SANITARY SEWER TAPS THAT WILL BE ABANDONED SHALL BE TERMINATED AT THE CITY MAIN.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



SITE PLAN - PROPOSED CONDITION
SHEET 4

ALTA CHERRY HILLS SUBDIVISION
3650 S BROADWAY & 3600 S LINCOLN ST
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5
SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

MAJOR SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION

SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANTS THAT IT IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ALSO BEING PART OF CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 LOTS 13 THROUGH 19, INCLUSIVE AND 26 THROUGH 38, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 20 THROUGH 25, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 10,11 AND 12, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 8 THROUGH 9, INCLUSIVE AND 39 THROUGH 50, INCLUSIVE, BLOCK 1, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD IN DEED RECORDED JANUARY 24, 1958 IN BOOK 952 AT PAGE 79 AND THAT PORTION CONVEYED TO THE STATE DEPARTMENT HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO IN DEED RECORDED JULY 21, 1970 IN BOOK 1875 AT PAGE 110.

TOGETHER WITH

LOT 30 AND THE SOUTH ONE HALF OF LOT 31, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 17 AND 18, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOT 19 AND THE NORTH ONE HALF OF LOT 20, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 THE NORTH ONE HALF OF LOT 31 AND ALL OF LOT 32, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 24 AND 25, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 THE SOUTH ONE HALF OF LOT 20 AND ALL OF LOT 21, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 28 AND 29, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 33, 34 AND 35, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 26 AND 27, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 22 AND 23, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO; AND
 LOTS 15 AND 16, BLOCK 2, HIGGINS BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ENGLEWOOD BY DEED RECORDED OCTOBER 21, 1964 IN BOOK 1554 AT PAGE 390.

CONTAINING A TOTAL AREA OF 198,864 SQUARE FEET OR 4.56 ACRES.

THE UNDERSIGNED OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "ALTA CHERRY HILLS SUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHT-OF-WAYS AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D. 20__

OWNER _____ AS _____ FOR SCHOOL DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION

NOTARY PUBLIC

STATE OF COLORADO)
 COUNTY OF ARAPAHOE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY

OF _____, 20__ BY _____ AS _____

FOR SCHOOL DISTRICT NO. 1, A QUASI-MUNICIPAL CORPORATION

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

ADDRESS _____

APPROVALS

RECOMMENDED FOR APPROVAL BY THE CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

CHAIRPERSON OF THE PLANNING AND ZONING COMMISSION _____ DATE _____

ATTEST:

RECORDING SECRETARY OF THE PLANNING AND ZONING COMMISSION _____ DATE _____

APPROVED BY THE CITY COUNCIL BY ORDINANCE NO. _____, SERIES OF 20__

MAYOR OF THE CITY OF ENGLEWOOD _____ DATE _____

ATTEST:

CITY CLERK _____ DATE _____

CLERK AND RECORDS CERTIFICATION

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO. AT _____ O'CLCK _____ M., ON THIS _____ DAY OF _____, A.D., 20__

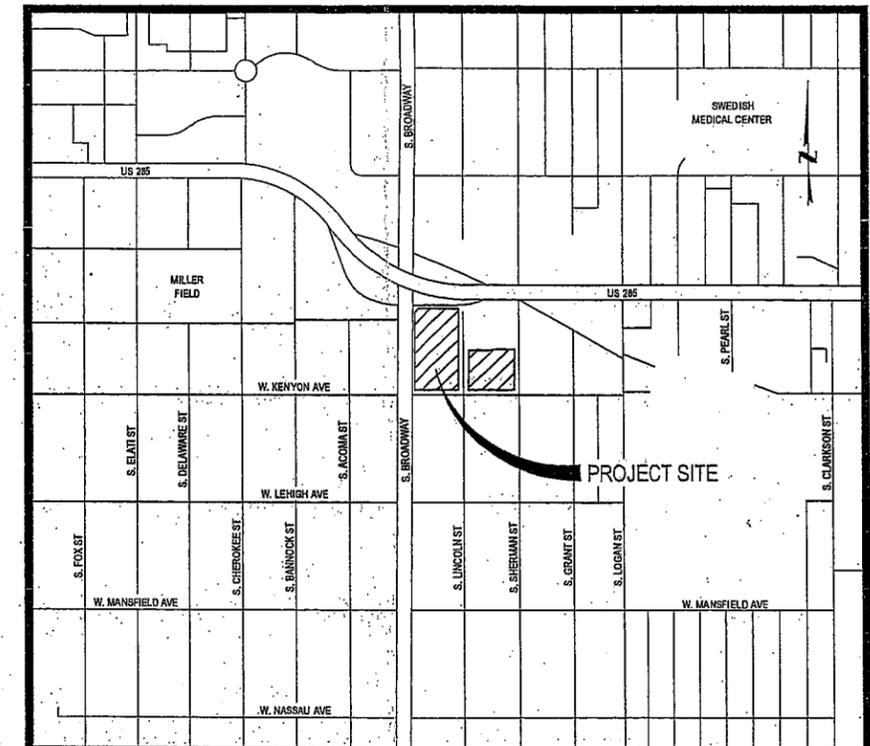
RECEPTION NO. _____, BOOK NO. _____

PAGE NO(S) _____

BY: _____ BY: _____
 CLERK AND RECORDER DEPUTY

ALTA CHERRY HILLS SUBDIVISION

3850 S BROADWAY & 3800 S LINCOLN ST
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.



VICINITY MAP
 SCALE: 1" = 500'

Sheet Index

- 1 COVER SHEET
- 2 SITE

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 00°31'50" EAST.

FLOOD CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (FIRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

MAPS ARE DATED DECEMBER 17, 2010
 COMMUNITY NO. 085074
 PANEL NO. 0153K

LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- INDICATES RIGHT OF WAY LIMITS.
- - - INDICATES LOT LINE BOUNDARY.
- INDICATES OFFSET LINE AS STATED.
- INDICATES CENTERLINE OF R.O.W. AS SHOWN.
- INDICATES A LAND LINE AS STATED HEREON.
- - - INDICATES EASEMENT LINE.
- - - INDICATES BOUNDARY OF AN EXCEPTED PORTION.

- ◆ FOUND CONC. NAIL WITH BRASS TAG PLS 26958 IN CHISELED CROSS
- ▲ FOUND CONCRETE NAIL WITH BRASS TAG PLS 26958
- FOUND #5 REBAR WITH RED PLASTIC CAP PLS 26958
- SET #5-24" REBAR WITH BLUE PLASTIC CAP PLS 39162

STANDARD NOTES

1. DATE OF FIELD WORK: JUNE 28, 2011
2. THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "HIGGINS BROADWAY ADDITION" FILED WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY ON THE 3RD DAY OF APRIL, 1917 A.D., RECORDED IN PLAT BOOK 3, PAGE 23, RECEPTION NO. 44523.
3. ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
4. COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT, THREE (3) BUSINESS DAYS BEFORE YOU DIG. CALL 811 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.
5. THE LINEAR UNITS FOR THIS PLAT ARE U.S. SURVEY FEET.
6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-542988-H041 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MAY 1, 2012 AT 5:00 P.M.
7. MINIMUM EIGHT-FOOT (8') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN HEREON. THESE EASEMENTS ARE DEDICATED TO THE CITY OF ENGLEWOOD FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO AND ITS SUCCESSORS (PSCo) RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCo AN EASEMENT ON ITS STANDARD FORM.

SURVEYORS CERTIFICATION

I, AARON MURPHY, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF THE ALTA CHERRY HILLS SUBDIVISION WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.

AARON MURPHY LICENSE NUMBER 38162 DATE SIGNED _____
 FOR AND ON BEHALF OF HARRIS KOCHER SMITH
 1391 SPEER BLD., SUITE 390
 DENVER, CO 80204

COVER SHEET
 SHEET 1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

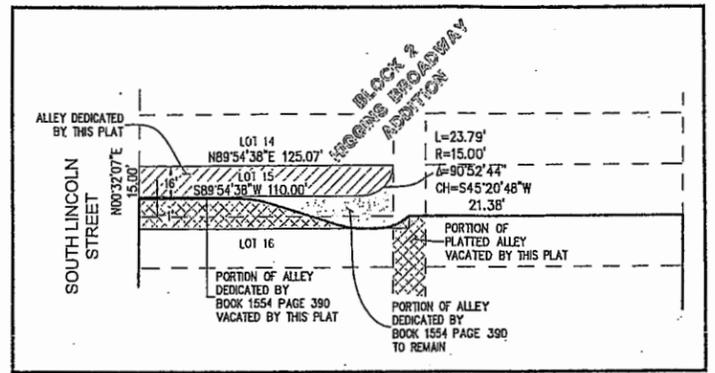
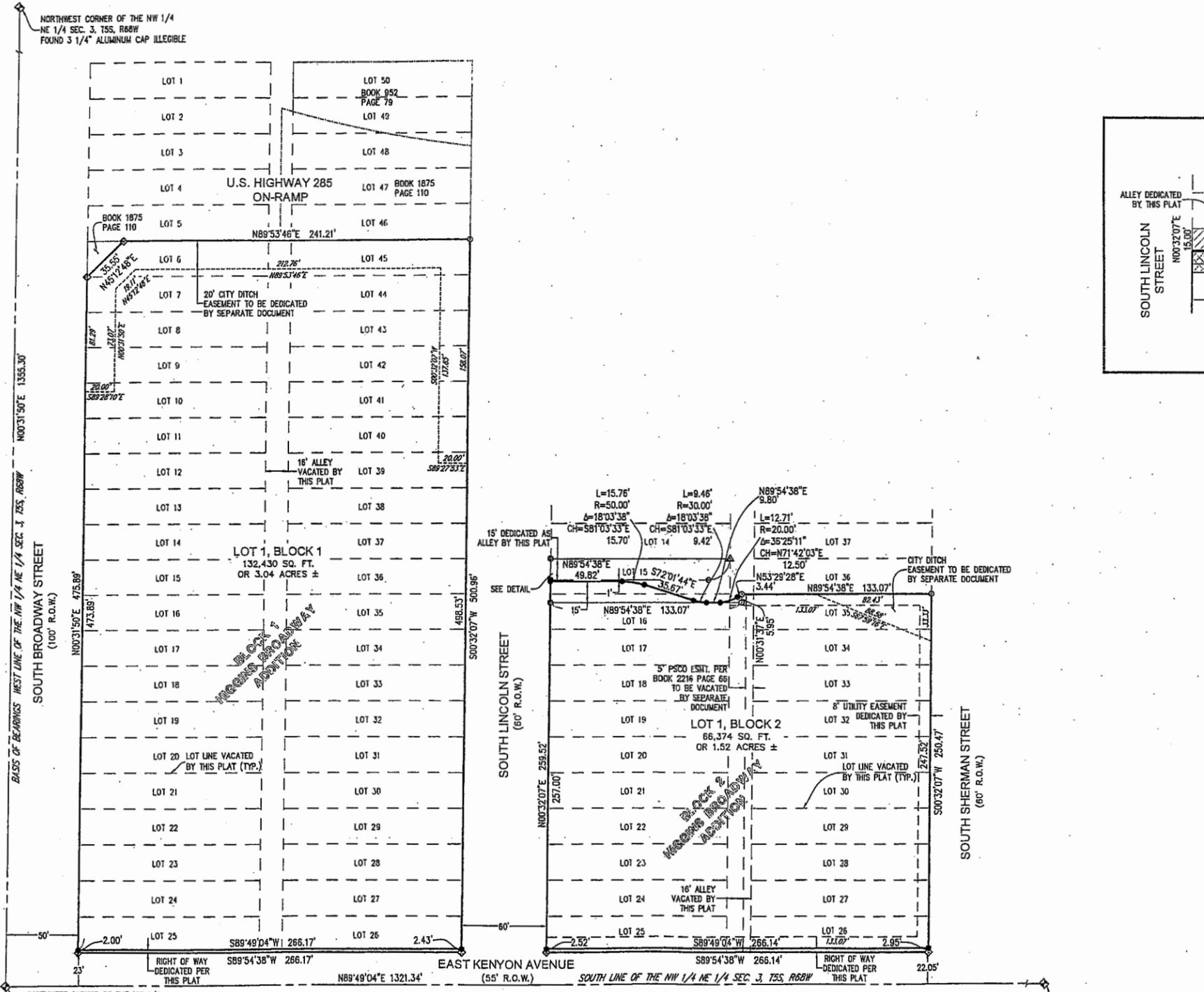
EXHIBIT B

MAJOR SUBDIVISION PLAT

ALTA CHERRY HILLS SUBDIVISION

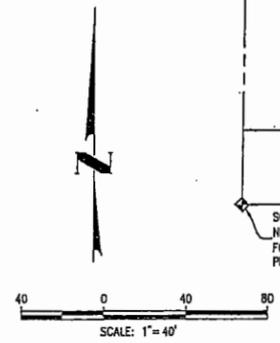
SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS ROCKER SMITH.



ALLEY DETAIL

- LEGEND**
- ◆ FOUND CONCRETE NAIL WITH BRASS TAG PLS 2695B IN CHISELED CROSS
 - ▲ FOUND CONCRETE NAIL WITH BRASS TAG PLS 2695B
 - FOUND #5 REBAR WITH RED PLASTIC CAP PLS 2695B
 - SET #5x24" REBAR WITH BLUE PLASTIC CAP PLS 3816Z



ALTA CHERRY HILLS SUBDIVISION

3850 S BROADWAY & 3600 S LINCOLN ST
 SITUATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO.

COUNCIL COMMUNICATION

Date November 19, 2012	Agenda Item 11 a i	Subject Ordinance for Sewer Rate Increases
INITIATED BY Utilities Department	STAFF SOURCE Stewart H. Fonda, Director of Utilities	

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council approved a sewer rate increase that was implemented January 1, 1999. The last rate increase before that was in 1982 by Council Bill #56.

On July 8, 2003 Council approved annual increases for a five year period. The last increase was implemented January 1, 2008.

November 3, 2008 Council approved a resolution for annual sewer rate increases for 8% in 2009, 8% in 2010 and 8% in 2011. The changes to the charts in 12-2-3 (B) (9) are not additional rate increases; they merely update the code to reflect the current fees approved through 2011

RECOMMENDED ACTION

The Englewood Water and Sewer Board recommended Council approval of the proposed ordinance at their meeting on October 9, 2012. The recommended increases in sewer charges are 4% in 2013, 4% in 2014 and 4% in 2015.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

The results of numerous cash flows for the Sewer Utility were presented to the Water and Sewer Board at their meeting of August 14, 2012. The results showed various combinations of revenue increases that would maintain an adequate balance and adequate bond coverage until the end of 2015. The proposed increases ranged from 0% to 10%.

After considering the information presented, the Water and Sewer Board recommended that Council consider increases of 4% in 2013, 4% in 2014 and 4% in 2015. The Board also recommended borrowing \$3,000,000 in 2013 because interest rates are so low at this time. This combination of rate increases and borrowing will cover the costs of operation and maintenance, as well as anticipated capital improvements at the Bi-City Wastewater Plant through 2015. It will also result in a better fund balance and revenue stream to ultimately build facilities in 2016 to meet newly required nutrient regulations. These nutrient removal facilities probably will require substantial rate increases from 2016 to 2020.

The cash flow results were reviewed and discussed by City Council at their study session on September 24, 2012.

FINANCIAL IMPACT

It is proposed to increase sewer rates 4% in 2013, 4% in 2014 and 4% in 2015. All rounding off of fees shall be to the nearest whole cent and shall be by the standard method.

LIST OF ATTACHMENTS

Proposed Ordinance

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012

COUNCIL BILL NO. 57
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AMENDING TITLE 12, CHAPTER 2, SECTION 3, SUBSECTIONS B AND D, OF THE ENGLEWOOD MUNICIPAL CODE 2000 REGARDING SEWER FEES AND CHARGES.

WHEREAS, the City Council of the City of Englewood, Colorado approved sewer rate increases through 2011 with the passage of Ordinance No. 21, Series of 2008; and

WHEREAS, there are continuing increases in the costs of operation and maintenance for the collection system and the wastewater treatment plant; and

WHEREAS, the proposed sewer rate increases will provide adequate funds to operate and maintain the Bi-City Plant as well as the Englewood sewer collection system and allow completion of several capital projects at the Bi-City Plant; and

WHEREAS, the Water and Sewer Board recommended the proposed increases to fees and charges at their October 9, 2012 meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, AS FOLLOWS:

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 12, Chapter 2, Section 3, Subsection B, Paragraph 9, of the Englewood Municipal Code 2000, to read as follows. All rounding off of fees shall be to the nearest whole cent and shall be by the standard method.

12-2-3: Fees and Charges.

- B. *General.* There is hereby levied and charged on each lot, parcel of land and premises served by or having sewer connection with the sanitary sewer of the City or otherwise discharging sanitary sewage, industrial wastes or other liquids, either directly or indirectly, into the City sanitary sewer system an annual service charge which shall be computed and payable as follows:

[Editors Note: Subsections 1 through 8 are not changed and are therefore not included]

9. The following rates ~~shall become~~ became effective January 1, ~~2003~~ 2011:

Sewage Treatment Charge <u>per 1,000 gallons</u>	\$1.0049	<u>\$2.5243</u>
Collection System Charge <u>per 1,000 gallons</u>	\$0.1337	<u>\$0.3362</u>
Total:	\$1.1386	<u>\$2.8605</u>

	SCHEDULE I		SCHEDULE II		SCHEDULE III		SCHEDULE IV	
Customer Class	In City City Sewers Billed Quarterly		In City District Sewers Billed Quarterly		Outside City District Sewers Billed Annually		Outside City District Sewers Billed Quarterly	
	Flat Rate	Min.	Flat Rate	Min.	Flat Rate	Min.	Flat Rate	Min.
Single Family Dwelling	<u>\$23.94</u> <u>\$60.19</u>	<u>\$21.78</u> <u>\$54.75</u>	<u>\$21.12</u> <u>\$53.10</u>	<u>\$19.20</u> <u>\$48.26</u>	<u>\$88.56</u> <u>\$222.47</u>	<u>\$80.64</u> <u>\$202.57</u>	<u>\$22.14</u> <u>\$55.67</u>	<u>\$20.16</u> <u>\$50.69</u>
Multi Family Per Unit	<u>\$14.82</u> <u>\$37.28</u>	<u>\$13.50</u> <u>\$33.94</u>	<u>\$13.08</u> <u>\$32.89</u>	<u>\$11.88</u> <u>\$29.89</u>	<u>\$54.96</u> <u>\$138.10</u>	<u>\$49.92</u> <u>\$125.43</u>	<u>\$13.74</u> <u>\$34.55</u>	<u>\$12.48</u> <u>\$31.38</u>
Mobile Home Per Unit	<u>\$9.12</u> <u>\$22.95</u>	<u>\$8.28</u> <u>\$20.85</u>	<u>\$8.04</u> <u>\$20.23</u>	<u>\$7.32</u> <u>\$18.43</u>	<u>\$33.84</u> <u>\$85.03</u>	<u>\$30.72</u> <u>\$77.18</u>	<u>\$8.46</u> <u>\$21.28</u>	<u>\$7.68</u> <u>\$19.34</u>
Commercial & Industrial (by meter size)								
5/8"	<u>\$33.00</u> <u>\$82.91</u>	<u>\$30.06</u> <u>\$75.53</u>	<u>\$29.16</u> <u>\$73.29</u>	<u>\$26.52</u> <u>\$66.65</u>	<u>\$122.40</u> <u>\$307.47</u>	<u>\$111.36</u> <u>\$279.76</u>	<u>\$30.60</u> <u>\$76.89</u>	<u>\$27.84</u> <u>\$69.98</u>
3/4"	<u>\$50.10</u> <u>\$125.90</u>	<u>\$45.60</u> <u>\$114.56</u>	<u>\$44.22</u> <u>\$111.12</u>	<u>\$40.26</u> <u>\$101.15</u>	<u>\$185.76</u> <u>\$466.64</u>	<u>\$168.96</u> <u>\$424.41</u>	<u>\$46.44</u> <u>\$116.69</u>	<u>\$42.24</u> <u>\$106.13</u>
1"	<u>\$83.10</u> <u>\$208.76</u>	<u>\$75.60</u> <u>\$189.91</u>	<u>\$73.38</u> <u>\$184.35</u>	<u>\$66.78</u> <u>\$167.76</u>	<u>\$308.16</u> <u>\$774.04</u>	<u>\$280.32</u> <u>\$704.12</u>	<u>\$77.04</u> <u>\$193.53</u>	<u>\$70.08</u> <u>\$176.06</u>
1 1/2"	<u>\$166.20</u> <u>\$417.46</u>	<u>\$151.26</u> <u>\$379.94</u>	<u>\$146.70</u> <u>\$368.50</u>	<u>\$133.50</u> <u>\$335.35</u>	<u>\$616.32</u> <u>\$1,548.05</u>	<u>\$560.64</u> <u>\$1,408.21</u>	<u>\$154.08</u> <u>\$387.05</u>	<u>\$140.16</u> <u>\$352.08</u>
2"	<u>\$266.40</u> <u>\$669.15</u>	<u>\$242.46</u> <u>\$609.02</u>	<u>\$235.14</u> <u>\$590.65</u>	<u>\$213.96</u> <u>\$537.44</u>	<u>\$987.60</u> <u>\$2,480.59</u>	<u>\$898.80</u> <u>\$2,257.56</u>	<u>\$246.90</u> <u>\$620.19</u>	<u>\$224.70</u> <u>\$564.43</u>
3"	<u>\$531.72</u> <u>\$1,335.57</u>	<u>\$483.84</u> <u>\$1,215.31</u>	<u>\$469.32</u> <u>\$1,178.83</u>	<u>\$427.02</u> <u>\$1,072.61</u>	<u>\$1,970.88</u> <u>\$4,950.30</u>	<u>\$1,793.76</u> <u>\$4,505.42</u>	<u>\$492.72</u> <u>\$1,237.60</u>	<u>\$448.44</u> <u>\$1,126.38</u>
4"	<u>\$831.12</u> <u>\$2,087.56</u>	<u>\$756.36</u> <u>\$1,899.80</u>	<u>\$733.56</u> <u>\$1,842.53</u>	<u>\$667.56</u> <u>\$1,676.75</u>	<u>\$3,080.88</u> <u>\$7,738.30</u>	<u>\$2,803.68</u> <u>\$7,042.05</u>	<u>\$770.22</u> <u>\$1,934.62</u>	<u>\$700.92</u> <u>\$1,760.54</u>

6"	\$1,662.30 <u>\$4,175.23</u>	\$1,512.72 <u>\$3,799.53</u>	\$1,467.12 <u>\$3,685.00</u>	\$1,335.06 <u>\$3,353.30</u>	\$6,162.00 <u>\$15,477.11</u>	\$5,607.36 <u>\$14,084.05</u>	\$1,540.50 <u>\$3,869.31</u>	\$1,401.84 <u>\$3,521.03</u>
8"	\$2,641.32 <u>\$6,634.22</u>	\$2,403.60 <u>\$6,037.16</u>	\$2,324.34 <u>\$5,838.08</u>	\$2,115.12 <u>\$5,312.57</u>	\$9,791.70 <u>\$24,593.82</u>	\$8,910.42 <u>\$22,380.32</u>	\$2,447.88 <u>\$6,148.40</u>	\$2,227.62 <u>\$5,595.16</u>
10"	\$3,796.92 <u>\$9,536.74</u>	\$3,455.22 <u>\$8,678.52</u>	\$3,341.34 <u>\$8,392.49</u>	\$3,040.56 <u>\$7,637.00</u>	\$14,075.64 <u>\$35,353.79</u>	\$12,808.80 <u>\$32,171.86</u>	\$3,518.88 <u>\$8,838.39</u>	\$3,202.26 <u>\$8,043.12</u>

Minimum charges both inside and outside the City are ninety-one percent (91%) of the flat rate charge for the customer class involved.

10. All fees and charges listed under this Section 12-2-3, shall be subject to a cumulative increase for the next three (3) years (~~2009~~ 2013 to ~~2011~~ 2015) as follows:

~~On January 1, 2009, the existing fees and charges shall be increased by the amount of eight percent (8%) above the January 1, 2008, fees and charges.~~

~~On January 1, 2010, the existing fees and charges shall be increased by the amount of eight percent (8%) above the January 1, 2009, fees and charges.~~

~~On January 1, 2011, the existing fees and charges shall be increased by the amount of eight percent (8%) above the January 1, 2010, fees and charges.~~

On January 1, 2013, the existing fees and charges shall be increased by the amount of four percent (4%) above the January 1, 2011, fees and charges.

On January 1, 2014, the existing fees and charges shall be increased by the amount of four percent (4%) above the January 1, 2013, fees and charges.

On January 1, 2015, the existing fees and charges shall be increased by the amount of four percent (4%) above the January 1, 2014, fees and charges.

Section 2. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 12, Chapter 2, Section 3, Subsection D, of the Englewood Municipal Code 2000, to read as follows:

12-2-3: Fees and Charges.

D. *Significant Industrial Users:*

1. Industries that are permitted as Significant Industrial Users and that discharge wastewater with BOD, COD and/or TSS in excess of Normal Domestic Strength Wastewater (12-2-11, B.31) will be charged for the cost of handling treatment of these wastes calculated based upon the net excess loading. The use of surcharges does not permit the User to otherwise exceed any local limits specified at 12-2-11, C. or Federal and State Pretreatment Standards.
2. The City shall require payment to cover the added cost surcharge of handling and treating the wastes as determined by the following formula:

SC	=	$Q \times 8.34 [UC_0 (AOD) + UC_s (SS-300)]$
SC	=	annual surcharge in dollars and cents
Q	=	volume of sewage discharged to the public sewer in million gallons per year
8.34	=	conversion factor; 1 gallon of water to pounds
UC ₀	=	unit charge for AOD in dollars per pound (\$0.0160 <u>\$0.02</u>)

	(i)	If COD / BOD ₅ is less than 3.0, then AOD=(BOD ₅ - 200 mg/l)
	(ii)	If COD / BOD ₅ is greater than 3.0, then AOD=(COD-500 mg/l)
AOD	=	Additional Oxygen Demand strength index in milligrams per liter
COD	=	Chemical oxygen demand strength index in milligrams per liter
BOD ₅	=	5 day biochemical oxygen demand strength index in milligrams per liter
UC _s	=	unit charge for SS in dollars per pound (\$0.0389 <u>\$0.10</u>)
SS	=	suspended solids strength index in milligrams per liter
200	=	normal BOD ₅ strength in milligrams per liter
300	=	normal SS strength in milligrams per liter
500	=	normal COD strength in milligrams per liter

The application of the above formula provides for a surcharge for BOD, COD and/or TSS. If the concentration of these pollutants is less than that of Normal Domestic Strength Waste, the User shall not receive a surcharge nor given a credit to the total surcharge.

3. Payment rates shall be computed for ICR customers based on the following basic capital costs of the Bi-City plant:

Q (Volume): ~~\$552.15~~ \$1,386.83 per 1,000 gallon day of capacity

BOD: ~~36.57~~ \$91.86 per pound day of capacity

SS: ~~42.05~~ \$105.63 per pound day of capacity

4. Specific individual rates will be calculated based on the volume strength and rate of flow in accordance with current Federal guidelines.

Adjustments to individual rates will be made annually or more frequently, whenever evidence is received that a major change in wastewater volume and/or characteristics has occurred. Payment will commence within one (1) year of the date of initiation of service through the Bi-City plant.

Section 3. Safety Clauses. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Englewood, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 4. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of

competent jurisdiction invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance or its application to other persons or circumstances.

Section 5. Inconsistent Ordinances. All other Ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. Effect of repeal or modification. The repeal or modification of any provision of the Code of the City of Englewood by this Ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purposes of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 7. Penalty. The Penalty Provision of Section 1-4-1 EMC shall apply to each and every violation of this Ordinance.

Introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 23rd day of November, 2012.

Published as a Bill for an Ordinance on the City's official website beginning on the 21st day of November, 2012 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Loucrishia A. Ellis

COUNCIL COMMUNICATION

Date November 19, 2012	Agenda Item 11 a ii	Subject A bill for an ordinance amending the City Code regarding the City's use of public facilities in the City right-of-way.
INITIATED BY City Manager's Office		STAFF SOURCE Michael Flaherty, Deputy City Manager

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

City Council discussed and recommended this action during the Study Session on October 29, 2012.

RECOMMENDED ACTION

Staff recommends City Council approval of the proposed ordinance amending the Englewood Municipal Code pertaining to use of public facilities in the City right-of-way.

BACKGROUND

The use of public right-of-way and other public places by public utilities and providers of similar services within the City confers public benefit to those providers. In turn, it is appropriate and reasonable that those providers contribute to the City's ability to accomplish its public interest goals through use of the facilities, e.g., light poles, located on public property in a manner that is consistent with the facilities' primary use.

Public utility companies, either through franchise agreement or permit, are granted access to the City right-of-way for placement of facilities. The City, through approval of this ordinance, seeks to require joint use of such facilities for public purpose including, but not limited to, attachment of flags, banners or similar signs announcing public events, demarking business districts, decorative attachments, pedestrian or traffic related safety signs, or other similar attachments.

In May, a public utility issued a unilateral mandate to cities and towns requiring that banners mounted on light poles be removed by December 31, 2012. The South Broadway Business Improvement District had previously secured approval from the utility and the City to mount banners on light poles on South Broadway. In spite of efforts from individual cities, business improvement districts, and others, the utility has refused to extend the deadline while efforts are made to address the safety issues raised by the utility. The proposed ordinance will allow the City, if it chooses, to continue the banner placement until a reasonable agreement is reached with the utility.

FINANCIAL IMPACT

None

LIST OF ATTACHMENTS

Proposed Bill for an Ordinance

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012 _____

COUNCIL BILL NO. 61
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AMENDING TITLE 11, CHAPTER 7, BY THE ADDITION OF A NEW PARAGRAPH 32, OF THE ENGLEWOOD MUNICIPAL CODE 2000 REGARDING THE CITY'S USE OF PUBLIC FACILITIES IN CITY RIGHTS-OF-WAY OR PUBLIC PLACES.

WHEREAS, the City Council of the City of Englewood, Colorado finds that the use of streets, alleys and other public places by utilities and providers of similar services within the City confers a public benefit on private sector, investor-owned entities; and

WHEREAS, the City Council further finds that some of these entities hold franchises from the City and pay certain compensation to the City, which in turn is often directly passed through by the private entity to its customers; and

WHEREAS, the City Council also finds that because the use of public property provides a direct and continuing benefit to private entities, it is both reasonable and appropriate, and an exercise of the City's general police power, that those who utilize public property should contribute to the City's ability to accomplish its public interest goals through the use of facilities located on public property in a manner that is not inconsistent with the facilities' primary use; and

WHEREAS, the City Council further finds that it is the intent of this Section to create a process by which, as additional consideration for the use of the City's streets, alleys and other public places which may be granted by the City; utilities and providers of similar services may also be required to make their facilities within the public property available for City use, to the extent that such use does and not create a material negative impact on a private entity's facilities or operations, and can be accomplished in a manner that is protective of public health and safety.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, AS FOLLOWS:

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 11, Chapter 7, of the Englewood Municipal Code 2000, entitled City Rights-Of-Way-Permits And Requirements, by the addition of a new Paragraph 32, to read as follows:

11-7: CITY RIGHTS-OF-WAY-PERMITS AND REQUIREMENTS.

11-7-32: Use of Public Rights-of-Way or other Public Places by Utilities and Similarly Situated Service Providers.

- A. Purpose. Every utility and every provider of similar service within the City, regardless of whether it holds a franchise from the City, may be required by the City to permit joint use of its facilities located in the streets, alleys, or other public places in the City, as such may be reasonably practicable. Examples of such joint use may include, but are not limited to, attachment of flags, banners, or similar signs announcing public events, holiday lights and other decorative attachments, pedestrian or other traffic related safety signs, flashing crosswalk lights, flower pots and baskets, and other similar attachments. Such use of said facilities by the City shall not create a material negative impact on a private entity's facilities or operations, and such use may only be considered when it can be accomplished, at the City's discretion, in a manner that is protective of public health and safety. Nothing contained herein shall limit the City's ability to enter into any other type of joint use agreement with utility and other service providers owning facilities located in City streets, alleys, or other public places.
- B. Standards. The City Manager or designee may adopt standards for use by the City of a private entity's facilities in City streets, alleys and other public places and shall apply such standards to all similarly situated facilities; provided, however, that such standards may be modified where unusual conditions indicate such a modification will allow for an adequate and safe utilization of such facilities.
- C. Enforcement.
1. If the utility or other service provider that is the owner of the facilities in the streets, alleys or other public places objects to any proposed City use of such facilities, the City shall be permitted to undertake a study to address the concerns raised by the facilities' owner. The owner of the facilities shall cooperate in providing the City any information reasonably needed to study and respond to the owner's objections. For purposes of this Section, an owner shall be deemed to have failed to cooperate if it does not provide the City with any information reasonably requested within seven (7) calendar days of a written request.
 2. If the City provides information to the utility or other service provider which reasonably demonstrates that its proposed use of the facility will not cause a material negative impact on the utility or other service provider's facilities or operations and will not negatively impact public health and safety, the facility owner shall allow the City's proposed use, subject to any conditions reasonably necessary to insure that the use will not cause the negative impacts described herein. Failure to make such facilities available for City use as provided herein shall be a violation of this Section and may be subject to the penalties under 1-4-1 EMC.
 3. It shall be unlawful for any person, including any representative or contractor of a utility or other service provider, to remove flags, banners, or similar signs announcing public events, holiday lights and other decorative attachments, pedestrian or other traffic related safety signs, flashing crosswalk lights, flower pots and baskets, and other similar attachments from facilities located in the streets, alleys, or other public places in the City without receiving advance written permission from the City Manager or designee.
 4. In addition to addressing violations of this Section, if a facility owner fails to make its facilities available after the City has provided the information described in Subsections 1 and 2 above, the City Manager or designee is authorized to withhold issuance of a building permit or any other required permit sought by the facility's owner until arrangements have

been made to the City's satisfaction that the requested City use of the facilities in the streets, alleys, or other public places is being provided.

Section 2. Safety Clauses. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Englewood, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance or its application to other persons or circumstances.

Section 4. Inconsistent Ordinances. All other Ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. Effect of repeal or modification. The repeal or modification of any provision of the Code of the City of Englewood by this Ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purposes of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 6. Penalty. The Penalty Provision of Section 1-4-1 EMC shall apply to each and every violation of this Ordinance.

Introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 23rd day of November, 2012.

Published as a Bill for an Ordinance on the City's official website beginning on the 21st day of November, 2012 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Loucrishia A. Ellis

COUNCIL COMMUNICATION

<p align="center">Date</p> <p>November 19, 2012</p>	<p align="center">Agenda Item</p> <p align="center">11 a iii</p>	<p align="center">Subject</p> <p>Bill for an Ordinance modifying the Englewood Municipal Code to comply with the City of Englewood Firefighters Pension Plan Document (Plan) and Colorado Statutes</p>
<p align="center">Initiated By</p> <p>City of Englewood, Finance and Administrative Services Department</p>		<p align="center">Staff Source</p> <p>Frank Grylewicz, Director</p>

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

The City Council passed Ordinance 46, Series of 1999, adopting an amended City of Englewood Firefighters Pension Plan (Plan) document. The Plan document has been amended from time to time

RECOMMENDED ACTION

Staff recommends the City Council approve the attached bill for an ordinance.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

This bill for ordinance does not substantially change the current level of pension benefits. The current language of the Englewood Municipal Code conflicts with the Plan and Colorado Statutes. The current language is unnecessary in the Englewood Municipal Code.

This bill for an ordinance modifies the Englewood Municipal Code to comply with Colorado Statutes and the City of Englewood Firefighters Pension Plan Document.

3-6-1-1: Firefighters' Pension Fund.

Commencing on January 1, 1977, there shall be deducted from the monthly salary of plan members hired prior to April 8, 1978, of the Englewood Fire Division a sum equal to five percent (5%) of said member's monthly salary pursuant to part 4, article 30, title 31 C.R.S., 1973, which sum shall be deposited in the City's Firefighters' Pension Fund.

- A. The City shall make contributions annually to the Firefighters' Pension Fund at a rate to be determined ~~in the following manner:~~ at least every three (3) years, by the Firefighters' Pension Fund shall have an actuarial study. ~~prepared relating to the Firefighters' Pension Fund. The normal cost of the benefits afforded under the statutory Firefighters' Pension Fund plus any unfunded cost prorated on a forty (40) year funding basis from January 1, 1982, of the benefits afforded under the Firefighters' Pension Fund.~~ The resultant percentage will be paid annually from general revenues of the City into the Firefighters' Pension Fund.

- B. In addition to the powers and obligations imposed upon the Board of Trustees of the Englewood Firefighters' Pension Board, by article 30, title 31, C.R.S. 1973, said Board shall have all powers necessary to supervise and administer the terms of this Section.
- C. The Pension Fund and Pension Plan shall be administered by the Plan document as adopted by the City Council by resolution and which may be amended as required by the Board of Trustees.

FINANCIAL IMPACT

None.

LIST OF ATTACHMENTS

Proposed bill for an ordinance.

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012 _____

COUNCIL BILL NO. 62
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AMENDING TITLE 3, CHAPTER 6, SECTION 1, SUBSECTION 1, OF THE ENGLEWOOD MUNICIPAL CODE 2000, PERTAINING TO THE FIREFIGHTERS' PENSION FUND.

WHEREAS, the adoption of this Ordinance does not substantially change the current level of Pension Plan benefits under the Firefighters' Pension Fund; and

WHEREAS, the current language of the Englewood Municipal Code conflicts with and is unnecessary under the Plan Document and Colorado Statutes; and

WHEREAS, the passage of this Ordinance modifies the Englewood Municipal Code to comply with Colorado Statutes and the City of Englewood Firefighters Pension Plan Document.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ENGLEWOOD, COLORADO, AS FOLLOWS:

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 6, Section 1, Subsection 1, of the Englewood Municipal Code 2000, entitled "Firefighters' Pension Fund and Permanent Disability Benefits, by the addition of a new Paragraph C, to read as follows:

3-6-1: - Firefighters' Pension Fund and Permanent Disability Benefits.

3-6-1-1: - Firefighters' Pension Fund.

Commencing on January 1, 1977, there shall be deducted from the monthly salary of plan members hired prior to April 8, 1978, of the Englewood Fire Division a sum equal to five percent (5%) of said member's monthly salary pursuant to part 4, article 30, title 31 C.R.S., 1973, which sum shall be deposited in the City's Firefighters' Pension Fund.

- A. The City shall make contributions annually to the Firefighters' Pension Fund at a rate ~~to be determined by an actuarial study conducted in the following manner:~~ at least every three (3) years, ~~by the Firefighters' Pension Fund shall have an actuarial study prepared relating to the Firefighters' Pension Fund. The normal cost of the benefits afforded under the statutory Firefighters' Pension Fund plus any unfunded cost prorated~~

~~on a forty (40) year funding basis from January 1, 1982, of the benefits afforded under the Firefighters' Pension Fund.~~ The resultant percentage Annual Required Contribution will be paid ~~annually~~ from general revenues of the City into the Firefighters' Pension Fund.

- B. In addition to the powers and obligations imposed upon the Board of Trustees of the Englewood Firefighters' Pension Board, by article 30, title 31, C.R.S. 1973, said Board shall have all powers necessary to supervise and administer the terms of this Section.
- C. The Pension Fund and Pension Plan shall be administered by the Plan document adopted by City Council resolution. City Council may amend the Pension Fund and Pension Plan as required by the Board of Trustees.

Section 2. Safety Clauses. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Englewood, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 3. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance or its application to other persons or circumstances.

Section 4. Inconsistent Ordinances. All other Ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. Effect of repeal or modification. The repeal or modification of any provision of the Code of the City of Englewood by this Ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purposes of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 6. Penalty. The Penalty Provision of Section 1-4-1 EMC shall apply to each and every violation of this Ordinance.

Introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 23rd day of November, 2012.

Published as a Bill for an Ordinance on the City's official website beginning on the 21st day of November, 2012 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Loucrishia A. Ellis

COUNCIL COMMUNICATION

Date: November 19, 2012	Agenda Item: 11 a iv	Subject: 2013 Emergency Management Performance Grant
Initiated By: Englewood Office of Emergency Management		Staff Source: Steve Green, Emergency Management Coordinator

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

This grant supports the following Council Goals:

- 1) Englewood as a city that is safe, clean, healthy and attractive.
- 2) Englewood as a progressive city that provides responsive and cost efficient services.

Council has approved several previous grants from this program.

RECOMMENDED ACTION

Staff seeks Council's approval to apply to the 2013 Emergency Management Performance Grant (EMPG) program for funds of up to \$62,450.96, and to accept such funds as may be awarded to the City.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Funds from this grant will support the City's emergency management program by:

- fully funding the Emergency Management Specialist position.
- reimbursing the City for a portion of the salary for the City's Emergency Management Coordinator's position.
- training City staff in emergency management related activities.
- purchasing equipment to assist the City's efforts in preparedness, resiliency and continuity of operations capabilities.
- other expenses related to emergency management, including the City's continuity of operations planning process and hazard mitigation, response and recovery planning.

The Emergency Management Performance Grants (EMPG) program is designed to provide supplemental funds for the strengthening of local government emergency management offices, in preparing their communities for disaster planning, mitigation, response and recovery, while conserving local resources. The City of Englewood has an emergency management program that is growing in both achievement and capability engaging staff members from across the full array of City services.

The City of Englewood has consistently received EMPG grants, starting with the FY2007-Supplemental Grant, to assist in the development of the emergency management program for the City. The Colorado Division of Homeland Security and Emergency Management - Office of Emergency Management has stated

that the EMPG program is expected to continue for the foreseeable future and have encouraged the City's participation.

We have been able to use past funding for a number of improvements in the City of Englewood emergency management program, including:

- Funding for one part-time staff member to perform day-to-day emergency management duties.
- Exercising the City's Emergency Operations Guidelines and other related plans, as they are developed.
- Training of emergency management personnel and other city staff members in disaster planning and preparedness, continuity of operations planning and emergency operations center activities.
- Significant improvements and development of the emergency operations center infrastructure, including visual displays, data and information management, back-up electrical capabilities and storage cabinets.
- Integrating the City of Englewood personnel and planning processes with other agencies in the Denver Metro region.

FINANCIAL IMPACT

The award is a soft-match grant, so there are no direct costs to the City in accepting it. Required matching funds are accounted for through the existing salaries of full-time employees who work in emergency management as all or part of their duties.

The City could, however, increase the benefit of any funds received from the EMPG program by budgeting hard (cash) matches for certain items such as a remote data backup system for information recovery capability. Providing hard matches instead of soft matches reduces the cost of purchased items to 50%, and would allow the City to use EMPG funding over a wider spectrum of needs.

LIST OF ATTACHMENTS

Proposed Bill for an Ordinance

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012 _____

COUNCIL BILL NO. 63
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AUTHORIZING AN APPLICATION FOR AND ACCEPTANCE OF THE 2013 COLORADO OFFICE OF EMERGENCY MANAGEMENT'S (COEM) EMERGENCY MANAGEMENT PROGRAM GRANT (EMPG), LOCAL EMERGENCY MANAGER SUPPORT (LEMS) PROGRAM BETWEEN THE CITY OF ENGLEWOOD, COLORADO AND THE STATE OF COLORADO DIVISION OF EMERGENCY MANAGEMENT.

WHEREAS, the Emergency Management Program Grants (EMPG) program is designed to provide supplemental funds for strengthening of local government emergency management offices in preparing their communities for disaster planning, mitigation, response and recovery, while conserving local resources; and

WHEREAS, the City of Englewood has an emergency management program that is growing in both achievement and capability by engaging staff members from across the full array of City services; and

WHEREAS, funds from this Grant support the City's emergency management program by:

- Fully funding the Emergency Management Specialist position.
- Reimbursing the City for a portion of the salary for the City's Emergency Management Coordinator's position.
- Training City staff in emergency management related activities.
- Purchasing equipment to assist the City's efforts in preparedness, resiliency and continuity of operations capabilities.
- Other expenses related to emergency management, including the City's continuity of operations planning process; hazard mitigation, and response and recovery planning; and

WHEREAS, the City of Englewood has consistently received EMPG grants, starting with the FY-2007-Supplemental Grant to assist in the development of the emergency management program for the City of Englewood; and

WHEREAS, the Colorado Division of Homeland Security and Emergency Management – Office of Emergency Management has stated that the EMPG program is expected to continue for the foreseeable future and have encouraged the City's participation; and

WHEREAS, the award is a soft-match so there are no direct costs to the City in accepting it; and

WHEREAS, required matching funds are accounted for through the existing salaries of full-time employees who work in emergency management as all or part of their duties; and

WHEREAS, the passage of this Ordinance will approve the application for the 2013 Emergency Management Performance Grant (EMPG) for funds of up to \$62,450.96 and the acceptance of the 2013 EMPG Grant funds, if awarded, by the City of Englewood, Colorado.

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

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes application for a 2013 Emergency Management Program Grant (EMPG) for funds up to \$62,450.96, and the acceptance of said grant, should it be awarded, attached hereto as Exhibit A.

Section 2. The City Manager is hereby authorized to sign the 2013 Emergency Management Program Grant Application for and on behalf of the City of Englewood.

Introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 23rd day of Noember, 2012.

Published as a Bill for an Ordinance on the City's official website beginning on the 21st day of November, 2012 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 19th day of November, 2012.

Loucrishia A. Ellis

Colorado Division of Homeland Security and Emergency Management
2013 EMPG-LEMS Annual Program Paper
Part II. Jurisdiction Information and Signatures

Jurisdiction Name: City of Englewood

Emergency Program Manager

Name: Steve Green
Job Title: Emergency Management Coordinator

Mailing Address: 3615 S. Elati St. Englewood, CO 80110

Physical Address (if different):

Phone Contact Information

Office Phone number: 303-762-2476
24 Hour Emergency Line: 303-762-2438
Office Fax: 303-762-2406
Cellular: 303-356-5619
Pager:
E-Mail Address:

Employment Status (Please indicate how many)

Paid Full Time: 3 Paid Part Time: 1 Volunteer: Other:

Jurisdiction Job Title Program Manager Reports to: Richard Petau, Deputy Fire Chief

Hours worked per week for jurisdiction in all job titles: 40

Hours worked per week devoted to Emergency Management: 20

Additional Emergency Management Staff

Type of Employment	How many?	Total staff hours/week	Total E.M. hours/week
Paid full time professional	3	120	28
Paid full time clerical			
Paid part time professional	1	20	20
Paid part time clerical			
Volunteer			
Other personnel			

Senior Elected Official (Name and Title) _____ Randy Penn, Mayor _____

Chief Executive Officer (if different from above) _____ Gary Sears, City Manager _____

Signature/Chief Executive _____

Signature/Emergency Manager/Coordinator _____

Date _____

Signature/COEM Regional Field Manager _____

Date _____



**Colorado Office of Emergency Management (COEM)
Emergency Management Program Grant (EMPG)
Local Emergency Manager Support (LEMS)
Program Funding Application**

Staffing Pattern for FFY2013

Note: This for MUST be resubmitted *whenever the jurisdiction has personnel changes*.

JURISDICTION:

1a) Employee Name	2) Classification Specification/Full Position Title	3) Date of Appoint- ment or Date Hired	4) Employee Status- Type of Appointment SEE INSTRUCTIONS
Stephen Green	Emergency Management Coord.	2/22/1982	Permanent - Exempt
Richard Petau	Deputy Fire Chief	10/1/1974	Permanent - Exempt
Glenda Bird	Technical Support Specialist	12/8/2008	Permanent - Non-exempt
Tim Englert	Police Commander, Communications	1/3/1983	Permanent - Exempt
Rose Lynch	Emergency Management Specialist	9/8/2008	Temporary - Non-exempt
Kerry Bush	Deputy City Clerk	3/30/1993	Permanent - Exempt
Scott Pantall	Emergency Dispatcher	10/7/2005	Permanent

1b) PAID Employee Name	5) Jurisdiction Gross Annual salary (All job titles)	6) Gross Annual Employer- Provided Benefits	7) Total Hours/ Week	8) LEM Hours/ Week	9) Percent LEM Hours/ Week	10) LEMS Eligible Salary	11) LEMS Eligible Benefits
Stephen Green	\$84,218	\$15,159	40	20	50%	\$42,109	\$7,580
Tim Englert	\$91,940	\$17,173	40	6	15%	\$13,791	\$2,576
Rose Lynch	\$12,000	\$0	20	20	100%	\$12,000	\$0
Glenda Bird	51,933	9000	40	2	5%	\$2,597	\$450
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
Totals	\$ 240,090.62	\$ 41,332.00				\$70,496	\$10,605
						Enter In Slot A On Funding Request	Enter In Slot B On Funding Request



**Colorado Office of Emergency Management (COEM)
Emergency Management Program Grant (EMPG)
Local Emergency Manager Support (LEMS)
Program Funding Application**

Staffing Pattern and Program Funding for FFY2013

Note: This for MUST be resubmitted *whenever the jurisdiction has personnel changes.*

JURISDICTION: City of Englewood

Salaries & Benefits

A	LEMS Eligible Salary (Staffing Report Block 10 Total):	\$70,496
B	LEMS Eligible Benefits (Staffing Report Block 11 Total):	\$10,605
C	Total Salary and Benefits (a+b): \$	\$81,102

Travel Expenses

D	Local Travel (mileage, fleet expense, or other):	\$ 200.00
E	Out of State Travel:	\$ 400.00
F	Conference & Seminars (Registration Fees, Hotels, etc.):	\$ 2,500.00
G	Training (Registration Fees, hotels, etc.):	\$ 5,000.00
H	Per Diem:	\$ -
I	Other (Dues, Certifications and Membership Fees):	
J	Total Travel Expenses (D+E+F+G+H+I): \$ \$	8,100.00

Office Support Expenses (more than \$200 for year)

K	Office Supplies and Materials:	\$ 500.00
L	Equipment Purchase: Remote data backup system	\$ 35,000.00
M	Equipment Lease:	
N	Rent, Utilities, etc.:	
O	Printing & Copying:	\$ 200.00
P	Postage:	
Q	Other (Advertising = 1,000; Cell Phones = 2,040; Aircards = 960):	
R	Total Office Support Expenses (K+L+M+N+O+P+Q): \$ \$	35,700.00

S	Total Request (C+J+R):	\$ 124,901.93
T	Federal (Eligible for Reimbursement) Amount (One half of S):	\$ 62,450.96

Jurisdiction Emergency Manager Signature

Date

Jurisdiction Chief Financial Officer Signature

Date

CDEM Regional Field Manager Signature

Date

City of Englewood, Office of Emergency Management

Supplement to FFY 2013 EMPG Work Plan

Our principle focus for FFY 2013, outside of the information contained in the Work Plan Template, is three-fold.

First, our intent is to broaden the benefit of EMPG funding to include a wide array of projects across the City of Englewood. We will do this through actively encouraging hard matches for projects such as the data back-up system, much needed by the Information Technology Department. This will enable us to promote a wider scope of benefit and a greater impact on our general preparedness, while maximizing the City's tightly budgeted funds.

Second, our intent is to regularly train with personnel across the City in disaster mitigation, preparedness, response and recovery. We plan to include our elected officials, neighboring jurisdictions and Arapahoe County Emergency Management staff in this training.

Finally, our intent is to improve the City's capabilities and resiliency through completion of, and regular updates to, our Continuity of Operations Planning process. This process will help the City with day-to-day activities, as well as further enhance its disaster preparedness.

Stephen Green
Emergency Management Coordinator, City of Englewood