

**Agenda for the
Regular Meeting of the
Englewood City Council
Tuesday, January 22, 2013
7:30 pm**

Englewood Civic Center - Council Chambers
1000 Englewood Parkway
Englewood, CO 80110

1. Call to Order.
2. Invocation.
3. Pledge of Allegiance.
4. Roll Call.
5. Consideration of Minutes of Previous Session.
 - a. Minutes from the Regular City Council Meeting of January 7, 2013.
6. Recognition of Scheduled Public Comment. (This is an opportunity for the public to address City Council. Council may ask questions for clarification, but there will not be any dialogue. Please limit your presentation to five minutes.)
 - a. Aid to Other Agencies recipients will be present to accept the City of Englewood's financial contributions for 2013.
7. Recognition of Unscheduled Public Comment. (This is an opportunity for the public to address City Council. Council may ask questions for clarification, but there will not be any dialogue. Please limit your presentation to three minutes. Time for unscheduled public comment may be limited to 45 minutes, and if limited, shall be continued to General Discussion.)

Council Response to Public Comment

Please note: If you have a disability and need auxiliary aids or services, please notify the City of Englewood (303-762-2405) at least 48 hours in advance of when services are needed.

8. Communications, Proclamations, and Appointments.

9. Consent Agenda Items.
 - a. Approval of Ordinances on First Reading.
 - b. Approval of Ordinances on Second Reading.
 - c. Resolutions and Motions.
 - i. Recommendation from Englewood Municipal Court to approve a resolution reappointing Linda F. Cohn as Associate Judge for the City of Englewood.
Staff Source: Tamara Wolfe, Court Administrator.
 - ii. Recommendation from Englewood Municipal Court to approve a resolution reappointing John W. Smith III as Associate Judge for the City of Englewood.
Staff Source: Tamara Wolfe, Court Administrator.
 - iii. Recommendation from Englewood Municipal Court to approve a resolution reappointing David A. Sprecace as Associate Judge for the City of Englewood.
Staff Source: Tamara Wolfe, Court Administrator.

10. Public Hearing Items. (There is no Public Hearing scheduled.)

11. Ordinances, Resolutions and Motions
 - a. Approval of Ordinances on First Reading.
 - i. Council Bill No. 68 (continued from December 17, 2012) – Recommendation from the Community Development Department to adopt a bill for an ordinance approving the rezoning of the W H Investment parcel of the former General Iron Works property from Light Industrial (I-1) and Low Density Single and Multi-Dwelling Unit Residential (R-2-B) to Planned Unit Development (PUD). Staff also recommends that City Council set February 4, 2013 as the date for the Public Hearing on this matter. **Staff Source: Audra Kirk, Planner 1.**
 - ii. Council Bill No. 69 (continued from December 17, 2012) – Recommendation from the Community Development Department to adopt a bill for an ordinance approving the rezoning of the Sand Creek parcel of the former General Iron Works property from Light Industrial (I-1) and General Industrial (I-2) to Planned Unit Development (PUD). Staff also recommends that City Council set February 4, 2013 as the date for the Public Hearing on this matter. **Staff Source: Audra Kirk, Planner 1.**

- iii. Council Bill No. 1 – Recommendation from the Community Development Department to adopt a bill for an ordinance authorizing an Intergovernmental Agreement with the Regional Transportation District for cost-sharing for operation of the art shuttle for 2013. **Staff Source: Harold J. Stitt, Senior Planner.**
 - b. Approval of Ordinances on Second Reading
 - c. Resolutions and Motions
 - i. Recommendation from the Parks and Recreation Department to approve a resolution authorizing the City's application for an Arapahoe County Open Space grant for the development of Duncan Park. **Staff Sources: Dave Lee, Manager of Open Space.**
12. General Discussion.
- a. Mayor's Choice.
 - b. Council Members' Choice.
13. City Manager's Report.
14. City Attorney's Report.
15. Adjournment.

COUNCIL COMMUNICATION

Date January 22, 2013	Agenda Item 9 c i	Subject: Reappointment of Associate Judge Linda F. Cohn
INITIATED BY: Municipal Court		STAFF SOURCE: Tamara Wolfe, Court Administrator

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

The Municipal Court supports City Council's goal of providing appropriate service levels by requesting that they continue to appoint Associate Judges to serve the City of Englewood.

RECOMMENDED ACTION

Presiding Judge Vincent Atencio would request that the Council re-appoint Linda F. Cohn to serve a 4 year term as an Associate Judge for the City of Englewood, commencing January 23, 2013 and ending January 23, 2017.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Associate judges are required in order for the Court to maintain a full time, full service, schedule. The judges fill in for the Presiding Judge when there is a conflict of interest, illness or vacation. They also assist during times when multiple court sessions are required. Judge Cohn has served the City of Englewood well during her past appointment.

FINANCIAL IMPACT

There is no additional financial impact, as associate judge fees are included in the annual budget.

LIST OF ATTACHMENTS

Proposed Resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION FOR REAPPOINTMENT OF LINDA F. COHN, AS ASSOCIATE
MUNICIPAL JUDGE FOR THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, pursuant to Article IX, Part II, Section 68, of the Englewood Home Rule Charter, "Council may appoint one or more associate judges, who shall sit at such times and upon such causes as shall be determined by the presiding municipal judge;" and

WHEREAS, Associate Judges are appointed for four year staggered terms; and

WHEREAS, Linda F. Cohn's prior term expires January 31, 2013; and

WHEREAS, Judge Vincent Atencio requests the Council reappoint Linda F. Cohn to another four year term as an Associate Judge for the City of Englewood;

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

Section 1. Linda F. Cohn shall be and hereby is reappointed as Associate Municipal Judge in and for the City of Englewood, Colorado, for a term commencing January 23, 2013 and expiring January 23, 2017.

ADOPTED AND APPROVED this 22nd day of January, 2013.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. _____, Series of 2013.

Loucrishia A. Ellis, City Clerk

COUNCIL COMMUNICATION

Date January 22, 2013	Agenda Item 9 c ii	Subject: Reappointment of Associate Judge John W. Smith III
INITIATED BY: Municipal Court		STAFF SOURCE: Tamara Wolfe, Court Administrator

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

The Municipal Court supports City Council's goal of providing appropriate service levels by requesting that they continue to appoint Associate Judges to serve the City of Englewood.

RECOMMENDED ACTION

Presiding Judge Vincent Atencio would request that the Council re-appoint John W. Smith III to serve a 4 year term as an Associate Judge for the City of Englewood, commencing January 23, 2013 and ending January 23, 2017.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Associate judges are required in order for the Court to maintain a full time, full service, schedule. The judges fill in for the Presiding Judge when there is a conflict of interest, illness or vacation. They also assist during times when multiple court sessions are required. Judge Smith has served the City of Englewood well during his past appointment.

FINANCIAL IMPACT

There is no additional financial impact, as associate judge fees are included in the annual budget.

LIST OF ATTACHMENTS

Proposed Resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION FOR REAPPOINTMENT OF JOHN W. SMITH III, AS ASSOCIATE MUNICIPAL JUDGE FOR THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, pursuant to Article IX, Part II, Section 68, of the Englewood Home Rule Charter, "Council may appoint one or more associate judges, who shall sit at such times and upon such causes as shall be determined by the presiding municipal judge;" and

WHEREAS, Associate Judges are appointed for four year staggered terms; and

WHEREAS, John W. Smith III prior term expires January 18, 2013; and

WHEREAS, Judge Vincent Atencio requests the Council reappoint John W. Smith III to another four year term as an Associate Judge for the City of Englewood;

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

Section 1. John W. Smith III shall be and hereby is reappointed as Associate Municipal Judge in and for the City of Englewood, Colorado, for a term commencing January 23, 2013 and expiring January 23, 2017.

ADOPTED AND APPROVED this 22nd day of January, 2013.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. _____, Series of 2013.

Loucrishia A. Ellis, City Clerk

COUNCIL COMMUNICATION

Date January 22, 2013	Agenda Item 9 c iii	Subject: Reappointment of Associate Judge David A. Sprecace
INITIATED BY: Municipal Court	STAFF SOURCE: Tamara Wolfe, Court Administrator	

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

The Municipal Court supports City Council's goal of providing appropriate service levels by requesting that they continue to appoint Associate Judges to serve the City of Englewood.

RECOMMENDED ACTION

Presiding Judge Vincent Atencio would request that the Council re-appoint David A. Sprecace to serve a 4 year term as an Associate Judge for the City of Englewood, commencing January 23, 2013 and ending January 23, 2017.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Associate judges are required in order for the Court to maintain a full time, full service, schedule. The judges fill in for the Presiding Judge when there is a conflict of interest, illness or vacation. They also assist during times when multiple court sessions are required. Judge Sprecace has served the City of Englewood well during his past appointment.

FINANCIAL IMPACT

There is no additional financial impact, as associate judge fees are included in the annual budget.

LIST OF ATTACHMENTS

Proposed Resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION FOR REAPPOINTMENT OF DAVID A. SPRECACE, AS ASSOCIATE MUNICIPAL JUDGE FOR THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, pursuant to Article IX, Part II, Section 68, of the Englewood Home Rule Charter, "Council may appoint one or more associate judges, who shall sit at such times and upon such causes as shall be determined by the presiding municipal judge;" and

WHEREAS, Associate Judges are appointed for four year staggered terms; and

WHEREAS, David A. Sprecace's prior term expires February 1, 2013; and

WHEREAS, Judge Vincent Atencio requests the Council reappoint David A. Sprecace to another four year term as an Associate Judge for the City of Englewood;

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

Section 1. David A. Sprecace shall be and hereby is reappointed as Associate Municipal Judge in and for the City of Englewood, Colorado, for a term commencing January 23, 2013 and expiring January 23, 2017.

ADOPTED AND APPROVED this 22nd day of January, 2013.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. _____, Series of 2013.

Loucrishia A. Ellis, City Clerk

COUNCIL COMMUNICATION

DATE: January 22, 2013	AGENDA ITEM: 11 a i	SUBJECT: Ordinance rezoning W H Investments parcel from Light Industrial (I-1) and Low Density Single and Multi-Dwelling Unit Residential (R-2-B) to Planned Unit Development (PUD)
INITIATED BY: Community Development	STAFF SOURCE: Audra L. Kirk, Planner I	

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council continued the first reading concerning the proposed W H Investment Planned Unit Development on December 17, 2012, in order for staff to work with the applicant to modify the PUD to address the concerns of the Planning and Zoning Commission.

PREVIOUS PLANNING COMMISSION ACTION

The Planning and Zoning Commission considered the W H Investment PUD at a Public Hearing on November 20, 2012. The Commission considered public testimony and voted 7 to 2 against forwarding the proposed rezoning to PUD to City Council with a recommended action for approval with the following conditions:

1. Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval
2. Delete the word townhome on C.1a on Page 1.

RECOMMENDED ACTION

Staff recommends approval of the ordinance rezoning the W H Investments parcel from I-1 and R-2-B to PUD. The attached Council Bill would approve a modified PUD District Plan that addresses the issues identified by the Planning and Zoning Commission. Staff further recommends that Council set February 4, 2013 as the date for a Public Hearing.

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.

This property is a 6.12 acre site occupied Winslow Construction Company since 1954. The parcels have been zoned Industrial since the first zoning was put in place in 1940.

PUD OVERVIEW

The Sand Creek PUD will change the Permitted Principal Uses to allow residential and certain public/institutional, commercial and Industrial uses as outlined in the attached Ordinance and PUD District Plan. Some uses not allowed under the current zoning, such as libraries, have been included in the list of allowed uses.

A sunset clause has been added to the PUD approval ordinance that stipulates when a Certificate of Occupancy (CO) is issued for any residential use on any portion of the property covered by this PUD, whether the property is platted or not, industrial uses (not commercial or public/institutional) shall no longer be allowed.

The site plan has been submitted for conceptual purposes only. A site plan for residential uses will need Planning and Zoning Commission review and Council approval. A site plan for any use other than residential will not require review and approval by the Planning and Zoning Commission or City Council. With the exception of a few public/institutional uses and conditional uses, all site plans for uses in the I-1 zone districts currently are reviewed administratively and the PUD proposes no change to this procedure.

Development standards have been outlined in the PUD District Plan and are as follows:

The maximum dwelling units per acre is proposed to be set at 45, resulting in a maximum of 275 units.

In addition to allowing industrial and multi-family, the proposed WH Investment PUD would also allow single family residential and attached townhomes. Residential units that are attached and more than one unit are considered multi-unit dwellings. Staff believes that the single family residential units should be regulated under the dimensional standards of the R-2-B zone district and the attached townhomes should be regulated under the W H Investment PUD Development Standards of the multi-unit residential dwellings. On page 1 of attachment under C.1.a, the word townhome should be deleted.

The proposed W H Investment PUD has set the maximum height limitation for multi-family residential at 75'. The Unified Development code (UDC) has a maximum height limitation of 32' in all residential zone districts. This is a difference of 43' or approximately 4 stories. The setbacks for W H Investment PUD have the minimum setback listed as 2', with the exception of a 5' to 10' setback along the east and west property lines. The 2' setback would be required along the north and south property lines. The UDC has a minimum setback of 5' for any residential zone district, with the exception of a small lot of record.

The development standards for the industrial uses shall be consistent with the UDC requirements in the I-1 zone district with the exception of the setbacks. The proposed PUD will have a required minimum setback of 10' from all property lines. The UDC requires a 10' setback only where a building abuts upon, adjoins, or is adjacent to a residential zone district. The proposed W H Investment PUD would not have a height limitation with an industrial use.

The architectural standards that are outlined in the PUD are very similar and/or more stringent to the architectural standards for multi-unit residential uses listed in the UDC.

Procedures for minor modifications to the PUD are consistent with the UDC, and are typically reviewed by the Development Review Team and approved through the permitting process. Major modifications to the PUD are also consistent with UDC and require Planning and Zoning and City Council approval. Major modifications are required under the following circumstances:

- A change in the character of the development; or
- A change in the permitted land uses; or
- A change in the general location of land uses; or
- An increase in the maximum height of any building of more than 5%; or
- 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%; or
- A reduction of more than 5% in the land area designation for landscaping; or
- A reduction by more than 5% in the ratio of off-street parking and loading space to gross floor area or number of dwelling units.

Landscaping: A complete landscaping plan will be provided at time of final submittal of the site plan.

Parking: Parking guidelines will be prepared based on future development use and will be submitted with the final site plan. The developer may ask for a reduction in parking for multi-family housing due to the proximity of light rail.

FINANCIAL IMPACT

The financial impact will be different under the various development scenarios allowed under this PUD, so it is difficult to provide information at this time.

LIST OF ATTACHMENTS

Planning and Zoning Commission Staff Report
Planning and Zoning Commission Minutes
Planning and Zoning Commission Findings of Fact
Bill for Ordinance



M E M O R A N D U M

TO: Planning and Zoning Commission
THRU: Alan White, Director, Community Development ✓
FROM: Audra L. Kirk, Planner 1 ✓
DATE: November 20, 2012

SUBJECT: Case ZON2012-007 - Public Hearing
Sand Creek
Case ZON2012-008 – Public Hearing
WH Investments

APPLICANT:

Baseline Corporation
700 12th Street
Suite 220
Golden, CO 80401

PROPERTY OWNER SANDCREEK:

Sand Creek Investors, L.L.C
3002 South Huron Street
Englewood, CO 80110

PROPERTY OWNER W H INVESTMENTS:

W H Investments, Inc.
3002 South Huron Street
Englewood, CO 80110

PROPERTY ADDRESS SANDCREEK (North Property):

601 West Bates Avenue
Englewood, CO 80110

PROPERTY ADDRESSES W H INVESTMENTS (South Property):

700 West Cornell Avenue
775 West Dartmouth Avenue
3001, 3011 and 3025 South Galapago Street
3002, 3018 and 3050 South Huron Street
Englewood, CO 80110

REQUEST:

The applicant has submitted two applications, Sand Creek PUD (referred to as the north property) and W H Investments PUD (referred to as the south property) to rezone the above parcels from I-1 Light Industrial and I-2 General Industrial zoning to a PUD Planned Unit Development. The proposed PUD will allow multi-family residential as a permitted use, in addition to existing industrial permitted uses. Conceptual site plans have been submitted because development on the two sites likely will not happen in the near term. As market conditions evolve in the future, site plans and details may change. The applicant is seeking approval of the conceptual site plans; however, the plans have not provided City staff with enough detail to provide meaningful review comments. Staff is recommending that when development is more certain in the future, site plans be reviewed at public hearings and before Planning and Zoning and City Council. The Planning and Zoning Commission can recommend an alternative.

RECOMMENDATIONS NORTH PROPERTY:

The Department of Community Development recommends that the Planning and Zoning Commission approve Sand Creek PUD District Plan with the following conditions:

1. Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval, and forward a recommendation of approval to City Council.

RECOMMENDATIONS SOUTH PROPERTY:

The Department of Community Development recommends that the Planning and Zoning Commission approve W H Investment PUD District Plan with the following conditions:

1. Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval,
2. Provide space for the future placement of RTD's Bates Street Light Rail Station platform.
3. Single family residential units should be regulated under the dimensional standards of the R-1-C zone district.

And forward a recommendation of approval to City Council.

LEGAL DESCRIPTION NORTH PROPERTY:

THAT PART OF LOT 1 GENERAL IRON WORKS SUB DESC AS BEG AT THE SW COR OF SD LOT TH ALG CURVE TO LEFT 201.64 FT TH NE 297.55 FT TH ALG CURVE RT 73.2 FT TH NE 512.81 FT TH SE 265.47 FT TH S 53.29 FT TH ALG CURVE RT 47.52 FT TH SW 116.33 FT TH W 28.26 FT TH S 656.37 FT TO THE SE COR OF SD LOT TH W 734.44 FT TO BEG GENERAL IRON WORKS SUB

LEGAL DESCRIPTION SOUTH PROPERTY:

BEG 200 FT E & 20.6 FT N OF SW COR NW 1/4 SW 1/4 NW 1/4 SEC 34 TH N 519.4 FT TO E LINE OF AT & SF RR RT/WAY TH SWLY ALG SD LINE 563 FT TO S LINE NW 1/4 SW 1/4 NW 1/4 TH E 121.5 FT TH N 20.6 FT TH E 40.5 FT TO BEG SEC 34-4-68

E 130 FT OF W 1/2 NW 1/4 SW 1/4 NW 1/4 EX AT & SF RR RT/WAY & EX ROADS SEC 34-4-68

LOTS 14-19 & VAC ST ADJ ON W & RES STRIP ON S OF LOT 19 BLK 1 TAYLORS ADD

LOTS 46-49 BLK 1 TAYLORS ADD

LOTS 44-45 BLK 1 TAYLORS ADD

LOTS 42-43 BLK 1 TAYLORS ADD

LOTS 1-6 BLK 1 TAYLOR'S ADD TOG WITH VACATED W CORNELL AVE ADJ ON THE NORTH & VACATED S HURON ST ADJ ON THE WEST EX THAT PART NOW KNOWN AS THE CORNELL STREET TRIANGLE

LOTS 7-9 & VAC ST ADJ ON W BLK 1 TAYLORS ADD

LOTS 10-13 & VAC ST ADJ ON W BLK 1 TAYLORS ADD

ZONE DISTRICT NORTH PROPERTY:

I-1 Light Industrial

I-2 General Industrial

ZONE DISTRICT SOUTH PROPERTY:

I-1 Light Industrial

R-2-B Medium-density single and multi-dwelling unit residential

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located adjacent to the RTD Light Rail line between Dartmouth and Bates. Land directly to the west is the RTD Light Rail tracks and the BSNF railroad tracks and further west beyond South Sante Fe in an industrial zone district and the Englewood/Littleton Waste Water Treatment Plant. Surrounding land to the east is a combination of I-1 and R-2-B. This area is a mixture of industrial uses, single and multi-family housing as well as non-conforming residential units in the industrial districts. North is the RTD maintenance facility zoned I-2. To the south is R-2-B zoning and Cushing Park.

PUD 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 submittal 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 permits can be granted.

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.

The combined properties are 16.72 acres and Winslow Construction Company has occupied the southern parcel since 1954. General Iron Works occupied the northern parcel for many years. RTD acquired a portion of the GIW parcel for its maintenance facility in 2002. Sand Creek acquired its ownership in the GIW parcel in 2010. Parcels have been zoned Industrial since the first zoning was put in place in 1940.

NEIGHBORHOOD MEETING SUMMARY:

Pursuant to the Unified Development Code PUD procedure, the applicant conducted a neighborhood meeting on Wednesday, July 18, 2012, prior to submitting the PUD application. Notice of the pre-application meeting was mailed to owners and tenants of property located within 1000 feet of the proposed PUD property. A meeting summary is attached (See Exhibit A).

CITY DEPARTMENT AND DIVISION REVIEW:

The applicants had a pre-application meeting with staff in June 2012. Issues that were identified during the pre-application meeting were addressed by the applicant and the final PUD packets were submitted on September 27, 2012. The final plans were reviewed by City and outside Agencies and the following comments were made:

Tri-County Health Department:

1. TCHD encourages the addition of PUD Development Standards for bicycle facilities including bike parking for visitors and residents.
2. The Sand Creek (North) PUD indicates detention ponds will be built on the development site. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72hours or longer.

Xcel Energy:

1. The Public Service Company of Colorado (PSCo) owns and operates existing natural gas and electric distribution facilities within the proposed project area. The developer must work with Xcel to install any new gas or electric service, or modification to existing facilities.

BNSF:

1. No comment.

Colorado Department of Transportation:

1. No comment.

RTD MC#24

Comments were not provided from this Agency.

City of Englewood Department Reviews:

Building:

PLAN SUBMITTAL REQUIREMENTS

The City of Englewood has adopted 2012 International Codes, in addition to ICC/ANSI A117.1 – 2009 Accessibility standards which must be used for building on the site.

Engineering:

A Drainage Report per the Englewood Drainage Criteria Manual must be submitted.

All concrete must be brought to City Standards.

All Drainage must be directed to the Public Way (i.e. street or alley)

All work in the Public Right-of-Way requires permits from Public Works.

Any unused Drive Cuts must be closed per City Standards.

Check list and Drainage review letters are attachments to the project.

All Curb Gutter and Sidewalk will need to be brought up to City Standards, including a new 8' (minimum) wide sidewalk.

Drainage report submitted but will not be approved. Site plans are conceptual in nature, therefore no approval for this design will be completed with this review.

Fire:

1. 503.2.1 Dimensions. (Amended to read as follows)

Fire Apparatus access roads shall have an unobstructed width of not less than 26 feet (1725 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Traffic:

Submitted documents include a conceptual site plan only; location and design of the access points are not part of this approval. Traffic Impact Study shall be updated when a specific site plan is submitted. (Community Development comment: Due to the Department recommendation of the approval of only the District Plans (zoning regulation entitlements) traffic impacts will be addressed with final site plan submission which the Commission will review at an additional public hearing).

Utilities:

Plans showing water-sewer-storm and fireline connections to the public mains need to be submitted for approval.

Community Development:

See comments below.

PUD OVERVIEW:

The Sand Creek and W H Investments PUD's will change the Permitted Principal Uses to allow residential uses in addition to the currently allowed industrial, office and retail uses. Other allowed uses in the PUD are outlined under the Table of Allowed Uses in the Written Statement on the PUD document.

Site Plan: The site plan has been submitted for conceptual purposes only. Development standards have been outlined in the PUD District Plan and are as follows:

Sand Creek PUD (North Parcel): The maximum dwelling units per acre is proposed to be set at 45. On this site the total maximum dwellings would be 450.

The proposed Sand Creek PUD has set the maximum height limitation for multi-family residential at 75'. The Unified Development Code (UDC) has a maximum height limitation of 32' in all residential zone districts. This is a difference of 43' or approximately 4 stories. Setbacks for the Sand Creek PUD are proposed to be 5' from all property lines. The UDC's current standards for multi-family in the MU-R-3-B are 15' front and side setbacks and 25' rear setbacks.

The development standards for industrial uses shall be consistent with the UDC with the exception of setbacks. The proposed PUD will have a required minimum setback of 10' from all property lines. The UDC requires a 10' setback only where a building abuts upon, adjoins, or is adjacent to a residential zone district. Industrial and other non-residential uses would not be subject to a height limitation.

WH Investment PUD (South Parcel): The maximum dwelling units per acre are proposed to be set at 45. On this site the total maximum dwellings would be 270.

In addition to allowing industrial and multi-family, the proposed WH Investment PUD would also allow single family residential and attached townhomes. The single family and attached townhomes would have the same dimensional standards as the R-2-B zone district. The UDC does not currently have dimensional standards for attached townhomes. Residential units that are attached and more than one are considered multi-unit dwellings. Staff believes that the single family residential units should be regulated under the dimensional standards of the R-1-C zone district and the attached townhomes should be regulated under the WH Investment PUD Development Standards of the Multi-Unit Residential Dwellings.

The proposed WH Investment PUD has the minimum setback listed as 2', with the exception of a 5' to 10' setback along the east and west property lines. The 2' setback would be required along the north and south property lines. The UDC has a minimum setback of 5' for any residential zone district, with the exception of a small lot of record.

The development standards for industrial uses shall be consistent with the UDC with the exception of setbacks. The proposed PUD will have a required minimum setback of 10' from all property lines. The UDC requires a 10' setback only where a building abuts upon, adjoins, or is adjacent to a residential zone district. As with the north parcel, industrial and other non-residential uses would have no height limitation.

Architectural Standards (both PUD's): The architectural standards that are outlined in both PUD's are very similar and/or more stringent to architectural standards for multi-unit residential uses listed in the UDC.

Process (both PUD's): The process as outlined in the proposed PUD's is proposing to have the Development Review Team as the final approving entity for the final site plan. Staff believes that the final site plan should be reviewed by Planning and Zoning through a public hearing and City Council through a public hearing.

Minor modifications to the PUD's are consistent with the UDC, and are typically reviewed by the Development Review Team and approved through the permitting process. Major modifications to the PUD's are also consistent with UDC with the addition of the following:

- A change in the character of the development; or
- A change in the permitted land uses; or
- A change in the general location of land uses; or
- An increase in the maximum height of any building of more than 5%; or
- 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%; or
- A reduction of more than 5% in the land area designation for landscaping; or
- A reduction by more than 5% in the ratio of off-street parking and loading space to gross floor area or number of dwelling units.

Landscaping (both PUD's): A complete landscaping plan will be provided at time of final submittal of the site plan.

Parking (both PUD's): Parking guidelines will be prepared based on future development use and will be submitted with the final site plan. The developer may ask for a reduction in parking for multi-family housing due to the proximity of light rail.

SUMMARY:

The applicant is proposing to re-zone two parcels to PUD to include residential uses in addition to I-1 and I-2 uses. Staff is requesting that approval of the final site plan be done through public hearings at Planning and Zoning and City Council meetings as a condition of approval of the PUD District Plans.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

The Commission must determine if the PUD is consistent with the Englewood 2003 Comprehensive Plan. The Planning and Zoning Commission can approve, approve with conditions or deny the proposed PUD.

PUD District Plan

The District Plan sets forth the zoning regulations under which the proposed amendments will occur.

1. *The PUD District Plan is, or is not, in conformance with the District Plan requirements and the Comprehensive Plan.*

The proposed PUD is in conformance with the District Plan and the Comprehensive Plan. Section 5: Housing, Goal 1 states, "Promote a balanced mix of housing opportunities serving the needs of all current and future Englewood Citizens". Objective 1-3 states, "Encourage housing investments that improve the housing mix, including both smaller and larger unit sizes, and a wider range of housing types, including single-family, duplex, town home, and condominium units".

2. *All required documents, drawings, referrals, recommendations, and approvals have been received.*

All appropriate documents concerning Sand Creek and WH Investment PUD's have been received; however the proposed PUD site plans have not been approved by all departments.

3. *The PUD District Plan is consistent with adopted and generally accepted standards of development in the City of Englewood.*

The Sand Creek and WH Investments PUD District Plans remain consistent with accepted development standards established by the City of Englewood.

4. *The PUD District Plans are substantially consistent with the goals, objectives, design guidelines, policies and any other ordinance, law or requirement of the City.*

Sand Creek and WH Investment PUD's are in conformance with all other ordinances, laws and requirements of the City.

5. *When the PUD District Plan is within the Englewood Downtown Development Authority (EDDA) area, the Plan is consistent with the EDDA approved designs, policies and plans.*

Not applicable.

PUD Site Plan

The PUD Site Plans will be reviewed and approved at a later date, yet to be determined.

ATTACHMENTS:

Exhibit A: Sand Creek PUD District Plan

Exhibit B: WH Investment PUD District Plan

Exhibit C: Neighborhood Meeting Summary – July 18, 2011

Exhibit D: Clayton letter dated November 12, 2012

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 20, 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, Welker, Knoth, Fish, Brick, Kinton, Townley
Freemire (alternate)

Absent: King (excused)

Staff: Alan White, Community Development Director
Audra Kirk, Planner I
Nancy Reid, Assistant City Attorney

II. APPROVAL OF MINUTES

November 6, 2012



Welker moved:

Knoth seconded: TO APPROVE THE NOVEMBER 6, 2012 MINUTES

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

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

NAYS: None

ABSTAIN: Townley

ABSENT: King

Motion carried.

III. PUBLIC HEARING



**Case #ZON2012-007 Sand Creek Planned Unit Development and Case #ZON2012-008
W H Investment Planned Unit Development**

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.

Fish moved:

Roth seconded: TO OPEN CASE #ZON2012-007 and CASE #ZON2012-008

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

NAYS: None

ABSTAIN: None

ABSENT: King

Motion carried.



Ms. Kirk was sworn in and presented the case. The applicant has submitted two applications, Sand Creek PUD (referred to as the north property) and W H Investments PUD (referred to as the south property) to rezone the above parcels from I-1 Light Industrial and I-2 General Industrial zoning to a PUD Planned Unit Development. The proposed PUD will allow multi-family residential as a permitted use, in addition to existing industrial permitted uses. Conceptual site plans have been submitted because development on the two sites likely will not happen in the near term. As market conditions evolve in the future, site plans and details may change. Staff is recommending that when development is more certain in the future, site plans be reviewed at public hearings before the Planning and Zoning Commission and City Council.

Ms. Kirk discussed legal descriptions of both properties, current zone districts, property location and surrounding land use, PUD procedures, background information of the property, neighborhood meeting summary, City department and division review, and an overview of both proposed PUD's.



APPLICANT TESTIMONY

The applicant provided a slide show of the proposed PUD's. Mr. Vincent Harris, Planning Director for Baseline Corp., Mr. Fred Lantz, Traffic Engineer for Baseline Corp., and Mr. Bryant Winslow, owner of the properties provided testimony.

Issues discussed were contamination on the property, setbacks, height restrictions, examples of what buildings may look like, co-mingling of residential use along with industrial use, adding a provision that states the industrial uses go away when residential comes in, parking guidelines, density of development, is the Bates Station still an option, would applicant develop the property or sell to a developer, traffic flow and entrance placement to the development.



PUBLIC TESTIMONY

Testimony was heard from:

- Vera Montez
- Patrick Draper
- Matthew Reeves
- Lewis Fowler



Fish moved:

Knoth seconded: TO CLOSE CASE #ZON2012-007 and #ZON2012-008

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

Motion carried.



Knoth moved:

Fish seconded: *THAT CASE #ZON2012-007, SAND CREEK PLANNED UNIT DEVELOPMENT BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING CONDITIONS:*

- *Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval.*
- *Access to the future Bates Street Light Rail station platform shall be moved from the south property to the north property.*

Discussion Points:

- Great project for this area; in favor of this type of development.
- A PUD is appropriate for the area if the Bates Street Station Light Rail station is built; if not, density is too high.
- Very concerned about mixing residential with industrial uses.
- Need provision that industrial goes away when residential development occurs.
- Planning and Zoning Commission should see a Site Plan; this is just a general District Plan.
- Don't like request to remove the Planning and Zoning Commission and City Council from Public Hearings to review Site Plan.

- Hard to make a decision without more information.
- Needs open space.
- Would flex space be allowed?
- Too many unresolved issues.

Comments from Commission:

Mr. Fish said while the general nature of this project in many ways is consistent with the Comprehensive Plan and I would like to see this area go this direction, there are too many unresolved issues with the applicant's presentation and inconsistencies such as not addressing how the zoning fits together. This would create a mixed zoning in the area. It is way too speculative.

Mr. Welker said he wanted to let everyone at the hearing know he is not against development in this area. He said he doesn't believe this property currently has the type of request before us that is verifiable to the people who live there and to the City.

Ms. Townley said she definitely wants to see development in the area. There's just not enough information to approve.

Mr. Bleile stated this particular property has some tremendous potential for everybody involved and would like to see it redeveloped to its highest and best use. He felt the applicant's intent is to do the right thing. He stated he understands Mr. Winslow's need to keep his business going there at this time and is fine with having both residential and industrial uses, but there could have been additional detail provided to the Commission.



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

Motion failed.



Welker moved:
Bleile seconded:

TO INCORPORATE THE DISCUSSION FROM CASE #ZON2012-007 INTO THIS CASE. CASE #ZON2012-008, W H INVESTMENT PLANNED UNIT DEVELOPMENT BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING CONDITIONS:

- *Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval, and*
- *Delete "and attached townhome use" from C1a of the PUD District Plan Development Standards.*

Discussion Points for this case were included in the previous PUD.

Mr. Bleile wanted the applicant to know the Commission is not against the development of this property. We want to see it happen. He asked that they not give up on it and go away. He said he would be very amicable to seeing some further discussion occur. If the Commission's concerns are addressed in a future presentation it's a no brainer.

Mr. Fish said with some modifications this could work for all.

Mr. Welker said he is very much in support of Roadmap Englewood. His problem with what was proposed tonight is that it isn't concrete enough to give us assurance, to the city and to the people we represent of what is going to happen there; that happens at the Site Plan review. Allowing residential on the property is not the problem.

Ms. Reid said the Commission could take a short recess and let Staff and the applicant work on wording the Commission is having difficulty with.

Mr. Welker said, in his opinion, it's not a five to ten minute solution. He suggested the discussion continue to a date certain.

Chair Brick asked the members if they wanted to take a recess to allow Staff time to add a condition or have him call for the question. Consensus was to not take the recess time; Chair Brick called for the question.

Comments from Commission:



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

Motion failed.

IV. PUBLIC FORUM



Mr. Fowler wished to speak about the Sand Creek property. The Commission invited him to attend a future Planning and Zoning meeting to discuss.

V. ATTORNEY'S CHOICE



Ms. Reid had nothing further to report.

VI. STAFF'S CHOICE



Director White provided an update on future meetings.

VII. COMMISSIONER'S CHOICE



Mr. Roth stated he hated to vote down something that will ultimately be a big plus for the City; the proposal just wasn't well enough developed.

Mr. Bleile stated he hated voting no too on a project that will ultimately happen. He thanked the applicant and everyone who attended. He asked the applicant not to think tonight's decision was a rejection.

Mr. Freemire stated it was very difficult to watch what he watched this evening. In this case you have industrial today right next to single family residential; that isn't going to change. The question is, what gives you the greater probability of improvement in the future for the lives of the citizens and also helps the commercial or industrial property owner to accomplish their goals and also allows us the opportunity to move forward and be able to move closer to the City's long-term goals. You can't say no and then say yes to the applicant. He suggested the Commission take a good serious look at this and create an environment whereby we can be a community that would be responsive and receptive to ideas that maybe require something a little bit different than what was done before. If this was putting lipstick on an otherwise industrial property to enable it to sell or to position it to sell, then what we've done is we've delayed that process.

The meeting adjourned at 9:52 p.m.

(

Barbara Krecklow, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

IN THE MATTER OF CASE #ZON2012-007)
FINDINGS OF FACT, CONCLUSIONS)
AND RECOMMENDATIONS TO REZONE) FINDINGS OF FACT AND
THE PROPERTY KNOWN AS 601 W) CONCLUSIONS OF THE
BATES AVENUE FROM I-1 and I-2) CITY PLANNING AND
ZONE DISTRICTS TO PLANNED) ZONING COMMISSION
UNIT DEVELOPMENT (PUD))
)
)
INITIATED BY:)
Baseline Corporation)
700 12th Street, Suite 220)
Golden, Colorado 80401)

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

Commission Members Absent: King

This matter was heard before the City Planning and Zoning Commission on November 20, 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 601 W Bates Avenue from I-1 and I-2 to Planned Unit Development was filed by Baseline Corporation on September 27, 2012.
2. **THAT** the applicant submitted two applications, Sand Creek PUD (referred to as the north property) and W H Investments PUD (referred to as the south property).
3. **THAT** Public Notice of the Public Hearing was given by publication in the Englewood Herald on November 2, 2012 and was on the City's website from October 26, 2012 through November 20, 2012.

4. **THAT** Public Notice of the Public Hearing was mailed to owners and occupants of property within 1,000 feet of the subject property.
5. **THAT** the property was posted as required, said posting setting forth the date, time, and place of the Public Hearing.
6. **THAT** Planner Kirk testified the request is for approval to rezone the property from I-1 and I-2 to Planned Unit Development. Ms. Kirk testified to the criteria the Commission must consider when reviewing a rezoning application. Ms. Kirk further testified that Staff recommends approval of the Sand Creek PUD District Plan with the following conditions:
 - Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval.
 - Access to the future Bates Street Light Rail station platform shall be moved from the south property to the north property.
7. **THAT** the property is located adjacent to the RTD Light Rail line between Dartmouth and Bates.
8. **THAT** the area is a mixture of industrial uses, single and multi-family housing as well as non-conforming residential units in the industrial districts.
9. **THAT** the property is 10.61 acres and was acquired by Sand Creek in 2010.
10. **THAT** the parcel has been zoned industrial since the first zoning was put in place in Englewood in 1940.
11. **THAT** the applicant is proposing rezoning to a PUD to include residential uses.
12. **THAT** the proposed PUD zoning would make the property more desirable for development.
13. **THAT** preliminary plans of the proposed Sand Creek PUD was referred to Tri-County Health, the Colorado Department of Transportation (CDOT), RTD, Xcel Energy and BNSF Railroad for review and comment.
14. **THAT** the Sand Creek PUD was reviewed by the City's Development Review Team (DRT) on November 13, 2012.
15. **THAT** the maximum dwelling units per acre are proposed to be set at 45; the total maximum dwellings would be 450.
16. **THAT** setback requirements shall be set at 5' from all property lines for multi-family.
17. **THAT** the maximum height limitation for multi-family residential be set at 75'.

18. **THAT** the development standards for industrial uses shall be consistent with the UDC with the exception of setbacks; the proposed PUD will have a required minimum setback of 10' from all property lines.
19. **THAT** Industrial and other non-residential uses would not be subject to a height limitation.
20. **THAT** pursuant to the PUD procedure, the applicant conducted a neighborhood meeting on July 18, 2012.
21. **THAT** notice of the neighborhood meeting was mailed to property owners and occupants of property within 1000 feet of the site.
22. **THAT** testimony was received from residents regarding the proposed redevelopment of the site. Concerns were voiced about safety on Elati Street, traffic, impact on community, and the proposed Bates Street Light Rail Station.
23. **THAT** the application is in conformance with the Comprehensive Plan.
24. **THAT** the application meets the Housing Goals and Objectives of Roadmap Englewood: 2003 Englewood Comprehensive Plan.
25. **THAT** the application is not consistent with adopted and generally accepted standards of development in the City.
26. **THAT** the application is not consistent with the goals, objectives, design guidelines, policies and other ordinances, laws, or requirements of the City.
27. **THAT** the resulting rezoned property will 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 Baseline Corporation seeking approval to rezone the property from I-1 and I-2 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.
5. **THAT** the application is not consistent with adopted and generally accepted standards of development in the City.
6. **THAT** the application is not consistent with the goals, objectives, design guidelines, policies and other ordinances, laws, or requirements of the City.
7. **THAT** residential use cannot be developed under the existing zoning; the proposed PUD zoning would make the property more desirable for development.
8. **THAT** the Development Review Team reviewed the site plan and determined that a substantial amount of the proposal meets established City development standards, however there are unresolved issues.
9. **THAT** the PUD zoning designation is appropriate for the area if the Bates Street Light Rail Station is built; if not, density is too high.
10. **THAT** the Commission is very concerned about mixing residential use with industrial use.
11. **THAT** the Commission does not agree with the applicant's request to remove the Planning and Zoning Commission and City Council from Public Hearings to review Site Plan.
12. **THAT** there are too many unresolved issues with the current application.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that the application filed by Baseline Corporation to rezone the property known as 601 W Bates Avenue from I-1 and I-2 to Planned Unit Development not 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 November 20, 2012, by Mr. Knoth, seconded by Mr. Fish, which motion states:

THAT CASE #ZON2012-007, SAND CREEK PLANNED UNIT DEVELOPMENT BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING CONDITIONS:

- *Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval.*
- *Access to the future Bates Street Light Rail station platform shall be moved from the south property to the north property.*

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

The motion failed.

These Findings and Conclusions are effective as of the meeting on November 20, 2012.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION

John Brick, Chair

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012/2013

COUNCIL BILL NO. 68
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE APPROVING THE W H PLANNED UNIT DEVELOPMENT (PUD)
LOCATED AT 3001 SOUTH GALAPAGO STREET IN THE CITY OF ENGLEWOOD,
COLORADO.

WHEREAS, this property is a 6.12 acre site occupied by Winslow Construction Company since 1954, and has been zoned I-1 and R-2-B; and

WHEREAS, W H Investments submitted an application for the proposed Planned Unit Development to establish specific zoning and site planning criteria for development for a Planned Unit Development (PUD); and

WHEREAS, W H PUD would allow single family residential and attached town homes on this site as well as continuing industrial uses; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing on November 20, 2012; and

WHEREAS, the Planning and Zoning Commission recommended a denial of the application to rezone the property known as 3001 South Galapago Street et al. from I-1 and R-2-B to a Planned Unit Development.

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

Section 1. The W H Planned Unit Development (PUD) located at 3001 South Galapago Street et al. in the City of Englewood, Colorado, attached hereto as Exhibit A, is hereby approved.

Section 2. The applicant, W H Planned Unit Development (PUD) wishes to amend its application to limit the uses allowed in this PUD to the following:

Uses Allowed by the PUD District Plan

Residential Uses

Group living facility, large/special

Group living facility, small

One and Multi-Unit Dwellings allowed in the R-2-B Zone District

Live/work dwelling

Low, Medium and High Density Multi-unit dwellings

Multi-Family Related Ancillary Uses such as Leasing Office, Private Recreation Facilities, etc.

Public/Institutional Uses

Athletic field
Community garden
Library
Museum
Park and Open Space
Religious institutions and associated accessory uses
Schools
Telecommunication Facility (*See Chapter 16-7, "Telecommunications," for applicable use-related guidelines and standards*), to include alternative tower structure, Antenna (microwave antenna, sectorized panel antenna, whip antenna) and Tower structure
Transit Center

Commercial Uses

Greenhouse/nursery, raising of plants, flowers, or nursery stock
Assembly hall or auditorium, hall rental for meetings or social occasions
Membership organization
Indoor Entertainment/ Amusement
 Amusement establishment as a Conditional Use
 Physical fitness center/spa
 Theater and performance/concert venue, not including adult entertainment
General outdoor recreation, as a Conditional Use
Check cashing facility
Financial institution, with drive-through service
Financial institution, without drive-through service
Food and Beverage Service, Including:
 Brewpub
 Caterer
 Microbrewery
 Restaurant, bar, tavern with or without outdoor operations
 Restaurant, with drive-through service
 Take out and delivery only
Medical and Scientific:
 Clinic
 Hospital
 Laboratory (dental, medical or optical)

Office, type 1 (general)
Office, type 2 (limited)

Dry cleaner, drop-off site only
Instructional service
Personal Care Service, Including photography studio and photo lab, upholstery, printer, locksmith, tailor
Repair shop (not including auto)

Retail Sales and Service (Sales), Including:

Antique store
Art gallery
Buy-back, second-hand, thrift, consignment stores, Large
Buy-back, second-hand, thrift, consignment stores, Small
Convenience store
Grocery/specialty food store
Internet sales location
Liquor store
Retail sales, general merchandise

Trade or business school

Radio/television broadcasting studio, recording/film studio
Automotive service station (gasoline facility)
Car wash, auto detailing
Parking facility, structure (operable vehicles), principal use
Parking area, surface (operable vehicles), principal use
Hotel
Hotel, Extended Stay

Industrial Uses

Wholesale Sales and distribution
Industrial Service, light
Manufacturing (Including processing, fabrication or assembly), light
Manufacturing (Including processing, fabrication or assembly), heavy

Moving and storage
Outdoor storage
Storage yard for vehicles, equipment, material, and/or supplies, including
Contractor office and yard
Warehousing and/or storage, including mini-storage
Commercial storage, sales and repair of operable vehicles and equipment

And the City and Council hereby accepts this amendment to the PUD District Plan. The allowed uses are hereby included on the PUD District Plan.

Section 3. The applicant, W H Planned Unit Development (PUD) wishes to amend its application to provide that all allowed industrial uses (and not public/institutional and commercial uses) shall cease and shall not be grandfathered nor considered legal, non-conforming uses upon the issuance of a Certificate of Occupancy for any residential or commercial use within the PUD, whether or not the property contained within the PUD boundaries has been platted. And the City Council hereby accepts this amendment to the PUD District Plan. This restriction is hereby included on the PUD District Plan.

Section 4. Development on any portion of the PUD for any residential use (and not public/institutional, commercial, or industrial uses) shall be subject to site plan review by the Planning and Zoning Commission and review and approval by City Council. If any site plan is submitted for public/institutional, commercial or industrial uses, it will be processed

administratively as allowed by the Unified Development Code. This requirement is hereby included in the PUD District Plan.

Introduced and considered on the 17th day of December, 2012 and continued until the 22nd day of January, 2013.

Reintroduced, read in full, and passed on first reading on the 22nd day of January, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 25th day of January, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 23rd day of January, 2013 for thirty (30) days.

ATTEST:

Randy P. Penn, Mayor

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, continued, reintroduced, read in full, and passed on first reading on the 22nd day of January, 2013.

Loucrishia A. Ellis

W H PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 34 AND THE NE 1/4 OF SECTION 33, T4S, R68W OF THE 6TH P.M., CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 4

PUD LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR (34) AND NORTHEAST QUARTER OF SECTION THIRTY-THREE (33), TOWNSHIP FOUR SOUTH (T.4S.), RANGE SIXTY-EIGHT WEST (R.68W.), SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1-24 AND 42-49 INCLUSIVE, ALONG WITH THE RESERVED STRIP OF LAND LAYING SOUTH OF LOT 19 OF THE TAYLOR'S ADDITION AS RECORDED IN BK. 2 AT PG. 13;

TOGETHER WITH ALL OF VACATED HURON STREET LYING NORTH OF THE NORTH LINE OF DARTMOUTH AVENUE AND SOUTH OF THE NORTH LINE AND NORTH LINE EXTENDED OF CORNELL STREET, AND ALL OF THAT PART OF VACATED CORNELL STREET LYING WEST OF THE WEST LINE OF THE ALLEY IN SAID BLOCK 1, AS RECORDED IN BK. 1928 AT PAGE 395;

TOGETHER WITH A PARCEL OF LAND LOCATED IN THE SE 1/4 OF NE 1/4 OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE 1/4 OF NE 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID SE 1/4 OF NE 1/4, A DISTANCE OF 540.0 FEET, MORE OR LESS, TO A POINT 50.0 FEET SOUTHEASTERLY, AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACK OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWESTERLY PARALLEL WITH AND 50.0 FEET SOUTHEASTERLY AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACK OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DISTANCE OF 573.0 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF SAID SE 1/4 OF NE 1/4; THENCE EAST ALONG THE SOUTH LINE OF SAID SE 1/4 OF NE 1/4, A DISTANCE OF 180.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL BEING SUBJECT TO RIGHTS-OF-WAY FOR EXISTING DARTMOUTH AVENUE AND RIGHTS-OF-WAY AS RESERVED IN VACATED STREETS, AS RECORDED IN BK. 3588 AT PAGE 358;

TOGETHER WITH A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SW 1/4 OF NW 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4 OF NW 1/4 WHICH IS 200.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4 OF SW 1/4 OF NW 1/4; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID NW 1/4 OF SW 1/4 OF NW 1/4, A DISTANCE OF 540.0 FEET, MORE OR LESS, TO A POINT 50.0 FEET SOUTHEASTERLY, AT RIGHT ANGLES FROM, THE CENTER LINE OF THE MAIN TRACK OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT, PARALLEL WITH AND 50.0 FEET SOUTHEASTERLY, AT RIGHT ANGLES FROM, THE CENTER LINE OF THE MAIN TRACK OF THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY, A DISTANCE OF 563.0 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4 OF NW 1/4; THENCE EAST, ALONG THE SOUTH LINE OF SAID NW 1/4 OF SW 1/4 OF NW 1/4, A DISTANCE OF 162.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AND EXCEPTING THEREFROM THE SOUTH 30.0 FEET FOR HIGHWAY PURPOSES, AS RECORDED IN BK. 3588 AT PAGE 358;

TOGETHER WITH A PARCEL OF LAND IN THE W 1/2 OF THE NW 1/4 OF THE SW 1/4, OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 34 AS BEARING S 89°48'51" W AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SECTION 34, S 0°02'12" W, 1318.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34, N 89°42'38" E, 226.46 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE ATCHISON, TOPEKA AND SANTA FE RAILROAD, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHWEST HAVING A PARTIAL CENTRAL ANGLE OF 01°01'47" AND A RADIUS OF 5779.65 FEET. IT IS SUBTENDED BY A CHORD THAT BEARS S 14°47'36" W, 103.87 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 103.87 FEET TO THE END OF SAID CURVE, SAID END OF CURVE ALSO BEING A POINT ON THE EASTERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED RECORDED IN BOOK A33 AT PAGE 13, RECORDS OF THE COUNTY OF ARAPAHOE; THENCE ALONG SAID EASTERLY LINE S 0°02'13" W, 558.96 FEET TO A POINT ON THE SOUTH LINE OF THE W 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE ALONG SAID SOUTH LINE N 89°39'32" E, 100.98 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 2222 AT PAGE 485; THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE N 0°02'12" E, 659.16 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34; THENCE ALONG SAID NORTH LINE S 89°42'38" W, 74.65 FEET TO THE TRUE POINT OF BEGINNING, AS RECORDED IN BK. 5712 AT PG. 491;

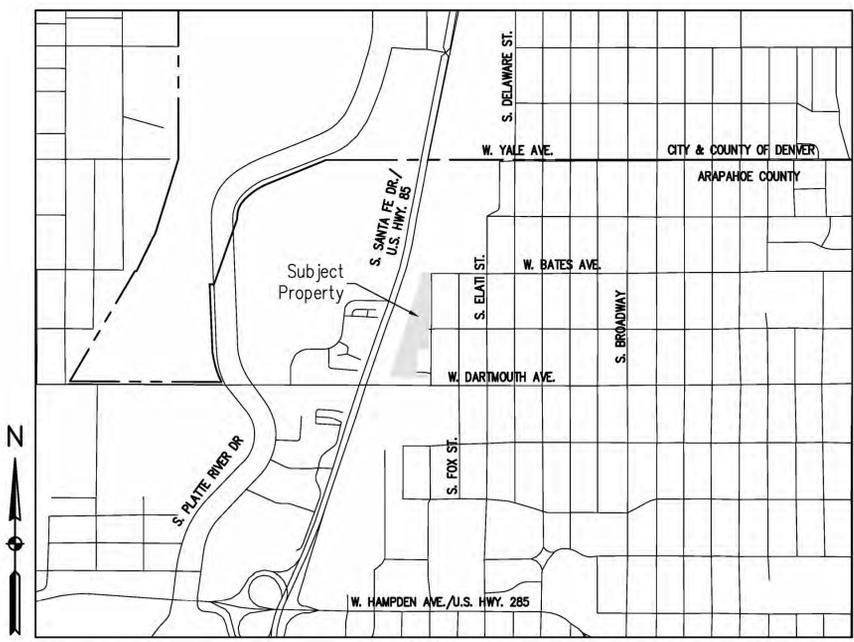
TOGETHER WITH THOSE CERTAIN PARCELS OF LAND CONVEYED TO W.H. INVESTMENTS INC., A COLORADO CORPORATION, BY STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A REMAINDER PARCEL OF LAND NO. 23R OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. FCU 085-2(51), IN LOTS 25 AND 26, BLOCK 1, TAYLORS ADDITION, A SUBDIVISION IN THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN ARAPAHOE COUNTY, COLORADO, SAID REMAINDER PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 26, BLOCK 1, TAYLORS ADDITION, FOR WHICH THE WEST 1/4 CORNER OF SECTION 34 BEARS S 64°47'19" W, 228.97 FEET; THENCE N 0°02'12" E ALONG SAID EAST LOT LINE A DISTANCE OF 46.21 FEET; THENCE N 89°23'16" W A DISTANCE OF 50.00 FEET TO THE WEST LINE OF SAID LOT 25 OF SAID BLOCK; THENCE S 0°02'12" W, ALONG SAID WEST LOT LINE, A DISTANCE OF 45.20 FEET; THENCE S 89°13'31" E A DISTANCE OF 50.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS RECORDED IN BK. 6153 AT PG. 570;

TOGETHER WITH A REMAINDER PARCEL OF LAND NO. 24R OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, PROJECT NO. FCU 085-2(51), IN LOTS 27, 28, 29, AND 30, BLOCK 1, TAYLORS ADDITION, A SUBDIVISION IN THE SW 1/4 OF THE NW 1/4, SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN ARAPAHOE COUNTY, COLORADO, SAID REMAINDER PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF LOT 27, BLOCK 1, TAYLORS ADDITION, FROM WHICH THE WEST 1/4 CORNER OF SECTION 34 BEARS S 64°47'19" W, A DISTANCE OF 228.97 FEET; THENCE N 0°02'12" E, ALONG SAID WEST LOT LINE, A DISTANCE OF 46.21 FEET; THENCE S 89°23'26" E A DISTANCE OF 48.29 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 39.50 FEET, A DISTANCE OF 62.05 FEET (THE CHORD OF THIS ARC BEARS S 44°23'26" E A DISTANCE OF 55.86 FEET); THENCE S 0°36'34" W A DISTANCE OF 8.49 FEET; THENCE N 89°13'31" W A DISTANCE OF 87.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, AS RECORDED IN BK. 6153 AT PG. 570;

EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED S LYING WITHIN THE BOUNDARIES OF THE "BATES STREET TRIANGLE PARCEL" CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY DEED RECORDED JANUARY 26, 2004, AT RECEPTION NO. 84016216, WHICH BATES STREET TRIANGLE PARCEL IS DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34 (3 1/4" ALUMINUM CAP IN RANGE BOX MARKED PLS17666-1995); WHENCE THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 34 (3 1/4" ALUMINUM CAP IN RANGE BOX MARKED PLS 17666-1995) BEARS S 0°16'24" E A DISTANCE OF 1319.09 FEET (BASIS OF BEARING - ASSUMED); THENCE N 89°23'46" E ALONG THE NORTHERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 A DISTANCE OF 199.97 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NO. A7038167 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, BEING THE POINT OF BEGINNING; THENCE CONTINUING N 89°23'46" E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE, ALONG SAID NORTHERLY LINE A DISTANCE OF 26.21 FEET TO THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE ALONG SAID BURLINGTON NORTHERN RAILROAD RIGHT OF WAY BEING ON THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 1°00'37", A RADIUS OF 5779.65 FEET, A CHORD BEARING OF S 14°37'44" W A DISTANCE OF 101.91 FEET, AND AN ARC DISTANCE OF 101.91 FEET; THENCE N 0°16'26" W ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER A7038167, BEING NON-TANGENT WITH THE LAST DESCRIBED CURVE, A DISTANCE OF 98.33 FEET TO THE POINT OF BEGINNING;

AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PARCEL 2, PARCEL 3, PARCEL 4 AND PARCEL 5 LYING WITHIN THE BOUNDARIES OF THE "CORNELL STREET TRIANGLE PARCEL" CONVEYED TO REGIONAL TRANSPORTATION DISTRICT BY DEED RECORDED JANUARY 26, 2004, AT RECEPTION NO. 84016217, WHICH CORNELL STREET TRIANGLE PARCEL IS DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 (3 1/4" ALUMINUM CAP IN RANGE BOX MARKED PLS 17666-1995); WHENCE THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 (3 1/4" ALUMINUM CAP IN RANGE BOX MARKED PLS 17666-1995) BEARS S 0°16'24" E A DISTANCE OF 1319.09 FEET (BASIS OF BEARINGS - ASSUMED); THENCE S 0°16'24" E ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 A DISTANCE OF 659.54 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF A PARCEL OF LAND RECORDED AT RECEPTION NUMBER A7038167 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, BEING THE POINT OF BEGINNING; THENCE N 89°20'29" E ALONG THE NORTHERLY LINE OF SAID PARCEL OF LAND DESCRIBED AT RECEPTION NO. A7038167, ALSO BEING THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 A DISTANCE OF 21.49 FEET TO THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE ALONG SAID BURLINGTON NORTHERN RAILROAD RIGHT OF WAY S 18°04'53" W A DISTANCE OF 68.25 FEET; THENCE N 0°16'24" W ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN RECEPTION NUMBER A7038167, ALSO BEING THE WESTERLY LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 A DISTANCE OF 64.63 FEET TO THE POINT OF BEGINNING.

AND EXCEPTING FROM PARCELS ANY PORTION THEREOF CONVEYED TO THE CITY OF ENGLEWOOD BY SPECIAL WARRANTY DEED RECORDED JUNE 19, 1989, AT RECEPTION NO. 3097368; AND ANY PORTION THEREOF CONVEYED TO STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF COLORADO, BY SPECIAL WARRANTY DEED RECORDED MAY 10, 1991, IN BOOK 6153 AT PAGE 567.



SCALE: 1" = 1,000' VICINITY MAP

BACKGROUND

THE SUBJECT PROPERTY IS COMPOSED OF NUMEROUS PARCELS LOCATED GENERALLY WEST OF SOUTH GALAPAGO STREET, SOUTH OF WEST BATES AVENUE, NORTH OF WEST DARTMOUTH AVENUE, AND EAST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD AND THE REGIONAL TRANSPORTATION DISTRICT'S SOUTHWEST LIGHT RAIL LINE.

TOTAL AREA FOR THE SITE IS 266,611 SF OR APPROXIMATELY 6.12 ACRES. MOST OF THE SITE, WHICH IS CURRENTLY OWNED BY W H INVESTMENTS, INC., IS CURRENTLY ZONED (I-1) LIGHT INDUSTRIAL, WITH A CRANE AND CONSTRUCTION COMPANY CURRENTLY OPERATING ON SITE. THREE PARCELS WITH FRONTAGE ON SOUTH GALAPAGO STREET ARE ZONED (R-2-B), MEDIUM DENSITY SINGLE AND MULTI-DWELLING UNIT RESIDENTIAL.

THE W H PUD WILL INTRODUCE ZONING AND DEVELOPMENT STANDARDS THAT WILL ALLOW FOR AND PERMIT (I-1) USES FOR POSSIBLE FUTURE DEVELOPMENTS AND IN ADDITION, WILL ADD MULTI-FAMILY USES AND DEVELOPMENT STANDARDS THAT ARE APPROPRIATE AND CONFORMING TO THE SURROUNDING USES IN THE AREA. THE PLANNED UNIT DEVELOPMENT APPLICATION WILL BE PROCESSED PURSUANT TO THE APPLICABLE CITY REGULATIONS.

GENERAL NOTES

- 1. AN ALTA SURVEY WAS PREPARED BY BASELINE ENGINEERING CORPORATION AND IS PART OF THIS SUBMITTAL.
2. A PRELIMINARY DRAINAGE REPORT WAS PREPARED BY BASELINE ENGINEERING CORPORATION AND IS PART OF THIS SUBMITTAL.
3. A TRAFFIC REPORT WAS PREPARED BY BASELINE ENGINEERING CORPORATION AND IS PART OF THIS SUBMITTAL.
4. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
5. SUBDIVISION OF THE SITE SHALL BE COMPLETED UNDER SEPARATE DOCUMENT.
6. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CITY CODES, REGULATIONS, AND STANDARDS.
7. IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC PROVISIONS OF THIS PUD AND TITLE 16, THE SPECIFIC PROVISIONS OF THIS PUD SHALL CONTROL.

SITE DATA

TOTAL SITE AREA (11 PARCELS): 266,611 S.F. OR 6.12 ACRES

PUD DISTRICT PLAN DEVELOPMENT STANDARDS

A. GENERAL REGULATIONS: UNLESS OTHERWISE PROVIDED FOR IN THE PUD OR AN AMENDMENT THERETO, THE PROVISIONS, STANDARDS, REGULATIONS AND PROCEDURES PERTINENT TO AN APPLICATION FOR THE DEVELOPMENT OF LAND WITHIN THIS PUD ZONE DISTRICT SHALL COMPLY WITH THE (I-1) ZONE DISTRICT AND THE BELOW LISTED STANDARDS FOR MULTI-FAMILY USE. THE STANDARDS FOR (I-1) LIGHT INDUSTRIAL DISTRICT CAN BE REFERENCED IN TITLE 16 OF THE CITY OF ENGLEWOOD MUNICIPAL CODE.
B. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR THE W H PUD SITE. UNLESS OTHERWISE PROVIDED, THE FOLLOWING USE CATEGORIES AND TYPES SHALL HAVE THE SAME MEANINGS AS SUCH CATEGORY AND USE TERMS BY THE SAME NAMES CONTAINED IN TITLE 16 OF THE ENGLEWOOD MUNICIPAL CODE. PERMITTED USES ARE SUBJECT TO ALL APPLICABLE REGULATIONS OF TITLE 16 - UNIFIED DEVELOPMENT CODE.

- RESIDENTIAL USES: GROUP LIVING FACILITY, LARGE/SPECIAL GROUP LIVING FACILITY, SMALL ONE UNIT OR MULTI-UNIT DWELLING AS ALLOWED IN THE R-2-B ZONE DISTRICT LIVE/WORK DWELLING LOW, MEDIUM AND HIGH DENSITY MULTI-UNIT DWELLINGS MULTI-FAMILY RELATED ANCILLARY USES SUCH AS LEASING OFFICE, PRIVATE RECREATION FACILITIES, ETC.
PUBLIC/INSTITUTIONAL USES: ATHLETIC FIELD COMMUNITY GARDEN LIBRARY MUSEUM PARK AND OPEN SPACE RELIGIOUS INSTITUTIONS AND ASSOCIATED ACCESSORY USES SCHOOLS TELECOMMUNICATION FACILITY (SEE CHAPTER 16-7, "TELECOMMUNICATIONS," FOR APPLICABLE USE-RELATED GUIDELINES AND STANDARDS), TO INCLUDE ALTERNATIVE TOWER STRUCTURE, ANTENNA (MICROWAVE ANTENNA, SECTORIZED PANEL ANTENNA, WHIP ANTENNA) AND TOWER STRUCTURE TRANSIT CENTER

CONTACTS

OWNER

W H INVESTMENTS, INC.
3002 S. HURON ST.
ENGLEWOOD, CO 80110

PLANNER

BASELINE ENGINEERING CORP.
700 12TH ST., SUITE 220
GOLDEN, CO 80401

VINCE HARRIS, AICP
(303) 202-5010 x217

ENGINEER

BASELINE ENGINEERING CORP.
700 12TH ST., SUITE 220
GOLDEN, CO 80401

NOAH NEMMERS, PE
(303) 940-9966 x207

SHEET INDEX

- P1 - COVER / DISTRICT PLAN
P2 - DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS
P3 - EXISTING SITE PLAN
P4 - CONCEPTUAL MULTI-FAMILY SITE PLAN

BASELINE Engineering - Planning - Surveying
700 12TH STREET, SUITE 220 • GOLDEN, COLORADO 80401
P. 303.940.9966 • F. 303.940.9966 • www.baselinecorp.com

Table with columns: DESIGNED BY (EW), DRAWN BY (EW/CM), CHECKED BY (VH), DATE (10/30/12), PREPARED BY (EW, CM), REVISION DESCRIPTION (DISTRICT PLAN, SITE PLAN, LANDSCAPING)

W H INVESTMENTS, INC. ARAPAHOE COUNTY
W H PLANNED UNIT DEVELOPMENT
700 W Cornell Ave, 3001, 3011, & 3025 S Galapago St, 3002, 3016, & 3060 S Huron St
COVER / DISTRICT PLAN
FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL: 9/25/12
DRAWING SIZE: 24" X 36"
SURVEY FIRM: BASELINE
JOB NO.: PL200
DRAWING NAME: 200_PUD 2012-10-29.dwg
SHEET 1 OF 4

PROPERTY OWNER: W H INVESTMENTS, INC., A COLORADO CORPORATION
BY: FLOYD WINSLOW, JR., VICE PRESIDENT
STATE OF COLORADO
COUNTY OF ARAPAHOE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF OCTOBER, 20 BY FLOYD WINSLOW, JR., VICE PRESIDENT FOR W H INVESTMENTS, INC.
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES:
APPROVED FOR THE CITY OF ENGLEWOOD
PLANNING AND ZONING COMMISSION CHAIRPERSON DATE
PLANNING AND ZONING COMMISSION RECORDING SECRETARY DATE
MAYOR OF ENGLEWOOD DATE
ATTENDED THE FOREGOING APPROVALS WERE ACKNOWLEDGED BEFORE ME THIS DAY OF OCTOBER, 20 BY AND
ATTEN: CITY CLERK
CLERK AND RECORDER
THIS PLANNED UNIT DEVELOPMENT IS 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.
BY: CLERK BY: DEPUTY

N:\PLANNING LLC\200 Winslow Reasoning\Drawings\200_PUD_2013-01-03.dwg, 1/4/2013 10:43:12 AM, Cory Miller

W H PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34 AND
THE NE ¼ OF SECTION 33, T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 4

DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS

PUD DISTRICT PLAN DEVELOPMENT STANDARDS (CONTINUED)

INDUSTRIAL USES:
WHOLESALE SALES AND DISTRIBUTION
INDUSTRIAL SERVICE, LIGHT
MANUFACTURING (INCLUDING PROCESSING, FABRICATION OR ASSEMBLY), LIGHT
MANUFACTURING (INCLUDING PROCESSING, FABRICATION OR ASSEMBLY), HEAVY
MOVING AND STORAGE
OUTDOOR STORAGE
STORAGE YARDS FOR VEHICLES, EQUIPMENT, MATERIAL, AND/OR SUPPLIES,
INCLUDING CONTRACTOR OFFICE AND YARD
WAREHOUSING AND/OR STORAGE, INCLUDING MINI-STORAGE
COMMERCIAL STORAGE, SALES AND REPAIR OF OPERABLE VEHICLES AND EQUIPMENT

ACCESSORY USES:
HOME OCCUPATION AS LISTED IN ENGLEWOOD MUNICIPAL CODE TITLE 16 - UNIFIED
DEVELOPMENT CODE

TEMPORARY USES:
AS LISTED IN ENGLEWOOD MUNICIPAL CODE TITLE 16 - UNIFIED DEVELOPMENT CODE

UNLISTED USES:
PROCEDURES FOR APPROVAL OF USES NOT LISTED IN THE ABOVE PERMITTED USES
SHALL BE GOVERNED BY TITLE 16 PROVISIONS FOR UNLISTED USES.

C. INDUSTRIAL USES MAY SUNSET: ONCE AND IF A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED FOR ANY
RESIDENTIAL USE ON ANY PORTION OF THE PROPERTY COVERED BY THIS PUD, WHETHER THE PROPERTY IS
PLATTED OR NOT, INDUSTRIAL USES (NOT COMMERCIAL OR PUBLIC/INSTITUTIONAL) SHALL NO LONGER BE
ALLOWED.

D. DEVELOPMENT STANDARDS:

1a. SINGLE FAMILY AND ATTACHED TOWNHOME USE
a. USE ENGLEWOOD MUNICIPAL CODE REFERENCES FOR THE R-2-B ZONE DISTRICT

1b. MULTI-UNIT RESIDENTIAL DWELLINGS
a. MAXIMUM BUILDING HEIGHT: 75'-0"
b. SETBACKS: ALL PUD SETBACKS FOR MULTI-FAMILY USES SHALL BE 2'-0" WITH THE EXCEPTION OF:

- i. THE EASTERN SITE BOUNDARY ALONG SOUTH GALAPAGO STREET FROM WEST BATES AVENUE
TO WEST CORNELL AVENUE: 5'-0"
- ii. THE EASTERN SITE BOUNDARY ALONG SOUTH GALAPAGO STREET FROM WEST CORNELL
AVENUE TO WEST DARTMOUTH AVENUE: 10'-0"
- iii. THE WESTERN SITE BOUNDARY: 5'-0"

- c. DENSITY: MAXIMUM 45 DWELLING UNITS PER ACRE (45 DU/ACRE)
- d. FLOOR AREA/UNIT: MINIMUM 550 SQUARE FEET
- e. MAXIMUM FLOOR AREA RATIO: NONE
- f. MINIMUM OPEN SPACE (INCLUDES SIDEWALKS): 25%
- g. MINIMUM LOT WIDTH: NONE

2. COMMERCIAL/INDUSTRIAL

- a. DEVELOPMENT STANDARDS FOR COMMERCIAL OR INDUSTRIAL USES SHALL COMPLY WITH THE
DEVELOPMENT REGULATIONS OUTLINED FOR THE (MU-B-1) MIXED-USE CENTRAL BUSINESS AND (I-1)
LIGHT INDUSTRIAL DISTRICTS FOUND IN TITLE 16 OF THE ENGLEWOOD UNIFIED DEVELOPMENT CODE.
- b. MAXIMUM BUILDING HEIGHT: NONE
- c. SETBACKS: 10'-0" FOR ALL NON-RESIDENTIAL USES

3. LANDSCAPING

- a. A COMPLETE LANDSCAPE PLAN SHALL BE PROVIDED AT TIME OF SUBMITTAL OF FINAL SITE PLAN.

4. PARKING

- a. PARKING GUIDELINES WILL BE PREPARED BASED ON FUTURE DEVELOPMENT USE AND WILL BE
SUBMITTED WITH A FINAL SITE PLAN AND WILL UTILIZE TITLE 16 OF THE ENGLEWOOD UNIFIED
DEVELOPMENT CODE AS A BASIS. REDUCTION OF PARKING MAY BE PROPOSED FOR MULTI-UNIT
DWELLINGS

5. PUBLIC LAND DEDICATIONS REQUIREMENTS

- a. PARKS, TRAILS, AND OPEN SPACE LAND DEDICATION SHALL BE DETERMINED BY SEPARATE
AGREEMENT AT TIME OF FINAL SITE PLAN.

E. ARCHITECTURAL STANDARDS:

FORM AND MATERIALS FOR MULTI-FAMILY HOUSING SHALL HARMONIZE WITH THE ADJACENT RESIDENTIAL
BUILDINGS AND BE CONSIDERATE OF NEIGHBORING BUILDINGS. SUBMITTED AS A PART OF THE PROPOSED PUD ARE
EXAMPLE PHOTOGRAPHS INDICATING THE GENERAL LEVEL OF DESIGN QUALITY, FINISHES AND MATERIALS TO BE
INCORPORATED IN THE PROJECT.

1. FAÇADES: EXTERIOR WALLS GREATER THAN 50 FEET IN LENGTH SHOULD BREAK ANY FLAT, MONOLITHIC

FAÇADE WITH DISCERNIBLE ARCHITECTURAL ELEMENTS. BUILDING DESIGNS, ROOFLINES, OR FAÇADE TREATMENTS
THAT ARE MONOTONOUS ARE STRONGLY DISCOURAGED. BUILDING FAÇADES ORIENTED TO THE STREET OR PUBLIC
SPACE SHOULD PROVIDE ARCHITECTURAL VARIETY AND SCALE BY INCORPORATING ELEMENTS SUCH AS BAY
WINDOWS, DOORWAYS, ENTRANCES AND WINDOWS, BALCONIES, CORNICES, COLUMNS, VERTICAL PLANE BREAKS, AND
OTHER TYPES OF ARCHITECTURAL DETAILING TO PROVIDE VISUAL INTEREST.

2. 360-DEGREE: A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED
TO A SINGLE FAÇADE. ALL SIDES OF A BUILDING OPEN TO VIEW BY THE PUBLIC, WHETHER VIEWED FROM PUBLIC
OR PRIVATE PROPERTY, SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL INTEREST.
ARCHITECTURAL FEATURES SUCH AS WINDOWS, AWNINGS, PROJECTIONS, REVEALS, CHANGES IN PATTERN, AND
TRELISES SHOULD BE USED ON ALL SIDES FOR VISUAL INTEREST. THE DIMENSIONS OF BASE, MIDDLE, AND TOP
SHOULD BE CARRIED AROUND FROM THE PRIMARY FAÇADES TO THE SIDE AND REAR OF THE BUILDING.

3. FLAT ROOFS: DESIGN ELEMENTS FOR FLAT ROOF BUILDINGS SHOULD INCLUDE PARAPETS WITH VARIABLE HEIGHT
AND/OR CHANGES IN SETBACK. WHERE POSSIBLE, ROOFTOP AREAS ARE ENCOURAGED TO BE USED FOR PUBLIC
OR PRIVATE OUTDOOR SPACE.

4. SLOPED ROOFS: WHEN SLOPED ROOFS ARE USED, AT LEAST ONE OF THE FOLLOWING ELEMENTS SHOULD BE
INCORPORATED INTO THE DESIGN INCLUDING PROJECTING GABLES, HIPS, HORIZONTAL/VERTICAL BREAKS, OR OTHER
SIMILAR TECHNIQUES. ROOF SHAPES SHOULD BE AN INTEGRAL PART OF THE BUILDING ARCHITECTURE AND CREATE
INTERESTING AND VARIED APPEARANCES.

5. BRIGHT COLORS: INTENSE, BRIGHT, OR FLUORESCENT COLORS SHOULD NOT BE USED AS THE PREDOMINANT
COLOR ON ANY WALL, OR ROOF OF ANY PRIMARY OR ACCESSORY STRUCTURE.

6. BUILDING MATERIALS: EXTERIOR BUILDING FAÇADES SHOULD EXHIBIT HIGH LEVELS OF DESIGN, DETAILING, AND
MATERIAL QUALITY. A MIX OF HIGH QUALITY COMPATIBLE MATERIALS IS STRONGLY ENCOURAGED ON ALL FAÇADES
FACING STREETS, OR OTHER PUBLIC SPACES OR AREAS. BUILDINGS SHOULD BE CONSTRUCTED OF DURABLE,
HIGH-QUALITY MATERIALS SUCH AS: BRICK, STONE, ARCHITECTURAL PRE-CAST CONCRETE, ARCHITECTURALLY
CAST CONCRETE, CAST STONE, INTEGRALLY COLORED SPLIT OR GROUND FACE CONCRETE MASONRY UNITS, STUCCO
OR EIFS (EXTERIOR INSULATED FINISHING SYSTEM), ARCHITECTURAL METAL, WOOD, LAP SIDING, OR ANY
COMBINATION OF THE MATERIALS LISTED.

7. SCALING: BUILDING FAÇADES SHOULD INCLUDE A COMBINATION OF DETAILS TO ENHANCE THE ARCHITECTURAL
INTEREST. FOR EXAMPLE, USE BRICKWORK TO CREATE UNIQUE ELEMENTS, OR MIX MATERIALS OF VARYING DEPTH
TO PROVIDE VISUAL INTEREST.

F. PROCESS:

1. SITE PLAN: A FINAL SITE PLAN FOR RESIDENTIAL USES WILL BE REVIEWED FOR APPROVAL IN ACCORDANCE
WITH THIS PUD AND ITS STANDARDS BY THE PLANNING COMMISSION WITH A RECOMMENDATION TO CITY
COUNCIL. CITY COUNCIL WILL MAKE A FINAL DECISION REGARDING APPROVAL OF A SITE PLAN. IF ANY SITE

PLAN IS SUBMITTED FOR PUBLIC/INSTITUTIONAL, COMMERCIAL, OR INDUSTRIAL USES, IT WILL BE PROCESSED
ADMINISTRATIVELY AS ALLOWED BY THE UNIFIED DEVELOPMENT CODE.

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

a. 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:

- i. MINOR MODIFICATIONS TO THE PUD DISTRICT PLAN: THE CITY MANAGER OR HIS/HER 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.b.i. OF THIS PUD.
- ii. 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
PLANS AND DOCUMENTS WERE ORIGINALLY APPROVED.

b. SITE PLAN:

i. MINOR MODIFICATIONS TO THE PUD SITE PLAN: THE CITY, THROUGH THE DEVELOPMENT REVIEW TEAM,
MAY AUTHORIZE 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 CIRCUMSTANCES RESULT:

- i.a. A CHANGE IN THE CHARACTER OF THE DEVELOPMENT; OR
- i.b. A CHANGE IN THE PERMITTED LAND USES; OR
- i.c. A CHANGE IN THE GENERAL LOCATION OF LAND USES; OR
- i.d. AN INCREASE IN THE MAXIMUM HEIGHT OF ANY BUILDING OF MORE THAN 5%; OR
- i.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%; OR
- i.f. A REDUCTION IN THE SETBACKS MORE THAN 10%; OR
- i.g. AN INCREASE OF MORE THAN 10%, IN GROUND COVERAGE, BY STRUCTURES OR SURFACE
PARKING; OR
- i.h. A REDUCTION BY MORE THAN 5% IN THE LAND AREA DESIGNATION FOR LANDSCAPING; OR
- i.i. A REDUCTION BY MORE THAN 5% IN THE RATIO OF OFF-STREET PARKING AND LOADING
SPACE TO GROSS FLOOR AREA OR NUMBER OF DWELLING UNITS

ii. SITE PLAN AMENDMENTS NOT MEETING THE ABOVE REQUIREMENTS: ALL PUD SITE PLANS APPROVED
AND RECORDED MAY ONLY BE AMENDED PURSUANT TO THE SAME LIMITATION AND REQUIREMENTS BY
WHICH SUCH PLANS WERE APPROVED.



1
P2/P2

MULTI-FAMILY ARCHITECTURAL EXAMPLES



DESIGNED BY
EW

DATE
10/30/12

PREPARED BY
EW, CM

REVISION
DISTRICT PLAN, SITE PLAN, LANDSCAPING

DESCRIPTION

ARAPAHOE COUNTY

W H INVESTMENTS, INC.

W H PLANNED UNIT DEVELOPMENT

700 W Cornell Ave, 775 W Dartmouth Ave, 3001, 3011, & 3025 S Galapago St, 3002, 3018, & 3050 S Huron St

DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL 9/25/12

DRAWING SIZE 24" x 36"

SURVEY FIRM SURVEY DATE
BASELINE

JOB NO. PL200

DRAWING NAME
200_PUD 2012-10-29.dwg

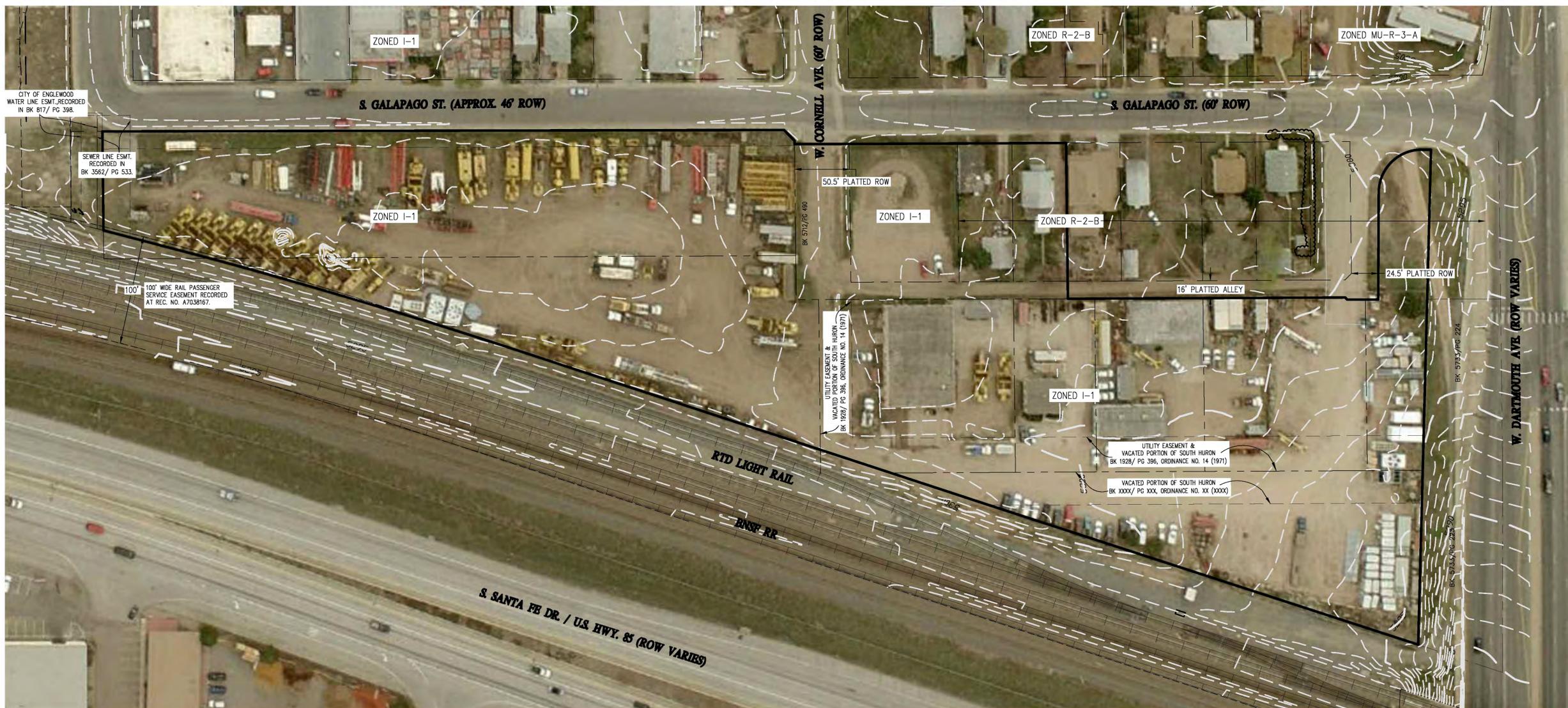
SHEET 2 OF 4

P2

W H PLANNED UNIT DEVELOPMENT

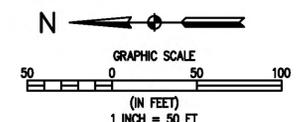
A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34 AND
THE NE ¼ OF SECTION 33, T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 4
EXISTING SITE PLAN



LEGEND

—	PUD BOUNDARY
- - -	INTERIOR PARCELS
- · - · -	EASEMENTS
- · - · -	ALIQUOT LINE
—+—+—	RAILROAD
- · - · -	ADJACENT PARCELS
- · - · -	CONTOUR LINE



1
P3 P3
EXISTING SITE PLAN

BASELINE
Engineering · Planning · Surveying
700 17TH STREET, SUITE 220 • GOLDEN, COLORADO 80401
P: 303.940.9866 • F: 303.940.9869 • www.baselinecorp.com

DESIGNED BY	EW
DRAWN BY	EW/CM
CHECKED BY	VH
DATE	10/30/12
PREPARED BY	EW, CM
REVISION DESCRIPTION	DISTRICT PLAN, SITE PLAN, LANDSCAPING

W H INVESTMENTS, INC.
ARAPAHOE COUNTY
W H PLANNED UNIT DEVELOPMENT
700 W Cornell Ave, 775 W Dartmouth Ave, 3001, 3011, & 3025 S Galapago St, 3002, 3018, & 3050 S Huron St
EXISTING SITE PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

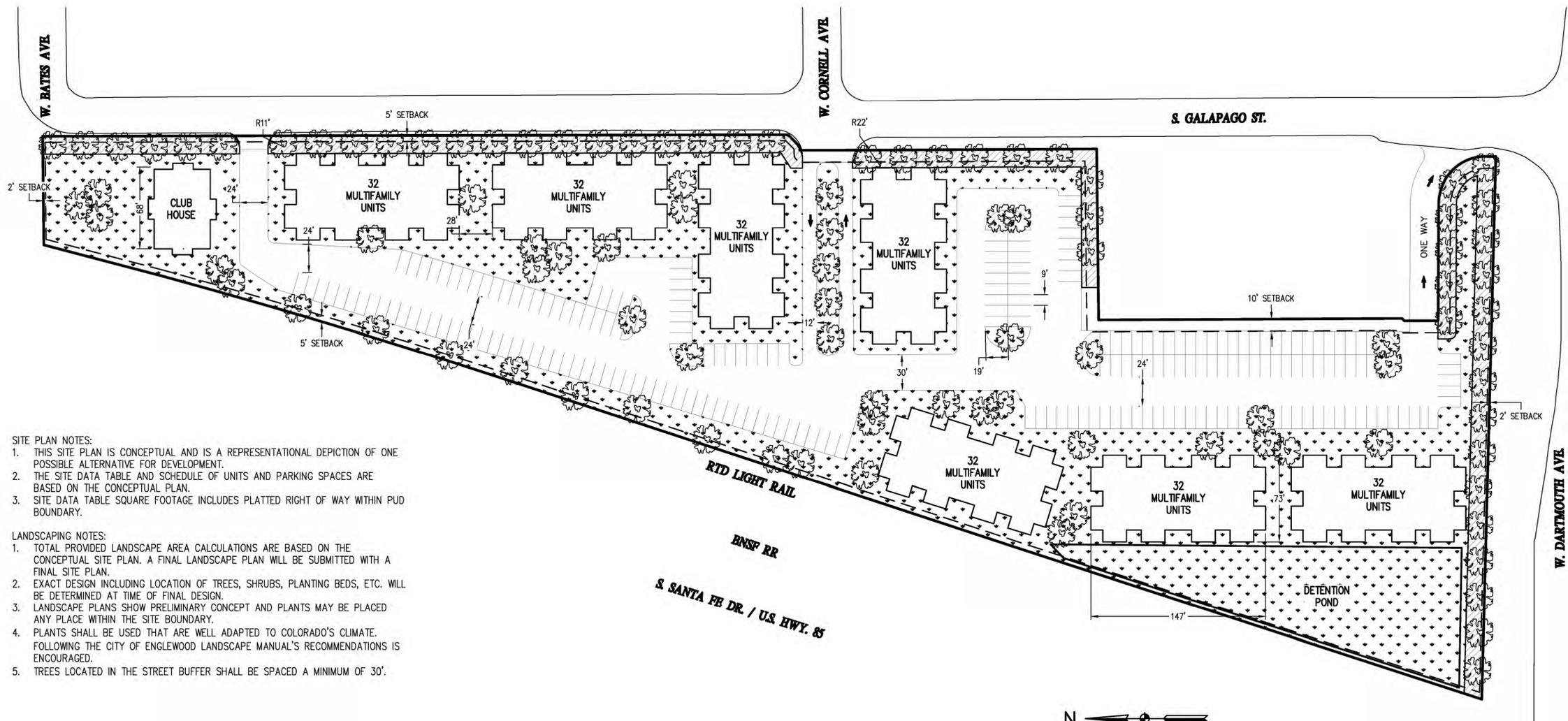
INITIAL SUBMITTAL	9/25/12
DRAWING SIZE	24" x 36"
SURVEY FROM	BASELINE
SURVEY DATE	
JOB NO.	PL200
DRAWING NAME	200_PUD_2012-10-29.dwg
SHEET	3 OF 4

P3

W H PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34 AND
THE NE ¼ OF SECTION 33, T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 4 OF 4
CONCEPTUAL SITE PLAN



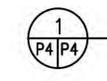
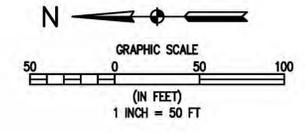
- SITE PLAN NOTES:**
1. THIS SITE PLAN IS CONCEPTUAL AND IS A REPRESENTATIONAL DEPICTION OF ONE POSSIBLE ALTERNATIVE FOR DEVELOPMENT.
 2. THE SITE DATA TABLE AND SCHEDULE OF UNITS AND PARKING SPACES ARE BASED ON THE CONCEPTUAL PLAN.
 3. SITE DATA TABLE SQUARE FOOTAGE INCLUDES PLATTED RIGHT OF WAY WITHIN PUD BOUNDARY.
- LANDSCAPING NOTES:**
1. TOTAL PROVIDED LANDSCAPE AREA CALCULATIONS ARE BASED ON THE CONCEPTUAL SITE PLAN. A FINAL LANDSCAPE PLAN WILL BE SUBMITTED WITH A FINAL SITE PLAN.
 2. EXACT DESIGN INCLUDING LOCATION OF TREES, SHRUBS, PLANTING BEDS, ETC. WILL BE DETERMINED AT TIME OF FINAL DESIGN.
 3. LANDSCAPE PLANS SHOW PRELIMINARY CONCEPT AND PLANTS MAY BE PLACED ANY PLACE WITHIN THE SITE BOUNDARY.
 4. PLANTS SHALL BE USED THAT ARE WELL ADAPTED TO COLORADO'S CLIMATE. FOLLOWING THE CITY OF ENGLEWOOD LANDSCAPE MANUAL'S RECOMMENDATIONS IS ENCOURAGED.
 5. TREES LOCATED IN THE STREET BUFFER SHALL BE SPACED A MINIMUM OF 30'.

LEGEND

	PUD BOUNDARY
	SETBACKS
	EXISTING CURB
	INTERIOR LANDSCAPE
	STREETSCAPE

SITE DATA TABLE		
TYPE	AREA (SQUARE FEET)	PERCENT (%)
STREETSCAPE	22,822	8
INTERIOR LANDSCAPING	109,154	38
BUILDINGS	67,107	23
PARKING	90,875	31
TOTAL	289,958	100

SCHEDULE OF UNITS AND PARKING	
TYPE	QUANTITY
RESIDENTIAL UNITS	224
PARKING SPACES	226



CONCEPTUAL SITE PLAN

DESIGNED BY	EW
DRAWN BY	EW/CM
CHECKED BY	VH
DATE	10/30/12
PREPARED BY	EW, CM
REVISION DESCRIPTION	DISTRICT PLAN, SITE PLAN, LANDSCAPING

W H INVESTMENTS, INC.
ARAPAHOE COUNTY
W H PLANNED UNIT DEVELOPMENT
CITY OF ENGLEWOOD
700 W Cornell Ave, 775 W Dartmouth Ave, 3001, 3011, & 3025 S Galapago St, 3002, 3018, & 3050 S Huron St
CONCEPTUAL SITE PLAN

FOR AND ON BEHALF OF
BASELINE CORPORATION

INITIAL SUBMITTAL	9/25/12
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	
JOB NO.	PL200
DRAWING NAME	200_PUD_2012-10-29.dwg
SHEET	4 OF 4

P4

COUNCIL COMMUNICATION

DATE: January 22, 2013	AGENDA ITEM: 11 a ii	SUBJECT: Ordinance rezoning Sand Creek parcel from Light Industrial (I-1) and General Industrial (I-2) to Planned Unit Development (PUD)
INITIATED BY: Community Development	STAFF SOURCE: Audra L. Kirk, Planner I	

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Council continued the first reading concerning the proposed Sand Creek Planned Unit Development on December 17, 2012, in order for staff to work with the applicant to modify the PUD to address the concerns of the Planning and Zoning Commission.

PREVIOUS PLANNING COMMISSION ACTION

The Planning and Zoning Commission considered the Sand Creek PUD at a Public Hearing on November 20, 2012. The Commission considered public testimony and voted 7 to 2 against forwarding the proposed rezoning to PUD to City Council with a recommended action for approval with the following conditions:

1. Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval
2. Provide an access easement to the future Bates Light Rail Station platform. Details to be finalized at the site plan approval.

RECOMMENDED ACTION

Staff recommends approval of the ordinance rezoning the Sand Creek parcel from I-1 and I-2 to PUD. The attached Council Bill would approve a modified PUD District Plan that addresses the issues identified by the Planning and Zoning Commission. Staff further recommends that Council set February 4, 2013 as the date for a Public Hearing.

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.

This property is a 10.61 acre site occupied by General Iron Works for many years. RTD acquired a portion of the GIW parcel for its maintenance facility in 2002. Sand Creek acquired its ownership in the GIW parcel in 2010. The parcels have been zoned Industrial since the first zoning was put in place in 1940.

PUD OVERVIEW

The Sand Creek PUD will change the Permitted Principal Uses to allow residential and certain commercial public/institutional and industrial uses as outlined in the attached Ordinance and PUD District Plan. Some uses under the existing I-1 and I-2 zoning have been eliminated, such as crematorium and waste/salvage operations. Some uses not allowed under the current zoning, such as parks and libraries, have been included in the list of allowed uses.

A sunset clause has been added to the PUD approval ordinance that stipulates when a Certificate of Occupancy (CO) is issued for any residential use on any portion of the property covered by this PUD, whether the property is platted or not, industrial uses (not commercial or public/institutional) shall no longer be allowed.

The site plan has been submitted for conceptual purposes only. A site plan for residential uses will need Planning and Zoning Commission review and Council approval. A site plan for any use other than residential will not require review and approval by the Commission or City Council. With the exception of a few public/institutional uses and conditional uses, all site plans for uses in the I-1 and I-2 zone districts currently are reviewed administratively and the PUD proposes no changes to this procedure.

Development standards have been outlined in the PUD District Plan and are as follows:

The maximum dwelling units per acre is proposed to be set at 45, resulting in a maximum of 477 units.

The proposed Sand Creek PUD has set the maximum height limitation for multi-family residential at 75'. The Unified Development code (UDC) has a maximum height limitation of 32' in all residential zone districts. This is a difference of 43' or approximately 4 stories. The setbacks for the Sand Creek PUD are proposed to be 5' from all property lines. The UDC's current standards for multi-family in the MU-R-3-B zone district are 15' front and side setback and a 25' rear setback.

The development standards for the industrial uses shall be consistent with the UDC requirements in the I-2 zone district with the exception of the setbacks. The proposed PUD will have a required minimum setback of 10' from all property lines. The UDC requires a 10' setback only where a building abuts upon, adjoins, or is adjacent to a residential zone district. The Sand Creek PUD would not have a height limitation with industrial uses.

The architectural standards that are outlined in the PUD are very similar and/or more stringent to the architectural standards for multi-unit residential uses listed in the UDC.

Procedures for minor modifications to the PUD are consistent with the UDC, and are typically reviewed by the Development Review Team and approved through the permitting process. Major modifications to the PUD are also consistent with UDC and require Planning and Zoning and City Council approval. Major modifications are required under the following circumstances:

- A change in the character of the development; or
- A change in the permitted land uses; or

- A change in the general location of land uses; or
- An increase in the maximum height of any building of more than 5%; or
- 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%; or
- A reduction of more than 5% in the land area designation for landscaping; or
- A reduction by more than 5% in the ratio of off-street parking and loading space to gross floor area or number of dwelling units.

Landscaping: A complete landscaping plan will be provided at time of final submittal of the site plan.

Parking: Parking guidelines will be prepared based on future development use and will be submitted with the final site plan. The developer may ask for a reduction in parking for multi-family housing due to the proximity of light rail.

FINANCIAL IMPACT

The financial impact will be different under the various development scenarios allowed under this PUD, so it is difficult to provide information at this time.

LIST OF ATTACHMENTS

Planning and Zoning Commission Staff Report
Planning and Zoning Commission Minutes
Planning and Zoning Commission Findings of Fact
Bill for Ordinance



M E M O R A N D U M

TO: Planning and Zoning Commission
THRU: Alan White, Director, Community Development ✓
FROM: Audra L. Kirk, Planner 1 ✓
DATE: November 20, 2012

SUBJECT: **Case ZON2012-007** - Public Hearing
Sand Creek
Case ZON2012-008 - Public Hearing
WH Investments

APPLICANT:

Baseline Corporation
700 12th Street
Suite 220
Golden, CO 80401

PROPERTY OWNER SANDCREEK:

Sand Creek Investors, L.L.C
3002 South Huron Street
Englewood, CO 80110

PROPERTY OWNER W H INVESTMENTS:

W H Investments, Inc.
3002 South Huron Street
Englewood, CO 80110

PROPERTY ADDRESS SANDCREEK (North Property):

601 West Bates Avenue
Englewood, CO 80110

PROPERTY ADDRESSES W H INVESTMENTS (South Property):

700 West Cornell Avenue
775 West Dartmouth Avenue
3001, 3011 and 3025 South Galapago Street
3002, 3018 and 3050 South Huron Street
Englewood, CO 80110

REQUEST:

The applicant has submitted two applications, Sand Creek PUD (referred to as the north property) and W H Investments PUD (referred to as the south property) to rezone the above parcels from I-1 Light Industrial and I-2 General Industrial zoning to a PUD Planned Unit Development. The proposed PUD will allow multi-family residential as a permitted use, in addition to existing industrial permitted uses. Conceptual site plans have been submitted because development on the two sites likely will not happen in the near term. As market conditions evolve in the future, site plans and details may change. The applicant is seeking approval of the conceptual site plans; however, the plans have not provided City staff with enough detail to provide meaningful review comments. Staff is recommending that when development is more certain in the future, site plans be reviewed at public hearings and before Planning and Zoning and City Council. The Planning and Zoning Commission can recommend an alternative.

RECOMMENDATIONS NORTH PROPERTY:

The Department of Community Development recommends that the Planning and Zoning Commission approve Sand Creek PUD District Plan with the following conditions:

1. Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval, and forward a recommendation of approval to City Council.

RECOMMENDATIONS SOUTH PROPERTY:

The Department of Community Development recommends that the Planning and Zoning Commission approve W H Investment PUD District Plan with the following conditions:

1. Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval,
2. Provide space for the future placement of RTD's Bates Street Light Rail Station platform.
3. Single family residential units should be regulated under the dimensional standards of the R-1-C zone district.

And forward a recommendation of approval to City Council.

LEGAL DESCRIPTION NORTH PROPERTY:

THAT PART OF LOT 1 GENERAL IRON WORKS SUB DESC AS BEG AT THE SW COR OF SD LOT TH ALG CURVE TO LEFT 201.64 FT TH NE 297.55 FT TH ALG CURVE RT 73.2 FT TH NE 512.81 FT TH SE 265.47 FT TH S 53.29 FT TH ALG CURVE RT 47.52 FT TH SW 116.33 FT TH W 28.26 FT TH S 656.37 FT TO THE SE COR OF SD LOT TH W 734.44 FT TO BEG GENERAL IRON WORKS SUB

LEGAL DESCRIPTION SOUTH PROPERTY:

BEG 200 FT E & 20.6 FT N OF SW COR NW 1/4 SW 1/4 NW 1/4 SEC 34 TH N 519.4 FT TO E LINE OF AT & SF RR RT/WAY TH SWLY ALG SD LINE 563 FT TO S LINE NW 1/4 SW 1/4 NW 1/4 TH E 121.5 FT TH N 20.6 FT TH E 40.5 FT TO BEG SEC 34-4-68

E 130 FT OF W 1/2 NW 1/4 SW 1/4 NW 1/4 EX AT & SF RR RT/WAY & EX ROADS SEC 34-4-68

LOTS 14-19 & VAC ST ADJ ON W & RES STRIP ON S OF LOT 19 BLK 1 TAYLORS ADD

LOTS 46-49 BLK 1 TAYLORS ADD

LOTS 44-45 BLK 1 TAYLORS ADD

LOTS 42-43 BLK 1 TAYLORS ADD

LOTS 1-6 BLK 1 TAYLOR'S ADD TOG WITH VACATED W CORNELL AVE ADJ ON THE NORTH & VACATED S HURON ST ADJ ON THE WEST EX THAT PART NOW KNOWN AS THE CORNELL STREET TRIANGLE

LOTS 7-9 & VAC ST ADJ ON W BLK 1 TAYLORS ADD

LOTS 10-13 & VAC ST ADJ ON W BLK 1 TAYLORS ADD

ZONE DISTRICT NORTH PROPERTY:

I-1 Light Industrial

I-2 General Industrial

ZONE DISTRICT SOUTH PROPERTY:

I-1 Light Industrial

R-2-B Medium-density single and multi-dwelling unit residential

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located adjacent to the RTD Light Rail line between Dartmouth and Bates. Land directly to the west is the RTD Light Rail tracks and the BSNF railroad tracks and further west beyond South Sante Fe in an industrial zone district and the Englewood/Littleton Waste Water Treatment Plant. Surrounding land to the east is a combination of I-1 and R-2-B. This area is a mixture of industrial uses, single and multi-family housing as well as non-conforming residential units in the industrial districts. North is the RTD maintenance facility zoned I-2. To the south is R-2-B zoning and Cushing Park.

PUD 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 submittal 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 permits can be granted.

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.

The combined properties are 16.72 acres and Winslow Construction Company has occupied the southern parcel since 1954. General Iron Works occupied the northern parcel for many years. RTD acquired a portion of the GIW parcel for its maintenance facility in 2002. Sand Creek acquired its ownership in the GIW parcel in 2010. Parcels have been zoned Industrial since the first zoning was put in place in 1940.

NEIGHBORHOOD MEETING SUMMARY:

Pursuant to the Unified Development Code PUD procedure, the applicant conducted a neighborhood meeting on Wednesday, July 18, 2012, prior to submitting the PUD application. Notice of the pre-application meeting was mailed to owners and tenants of property located within 1000 feet of the proposed PUD property. A meeting summary is attached (See Exhibit A).

CITY DEPARTMENT AND DIVISION REVIEW:

The applicants had a pre-application meeting with staff in June 2012. Issues that were identified during the pre-application meeting were addressed by the applicant and the final PUD packets were submitted on September 27, 2012. The final plans were reviewed by City and outside Agencies and the following comments were made:

Tri-County Health Department:

1. TCHD encourages the addition of PUD Development Standards for bicycle facilities including bike parking for visitors and residents.
2. The Sand Creek (North) PUD indicates detention ponds will be built on the development site. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that mosquito control plans be developed for any stormwater facilities that are designed to hold water for 72 hours or longer.

Xcel Energy:

1. The Public Service Company of Colorado (PSCO) owns and operates existing natural gas and electric distribution facilities within the proposed project area. The developer must work with Xcel to install any new gas or electric service, or modification to existing facilities.

BNSF:

1. No comment.

Colorado Department of Transportation:

1. No comment.

RTD MC#24

Comments were not provided from this Agency.

City of Englewood Department Reviews:

Building:

PLAN SUBMITTAL REQUIREMENTS

The City of Englewood has adopted 2012 International Codes, in addition to ICC/ANSI A117.1 – 2009 Accessibility standards which must be used for building on the site.

Engineering:

A Drainage Report per the Englewood Drainage Criteria Manual must be submitted.

All concrete must be brought to City Standards.

All Drainage must be directed to the Public Way (i.e. street or alley)

All work in the Public Right-of-Way requires permits from Public Works.

Any unused Drive Cuts must be closed per City Standards.

Check list and Drainage review letters are attachments to the project.

All Curb Gutter and Sidewalk will need to be brought up to City Standards, including a new 8' (minimum) wide sidewalk.

Drainage report submitted but will not be approved. Site plans are conceptual in nature, therefore no approval for this design will be completed with this review.

Fire:

1. 503.2.1 Dimensions. (Amended to read as follows)

Fire Apparatus access roads shall have an unobstructed width of not less than 26 feet (1725 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

Traffic:

Submitted documents include a conceptual site plan only; location and design of the access points are not part of this approval. Traffic Impact Study shall be updated when a specific site plan is submitted. (Community Development comment: Due to the Department recommendation of the approval of only the District Plans (zoning regulation entitlements) traffic impacts will be addressed with final site plan submission which the Commission will review at an additional public hearing).

Utilities:

Plans showing water-sewer-storm and fireline connections to the public mains need to be submitted for approval.

Community Development:

See comments below.

PUD OVERVIEW:

The Sand Creek and W H Investments PUD's will change the Permitted Principal Uses to allow residential uses in addition to the currently allowed industrial, office and retail uses. Other allowed uses in the PUD are outlined under the Table of Allowed Uses in the Written Statement on the PUD document.

Site Plan: The site plan has been submitted for conceptual purposes only. Development standards have been outlined in the PUD District Plan and are as follows:

Sand Creek PUD (North Parcel): The maximum dwelling units per acre is proposed to be set at 45. On this site the total maximum dwellings would be 450.

The proposed Sand Creek PUD has set the maximum height limitation for multi-family residential at 75'. The Unified Development Code (UDC) has a maximum height limitation of 32' in all residential zone districts. This is a difference of 43' or approximately 4 stories. Setbacks for the Sand Creek PUD are proposed to be 5' from all property lines. The UDC's current standards for multi-family in the MU-R-3-B are 15' front and side setbacks and 25' rear setbacks.

The development standards for industrial uses shall be consistent with the UDC with the exception of setbacks. The proposed PUD will have a required minimum setback of 10' from all property lines. The UDC requires a 10' setback only where a building abuts upon, adjoins, or is adjacent to a residential zone district. Industrial and other non-residential uses would not be subject to a height limitation.

WH Investment PUD (South Parcel): The maximum dwelling units per acre are proposed to be set at 45. On this site the total maximum dwellings would be 270.

In addition to allowing industrial and multi-family, the proposed WH Investment PUD would also allow single family residential and attached townhomes. The single family and attached townhomes would have the same dimensional standards as the R-2-B zone district. The UDC does not currently have dimensional standards for attached townhomes. Residential units that are attached and more than one are considered multi-unit dwellings. Staff believes that the single family residential units should be regulated under the dimensional standards of the R-1-C zone district and the attached townhomes should be regulated under the WH Investment PUD Development Standards of the Multi-Unit Residential Dwellings.

The proposed WH Investment PUD has the minimum setback listed as 2', with the exception of a 5' to 10' setback along the east and west property lines. The 2' setback would be required along the north and south property lines. The UDC has a minimum setback of 5' for any residential zone district, with the exception of a small lot of record.

The development standards for industrial uses shall be consistent with the UDC with the exception of setbacks. The proposed PUD will have a required minimum setback of 10' from all property lines. The UDC requires a 10' setback only where a building abuts upon, adjoins, or is adjacent to a residential zone district. As with the north parcel, industrial and other non-residential uses would have no height limitation.

Architectural Standards (both PUD's): The architectural standards that are outlined in both PUD's are very similar and/or more stringent to architectural standards for multi-unit residential uses listed in the UDC.

Process (both PUD's): The process as outlined in the proposed PUD's is proposing to have the Development Review Team as the final approving entity for the final site plan. Staff believes that the final site plan should be reviewed by Planning and Zoning through a public hearing and City Council through a public hearing.

Minor modifications to the PUD's are consistent with the UDC, and are typically reviewed by the Development Review Team and approved through the permitting process. Major modifications to the PUD's are also consistent with UDC with the addition of the following:

- A change in the character of the development; or
- A change in the permitted land uses; or
- A change in the general location of land uses; or
- An increase in the maximum height of any building of more than 5%; or
- 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%; or
- A reduction of more than 5% in the land area designation for landscaping; or
- A reduction by more than 5% in the ratio of off-street parking and loading space to gross floor area or number of dwelling units.

Landscaping (both PUD's): A complete landscaping plan will be provided at time of final submittal of the site plan.

Parking (both PUD's): Parking guidelines will be prepared based on future development use and will be submitted with the final site plan. The developer may ask for a reduction in parking for multi-family housing due to the proximity of light rail.

SUMMARY:

The applicant is proposing to re-zone two parcels to PUD to include residential uses in addition to I-1 and I-2 uses. Staff is requesting that approval of the final site plan be done through public hearings at Planning and Zoning and City Council meetings as a condition of approval of the PUD District Plans.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

The Commission must determine if the PUD is consistent with the Englewood 2003 Comprehensive Plan. The Planning and Zoning Commission can approve, approve with conditions or deny the proposed PUD.

PUD District Plan

The District Plan sets forth the zoning regulations under which the proposed amendments will occur.

1. *The PUD District Plan is, or is not, in conformance with the District Plan requirements and the Comprehensive Plan.*

The proposed PUD is in conformance with the District Plan and the Comprehensive Plan. Section 5: Housing, Goal 1 states, "Promote a balanced mix of housing opportunities serving the needs of all current and future Englewood Citizens". Objective 1-3 states, "Encourage housing investments that improve the housing mix, including both smaller and larger unit sizes, and a wider range of housing types, including single-family, duplex, town home, and condominium units".

2. *All required documents, drawings, referrals, recommendations, and approvals have been received.*

All appropriate documents concerning Sand Creek and WH Investment PUD's have been received; however the proposed PUD site plans have not been approved by all departments.

3. *The PUD District Plan is consistent with adopted and generally accepted standards of development in the City of Englewood.*

The Sand Creek and WH Investments PUD District Plans remain consistent with accepted development standards established by the City of Englewood.

4. *The PUD District Plans are substantially consistent with the goals, objectives, design guidelines, policies and any other ordinance, law or requirement of the City.*

Sand Creek and WH Investment PUD's are in conformance with all other ordinances, laws and requirements of the City.

5. *When the PUD District Plan is within the Englewood Downtown Development Authority (EDDA) area, the Plan is consistent with the EDDA approved designs, policies and plans.*

Not applicable.

PUD Site Plan

The PUD Site Plans will be reviewed and approved at a later date, yet to be determined.

ATTACHMENTS:

Exhibit A: Sand Creek PUD District Plan

Exhibit B: WH Investment PUD District Plan

Exhibit C: Neighborhood Meeting Summary – July 18, 2011

Exhibit D: Clayton letter dated November 12, 2012

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 20, 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, Welker, Knoth, Fish, Brick, Kinton, Townley
Freemire (alternate)

Absent: King (excused)

Staff: Alan White, Community Development Director
Audra Kirk, Planner I
Nancy Reid, Assistant City Attorney

II. APPROVAL OF MINUTES

November 6, 2012



Welker moved:

Knoth seconded: TO APPROVE THE NOVEMBER 6, 2012 MINUTES

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

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

NAYS: None

ABSTAIN: Townley

ABSENT: King

Motion carried.

III. PUBLIC HEARING



**Case #ZON2012-007 Sand Creek Planned Unit Development and Case #ZON2012-008
W H Investment Planned Unit Development**

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.

Fish moved:

Roth seconded: TO OPEN CASE #ZON2012-007 and CASE #ZON2012-008

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

NAYS: None

ABSTAIN: None

ABSENT: King

Motion carried.



Ms. Kirk was sworn in and presented the case. The applicant has submitted two applications, Sand Creek PUD (referred to as the north property) and W H Investments PUD (referred to as the south property) to rezone the above parcels from I-1 Light Industrial and I-2 General Industrial zoning to a PUD Planned Unit Development. The proposed PUD will allow multi-family residential as a permitted use, in addition to existing industrial permitted uses. Conceptual site plans have been submitted because development on the two sites likely will not happen in the near term. As market conditions evolve in the future, site plans and details may change. Staff is recommending that when development is more certain in the future, site plans be reviewed at public hearings before the Planning and Zoning Commission and City Council.

Ms. Kirk discussed legal descriptions of both properties, current zone districts, property location and surrounding land use, PUD procedures, background information of the property, neighborhood meeting summary, City department and division review, and an overview of both proposed PUD's.



APPLICANT TESTIMONY

The applicant provided a slide show of the proposed PUD's. Mr. Vincent Harris, Planning Director for Baseline Corp., Mr. Fred Lantz, Traffic Engineer for Baseline Corp., and Mr. Bryant Winslow, owner of the properties provided testimony.

Issues discussed were contamination on the property, setbacks, height restrictions, examples of what buildings may look like, co-mingling of residential use along with industrial use, adding a provision that states the industrial uses go away when residential comes in, parking guidelines, density of development, is the Bates Station still an option, would applicant develop the property or sell to a developer, traffic flow and entrance placement to the development.



PUBLIC TESTIMONY

Testimony was heard from:

- Vera Montez
- Patrick Draper
- Matthew Reeves
- Lewis Fowler



Fish moved:

Knoth seconded: TO CLOSE CASE #ZON2012-007 and #ZON2012-008

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

NAYS: None

ABSTAIN: None

ABSENT: King

Motion carried.



Knoth moved:

Fish seconded:

THAT CASE #ZON2012-007, SAND CREEK PLANNED UNIT DEVELOPMENT BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING CONDITIONS:

- *Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval.*
- *Access to the future Bates Street Light Rail station platform shall be moved from the south property to the north property.*

Discussion Points:

- Great project for this area; in favor of this type of development.
- A PUD is appropriate for the area if the Bates Street Station Light Rail station is built; if not, density is too high.
- Very concerned about mixing residential with industrial uses.
- Need provision that industrial goes away when residential development occurs.
- Planning and Zoning Commission should see a Site Plan; this is just a general District Plan.
- Don't like request to remove the Planning and Zoning Commission and City Council from Public Hearings to review Site Plan.

- Hard to make a decision without more information.
- Needs open space.
- Would flex space be allowed?
- Too many unresolved issues.

Comments from Commission:

Mr. Fish said while the general nature of this project in many ways is consistent with the Comprehensive Plan and I would like to see this area go this direction, there are too many unresolved issues with the applicant's presentation and inconsistencies such as not addressing how the zoning fits together. This would create a mixed zoning in the area. It is way too speculative.

Mr. Welker said he wanted to let everyone at the hearing know he is not against development in this area. He said he doesn't believe this property currently has the type of request before us that is verifiable to the people who live there and to the City.

Ms. Townley said she definitely wants to see development in the area. There's just not enough information to approve.

Mr. Bleile stated this particular property has some tremendous potential for everybody involved and would like to see it redeveloped to its highest and best use. He felt the applicant's intent is to do the right thing. He stated he understands Mr. Winslow's need to keep his business going there at this time and is fine with having both residential and industrial uses, but there could have been additional detail provided to the Commission.


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

Motion failed.


Welker moved:
Bleile seconded:

TO INCORPORATE THE DISCUSSION FROM CASE #ZON2012-007 INTO THIS CASE. CASE #ZON2012-008, W H INVESTMENT PLANNED UNIT DEVELOPMENT BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING CONDITIONS:

- *Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval, and*
- *Delete "and attached townhome use" from C1a of the PUD District Plan Development Standards.*

Discussion Points for this case were included in the previous PUD.

Mr. Bleile wanted the applicant to know the Commission is not against the development of this property. We want to see it happen. He asked that they not give up on it and go away. He said he would be very amicable to seeing some further discussion occur. If the Commission's concerns are addressed in a future presentation it's a no brainer.

Mr. Fish said with some modifications this could work for all.

Mr. Welker said he is very much in support of Roadmap Englewood. His problem with what was proposed tonight is that it isn't concrete enough to give us assurance, to the city and to the people we represent of what is going to happen there; that happens at the Site Plan review. Allowing residential on the property is not the problem.

Ms. Reid said the Commission could take a short recess and let Staff and the applicant work on wording the Commission is having difficulty with.

Mr. Welker said, in his opinion, it's not a five to ten minute solution. He suggested the discussion continue to a date certain.

Chair Brick asked the members if they wanted to take a recess to allow Staff time to add a condition or have him call for the question. Consensus was to not take the recess time; Chair Brick called for the question.

Comments from Commission:



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

Motion failed.

IV. PUBLIC FORUM



Mr. Fowler wished to speak about the Sand Creek property. The Commission invited him to attend a future Planning and Zoning meeting to discuss.

V. ATTORNEY'S CHOICE



Ms. Reid had nothing further to report.

VI. STAFF'S CHOICE



Director White provided an update on future meetings.

VII. COMMISSIONER'S CHOICE



Mr. Roth stated he hated to vote down something that will ultimately be a big plus for the City; the proposal just wasn't well enough developed.

Mr. Bleile stated he hated voting no too on a project that will ultimately happen. He thanked the applicant and everyone who attended. He asked the applicant not to think tonight's decision was a rejection.

Mr. Freemire stated it was very difficult to watch what he watched this evening. In this case you have industrial today right next to single family residential; that isn't going to change. The question is, what gives you the greater probability of improvement in the future for the lives of the citizens and also helps the commercial or industrial property owner to accomplish their goals and also allows us the opportunity to move forward and be able to move closer to the City's long-term goals. You can't say no and then say yes to the applicant. He suggested the Commission take a good serious look at this and create an environment whereby we can be a community that would be responsive and receptive to ideas that maybe require something a little bit different than what was done before. If this was putting lipstick on an otherwise industrial property to enable it to sell or to position it to sell, then what we've done is we've delayed that process.

The meeting adjourned at 9:52 p.m.

Barbara Krecklow, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

IN THE MATTER OF CASE #ZON2012-008)
FINDINGS OF FACT, CONCLUSIONS)
AND RECOMMENDATIONS TO REZONE) FINDINGS OF FACT AND
THE PROPERTY KNOWN AS 3001 SOUTH) CONCLUSIONS OF THE
GALAPAGO STREET ET. AL. FROM I-1 AND) CITY PLANNING AND
R-2-B ZONE DISTRICTS TO PLANNED UNIT) ZONING COMMISSION
DEVELOPMENT (PUD))
)
)
INITIATED BY:)
Baseline Corporation)
700 12th Street, Suite 220)
Golden, Colorado 80401)

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

Commission Members Absent: King

This matter was heard before the City Planning and Zoning Commission on November 20, 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 3001 South Galapago Street from I-1 to Planned Unit Development was filed by Baseline Corporation on September 27, 2012.
2. **THAT** the applicant submitted two applications, Sand Creek PUD (referred to as the north property) and W H Investments PUD (referred to as the south property).

3. **THAT** Public Notice of the Public Hearing was given by publication in the Englewood Herald on November 2, 2012 and was on the City's website from October 26, 2012 through November 20, 2012.

4. **THAT** Public Notice of the Public Hearing was mailed to owners and occupants of property within 1,000 feet of the subject property.
5. **THAT** the property was posted as required, said posting setting forth the date, time, and place of the Public Hearing.
6. **THAT** Planner Kirk testified the request is for approval to rezone the property from I-1 and R-2-B Zone Districts to Planned Unit Development. Ms. Kirk testified to the criteria the Commission must consider when reviewing a rezoning application. Ms. Kirk further testified that Staff recommends approval of the W H Investment PUD District Plan with the following conditions:
 - Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval,
 - Delete "attached townhome use" from C1a of the PUD District Plan Development Standards.
7. **THAT** the property is located adjacent to the RTD Light Rail line between Dartmouth and Bates.
8. **THAT** the area is a mixture of industrial uses, single and multi-family housing as well as non-conforming residential units in the industrial districts.
9. **THAT** the property is 6.12 acres and Winslow Construction Company has occupied the southern parcel since 1954.
10. **THAT** the parcel has been zoned industrial since the first zoning was put in place in Englewood in 1940.
11. **THAT** the applicant is proposing rezoning to a PUD to include residential uses.
12. **THAT** the proposed PUD zoning would make the property more desirable for development.
13. **THAT** preliminary plans of the proposed W H Investments PUD was referred to Tri-County Health, the Colorado Department of Transportation (CDOT), RTD, Xcel Energy and BNSF Railroad for review and comment.
14. **THAT** the W H Investments PUD was reviewed by the City's Development Review Team (DRT) on November 13, 2012.
15. **THAT** the maximum dwelling units per acre are proposed to be set at 45; the total maximum dwellings would be 270.
16. **THAT** pursuant to the PUD procedure, the applicant conducted a neighborhood meeting on July 18, 2012.

17. **THAT** notice of the neighborhood meeting was mailed to property owners and occupants of property within 1000 feet of the site.
18. **THAT** testimony was received from the applicant team.
19. **THAT** testimony was received from residents regarding the proposed redevelopment of the site. Concerns were voiced about safety on Elati Street, traffic, impact on community, and the proposed Bates Street Light Rail Station.
20. **THAT** the application is in conformance with the Comprehensive Plan.
21. **THAT** the application meets the Housing Goals and Objectives of Roadmap Englewood: 2003 Englewood Comprehensive Plan.
22. **THAT** the application is not consistent with adopted and generally accepted standards of development in the City.
23. **THAT** the application is not consistent with the goals, objectives, design guidelines, policies and other ordinances, laws, or requirements of the City.
24. **THAT** the resulting rezoned property will 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 Baseline Corporation seeking approval to rezone the property from I-1 and R-2-B Zone Districts 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.
5. **THAT** the application is not consistent with adopted and generally accepted standards of development in the City.
6. **THAT** the application is not consistent with the goals, objectives, design guidelines, policies and other ordinances, laws, or requirements of the City.

7. **THAT** residential use cannot be developed under the existing zoning; the proposed PUD zoning would make the property more desirable for development.
8. **THAT** the resulting rezoned property will 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.
9. **THAT** the Development Review Team reviewed the site plan and determined that a substantial amount of the proposal meets established City development standards, however there are unresolved issues. Staff will continue to work with the applicant to resolve these issues.
10. **THAT** the PUD zoning designation is appropriate for the area if the Bates Street Light Rail Station is built; if not, density is too high.
11. **THAT** the Commission is very concerned about mixing residential use with industrial use.
12. **THAT** the Commission does not agree with the applicant's request to remove the Planning and Zoning Commission and City Council from Public Hearings to review Site Plan.
13. **THAT** there are too many unresolved issues with the current application.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that the application filed by Baseline Corporation to rezone the property known as 3001 South Galapago Street from I-1 and R-2-B Zone Districts to Planned Unit Development not 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 November 20, 2012, by Mr. Welker, seconded by Mr. Bleile, which motion states:

TO INCORPORATE THE DISCUSSION FROM CASE #ZON2012-007 INTO THIS CASE. THAT CASE #ZON2012-008, W H INVESTMENT PLANNED UNIT DEVELOPMENT BE RECOMMENDED FOR APPROVAL TO CITY COUNCIL WITH A FAVORABLE RECOMMENDATION FOR ADOPTION WITH THE FOLLOWING CONDITIONS:

- *Final site plan approval will happen at a later date and will need to receive Planning and Zoning approval and City Council approval, and*
- *Delete "and attached townhome use" from C1a of the PUD District Plan Development Standards.*

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

The motion failed.

These Findings and Conclusions are effective as of the meeting on November 20, 2012.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION

~~John Brick, Chair~~

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012/2013

COUNCIL BILL NO. 69
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE APPROVING THE SAND CREEK PLANNED UNIT DEVELOPMENT (PUD) LOCATED AT 601 WEST BATES AVENUE IN THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, the Sand Creek parcel is a 10.61 acre site formerly occupied by General Iron Works (GIW) for many years, and is zoned Industrial (I-1 and I-2) since the 1st zoning was put in place in 1940; and

WHEREAS, RTD acquired a portion of the GIW parcel for its maintenance facility in 2002; and

WHEREAS, Sand Creek acquired its ownership in the GIW parcel in 2010; and

WHEREAS, Sand Creek submitted application for the proposed Planned Unit Development to establish specific zoning and site planning criteria for a Planned Unit Development (PUD); and

WHEREAS, the Sand Creek PUD will change the Permitted Principal Uses to allow residential uses in addition to industrial, commercial, retail and offices uses; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing on November 20, 2012; and

WHEREAS, the Planning and Zoning Commission recommended a denial of the application to rezone the property known as 601 W. Bates Avenue from I-1 and I-2 to a Planned Unit Development.

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

Section 1. The Sand Creek Planned Unit Development (PUD) located at 601 West Bates Avenue et al. in the City of Englewood, Colorado, attached hereto as Exhibit A, is hereby approved.

Section 2. The applicant, Sand Creek Investors, L.L.C. wishes to amend its application for the Sand Creek Planned Unit Development (PUD) to limit the uses allowed in this PUD to the following:

Uses Allowed by the PUD District Plan

Residential Uses

Group living facility, large/special
Group living facility, small
Live/work dwelling
Low, Medium and High Density Multi-unit dwellings
Multi-Family Related Ancillary Uses such as Leasing Office, Private Recreation Facilities, etc.

Public/Institutional Uses

Athletic field
Community garden
Library
Museum
Park and Open Space
Religious institutions and associated accessory uses
Schools
Telecommunication Facility (*See Chapter 16-7, "Telecommunications," for applicable use-related guidelines and standards*), to include alternative tower structure, Antenna (microwave antenna, sectorized panel antenna, whip antenna) and Tower structure
Transit Center

Commercial Uses

Greenhouse/nursery, raising of plants, flowers, or nursery stock
Assembly hall or auditorium, hall rental for meetings or social occasions
Membership organization
Indoor Entertainment/ Amusement
 Amusement establishment as a Conditional Use
 Physical fitness center/spa
 Theater and performance/concert venue, not including adult

entertainment

General outdoor recreation, as a Conditional Use
Check cashing facility
Financial institution, with drive-through service
Financial institution, without drive-through service
Food and Beverage Service, Including:
 Brewpub
 Caterer
 Microbrewery
 Restaurant, bar, tavern with or without outdoor operations
 Restaurant, with drive-through service
 Take out and delivery only

Medical and Scientific:

Clinic
Hospital
Laboratory (dental, medical or optical)

Office, type 1 (general)
Office, type 2 (limited)

Dry cleaner, drop-off site only
Instructional service
Personal Care Service, Including photography studio and photo lab, upholstery,
printer, locksmith, tailor
Repair shop (not including auto)

Retail Sales and Service (Sales), Including:

Antique store
Art gallery
Buy-back, second-hand, thrift, consignment stores, Large
Buy-back, second-hand, thrift, consignment stores, Small
Convenience store
Grocery/specialty food store
Internet sales location
Liquor store
Retail sales, general merchandise

Trade or business school

Radio/television broadcasting studio, recording/film studio
Automotive service station (gasoline facility)
Car wash, auto detailing
Parking facility, structure (operable vehicles), principal use
Parking area, surface (operable vehicles), principal use
Hotel
Hotel, Extended Stay

Industrial Uses

Wholesale Sales and distribution
Industrial Service, light
Manufacturing (Including processing, fabrication or assembly), light
Manufacturing (Including processing, fabrication or assembly), heavy

Moving and storage
Outdoor storage
Storage yard for vehicles, equipment, material, and/or supplies, including
Contractor office and yard
Warehousing and/or storage, including mini-storage
Commercial storage, sales and repair of operable vehicles and equipment

And the City and Council hereby accepts this amendment to the PUD District Plan. The allowed uses are hereby included on the PUD District Plan.

Section 3. The applicant, Sand Creek Investors, L.L.C. Planned Unit Development (PUD) wishes to amend its application to provide that all allowed industrial uses shall cease and shall not be grandfathered nor considered legal, non-conforming uses upon the issuance of a Certificate of Occupancy for any residential or commercial use within the PUD, whether or not the property within the boundaries of the PUD has been platted. And the City and Council hereby accepts this amendment to the PUD District Plan. This restriction is hereby included on the PUD District Plan.

Section 4. Development on any portion of the PUD for any residential use (and not public/institutional, commercial, or industrial uses) shall be subject to site plan review by the Planning and Zoning Commission and review and approval by City Council. If any site plan is submitted for public/institutional, commercial, or industrial uses, it will be processed administratively as allowed by the Unified Development Code. This requirement is hereby included in the PUD District Plan.

Introduced and considered on the 17th day of December, 2012 and continued until the 22nd day of January, 2013.

Reintroduced, read in full, and passed on first reading on the 22nd day of January, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 25th day of January, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 23rd day of January, 2013 for thirty (30) days.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

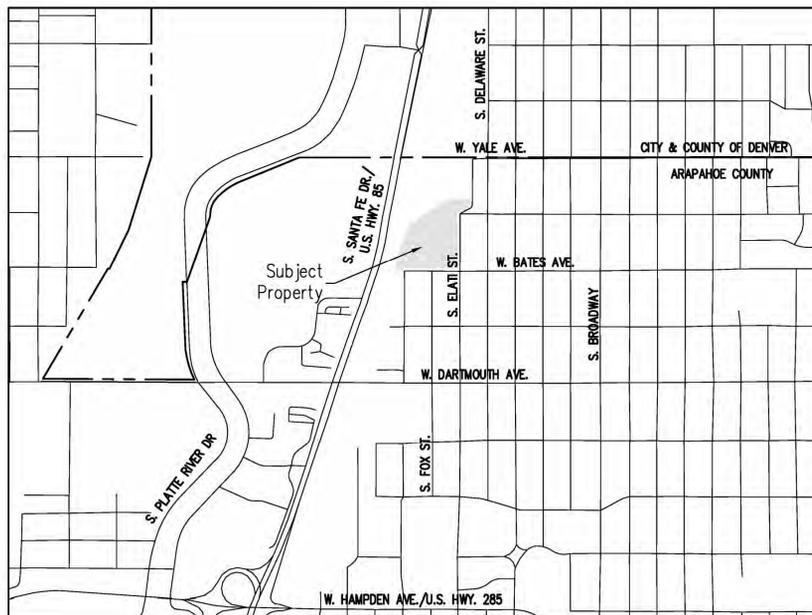
I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, continued, reintroduced, read in full, and passed on first reading on the 22nd day of January, 2013.

Loucrishia A. Ellis

SAND CREEK PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 34,
T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 1 OF 4



SCALE: 1" = 1,000'

VICINITY MAP

PUD LEGAL DESCRIPTION

A PARCEL OF LAND DESCRIBED IN THE BOUNDARY LINE ADJUSTMENT DOCUMENT RECORDED AT RECEPTION NUMBER B2119969 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, ALSO BEING DESCRIBED AS FOLLOWS:

A PORTION OF LOT 1, GENERAL IRON WORKS SUBDIVISION, RECORDED IN BOOK 87, PAGE 25, AT RECEPTION NUMBER B2609250 IN THE ARAPAHOE COUNTY CLERK AND RECORDER'S OFFICE, LYING IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, ARAPAHOE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, GENERAL IRON WORKS SUBDIVISION (FOUND #4 REBAR SET IN CONCRETE);

WHENCE THE SOUTHEAST CORNER OF SAID LOT 1, GENERAL IRON WORKS SUBDIVISION (FOUND #4 REBAR SET IN CONCRETE) BEARS N 89°23'38" E A DISTANCE OF 734.44 FEET (BASIS OF BEARING - ASSUMED);

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, BEING ON THE EASTERLY RIGHT OF WAY LINE OF THE ATCHISON, TOPEKA & SANTA FE RAILROAD, ALSO BEING FIFTY (50) FEET EASTERLY OF AND PARALLEL WITH THE CENTERLINE OF SAID ATCHISON, TOPEKA & SANTA FE RAILROAD MAIN TRACKS, HAVING A CENTRAL ANGLE OF 159°56", A RADIUS OF 5779.75 FEET, A CHORD BEARING OF N 12°39'00" E, A DISTANCE OF 201.63 FEET, AND AN ARC DISTANCE OF 201.64 FEET;

THENCE N 20°39'40" E NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 297.55 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 34°57'08", A RADIUS OF 120.00 FEET, A CHORD BEARING N 38°08'14" E A DISTANCE OF 72.07 FEET, AND AN ARC DISTANCE OF 73.20 FEET;

THENCE N 55°36'48" E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 512.81 FEET;

THENCE S 88°57'28" E A DISTANCE OF 265.47 FEET;

THENCE THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY LINE OF SAID LOT 1, GENERAL IRON WORKS SUBDIVISION:

- 1) S 00°14'08" E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 53.29 FEET;
- 2) THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59°32'30", A RADIUS OF 45.73 FEET, A CHORD BEARING S 29°32'07" W A DISTANCE OF 45.41 FEET, AND AN ARC DISTANCE OF 47.52 FEET;
- 3) THENCE S 89°18'21" W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 116.33 FEET;
- 4) THENCE S 89°22'25" W A DISTANCE OF 28.26 FEET;
- 5) THENCE S 00°13'34" E A DISTANCE OF 656.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, GENERAL IRON WORKS SUBDIVISION (FOUND #4 REBAR SET IN CONCRETE);

THENCE S 89°23'38" W ALONG SAID SOUTHERLY LOT LINE OF LOT 1, GENERAL IRON WORKS SUBDIVISION A DISTANCE OF 734.44 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 459,427 SQ. FT. OR 10.55 ACRE, MORE OR LESS.

TOGETHER WITH;

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:
CONSIDERING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 34 AS BEARING OF S00°16'24"E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34, THENCE S00°16'24"E ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 34 A DISTANCE OF 1319.09 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF SAID NW 1/4;

THENCE N89°23'52"E A DISTANCE OF 226.19 FEET TO A POINT ON THE EASTERLY LINE OF THE BURLINGTON RAILROAD RIGHT-OF-WAY (FORMERLY THE ATCHISON-TOPEKA AND SANTA FE RAILROAD) AND THE POINT OF BEGINNING;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE LEFT WITH AN ARC LENGTH OF 30.82, A RADIUS OF 5779.65 FEET, A CENTRAL ANGLE OF 0°18'20", AND A CHORD THAT BEARS N14°19'53"E A DISTANCE OF 30.82 FEET TO THE SOUTHWEST CORNER OF LOT 1, GENERAL IRON WORKS SUBDIVISION AS RECORDED IN BOOK 87, PAGE 25, RECEPTION NO. 2609250 OF THE COUNTY CLERK AND RECORDER'S RECORDS;

THENCE N89°23'38"E, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 83.26 FEET TO THE INTERSECTION WITH THE WESTERLY LINE OF SOUTH GALAPAGO STREET EXTENDED;

THENCE S00°07'19"E, ALONG SAID WESTERLY LINE OF SOUTH GALAPAGO STREET EXTENDED A DISTANCE OF 29.79 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF THE NW 1/4 OF SECTION 34;

THENCE S89°23'52"W, ALONG SAID SOUTH LINE A DISTANCE OF 90.95 FEET TO THE POINT OF BEGINNING;

SAID TRACT OF LAND CONTAINS ± 2592 S.F. OR 0.06 ACRES

BACKGROUND

THE SUBJECT PROPERTY IS COMPOSED OF TWO PARCELS, LOCATED ON THE NORTHWEST CORNER OF WEST BATES AVENUE, AND SOUTH ELATI STREET, AND EAST OF THE BURLINGTON NORTHERN SANTA FE RAILROAD.

TOTAL AREA FOR THE PARCEL IS 462,231 SF, OR APPROXIMATELY 10.61 ACRES. THE SITE, WHICH IS CURRENTLY OWNED BY SAND CREEK INVESTORS, L.L.C., IS UNDERGOING A CLEANUP OPERATION FROM A PRIOR IRON WORKS SERVICE LOCATED ON THE PROPERTY. THE SITE IS CURRENTLY ZONED AS A GENERAL INDUSTRIAL DISTRICT (I-2).

THE PUD FOR THIS PROPERTY WILL INTRODUCE ZONING AND DEVELOPMENT STANDARDS THAT WILL ALLOW FOR AND PERMIT (I-2) USES FOR POSSIBLE FUTURE DEVELOPMENTS AND IN ADDITION, WILL ADD MULTI-FAMILY USES AND DEVELOPMENT STANDARDS THAT ARE APPROPRIATE AND CONFORMING TO THE SURROUNDING USES IN THE AREA. THE PLANNED UNIT DEVELOPMENT APPLICATION WILL BE PROCESSED PURSUANT TO THE APPLICABLE CITY REGULATIONS.

GENERAL NOTES

1. AN ALTA SURVEY WAS PREPARED BY BASELINE ENGINEERING CORPORATION AND IS PART OF THIS SUBMITTAL.
2. A PRELIMINARY DRAINAGE REPORT WAS PREPARED BY BASELINE ENGINEERING CORPORATION AND IS PART OF THIS SUBMITTAL.
3. A TRAFFIC REPORT WAS PREPARED BY BASELINE ENGINEERING CORPORATION AND IS PART OF THIS SUBMITTAL.
4. THIS PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN.
5. THE SUBDIVISION OF THE SITE SHALL BE COMPLETED UNDER SEPARATE DOCUMENT.
6. THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE CITY CODES, REGULATIONS, AND STANDARDS.
7. IN THE EVENT OF A CONFLICT BETWEEN THE SPECIFIC PROVISIONS OF THIS PUD AND TITLE 16, THE SPECIFIC PROVISIONS OF THIS PUD SHALL CONTROL.

SITE DATA

TOTAL SITE AREA (2 PARCELS) 462,231 S.F. OR 10.61 ACRES

PUD DISTRICT PLAN DEVELOPMENT STANDARDS

A. GENERAL REGULATIONS: UNLESS OTHERWISE PROVIDED FOR IN THE PUD OR AN AMENDMENT THERETO, THE PROVISIONS, STANDARDS, REGULATIONS AND PROCEDURES PERTINENT TO AN APPLICATION FOR THE DEVELOPMENT OF LAND WITHIN THIS PUD ZONE DISTRICT SHALL COMPLY WITH THE (I-2) ZONE DISTRICT AND THE BELOW LISTED STANDARDS FOR MULTI-FAMILY USE. THE STANDARDS FOR (I-2) GENERAL INDUSTRIAL DISTRICT CAN BE REFERENCED IN TITLE 16 OF THE CITY OF ENGLEWOOD MUNICIPAL CODE.

B. PERMITTED USES: THE FOLLOWING USES ARE PERMITTED FOR THE SAND CREEK PUD SITE, UNLESS OTHERWISE PROVIDED, THE FOLLOWING USE CATEGORIES AND TYPES SHALL HAVE THE SAME MEANINGS AS SUCH CATEGORY AND USE TERMS BY THE SAME NAMES CONTAINED IN TITLE 16 OF THE ENGLEWOOD MUNICIPAL CODE. PERMITTED USES ARE SUBJECT TO ALL APPLICABLE REGULATIONS OF TITLE 16 - ENGLEWOOD UNIFIED DEVELOPMENT CODE.

RESIDENTIAL USES:

- GROUP LIVING FACILITY, LARGE/SPECIAL
- GROUP LIVING FACILITY, SMALL
- LIVE/WORK DWELLING
- LOW, MEDIUM AND HIGH DENSITY MULTI-UNIT DWELLINGS
- MULTI-FAMILY RELATED ANCILLARY USES SUCH AS LEASING OFFICE, PRIVATE RECREATION FACILITIES, ETC.

PUBLIC/INSTITUTIONAL USES:

- ATHLETIC FIELD
- COMMUNITY GARDEN
- LIBRARY
- MUSEUM
- PARK AND OPEN SPACE
- RELIGIOUS INSTITUTIONS AND ASSOCIATED ACCESSORY USES
- SCHOOLS
- TELECOMMUNICATION FACILITY (SEE CHAPTER 16-7, "TELECOMMUNICATIONS," FOR APPLICABLE USE-RELATED GUIDELINES AND STANDARDS), TO INCLUDE ALTERNATIVE TOWER STRUCTURE, ANTENNA (MICROWAVE ANTENNA, SECTORIZED PANEL ANTENNA, WHIP ANTENNA) AND TOWER STRUCTURE
- TRANSIT CENTER

COMMERCIAL USES:

- GREENHOUSE/NURSERY, RAISING OF PLANTS, FLOWERS, OR NURSERY STOCK
 - ASSEMBLY HALL OR AUDITORIUM, HALL RENTAL FOR MEETINGS OR SOCIAL OCCASIONS
 - MEMBERSHIP ORGANIZATION
 - INDOOR ENTERTAINMENT/ AMUSEMENT
 - AMUSEMENT ESTABLISHMENT AS A CONDITIONAL USE
 - PHYSICAL FITNESS CENTER/SPA
 - THEATER AND PERFORMANCE/CONCERT VENUE, NOT INCLUDING ADULT ENTERTAINMENT
 - GENERAL OUTDOOR RECREATION, AS A CONDITIONAL USE
 - CHECK CASHING FACILITY
 - FINANCIAL INSTITUTION, WITH DRIVE-THROUGH SERVICE
 - FINANCIAL INSTITUTION, WITHOUT DRIVE-THROUGH SERVICE
 - FOOD AND BEVERAGE SERVICE, INCLUDING:
 - BREWERY
 - CATERER
 - MICROBREWERY
 - RESTAURANT, BAR, TAVERN WITH OR WITHOUT OUTDOOR OPERATIONS
 - RESTAURANT, WITH DRIVE-THROUGH SERVICE
 - TAKE OUT NO DELIVERY ONLY
 - MEDICAL AND SCIENTIFIC:
 - CLINIC
 - HOSPITAL
 - LABORATORY (DENTAL, MEDICAL OR OPTICAL)
 - OFFICE, TYPE 1 (GENERAL)
 - OFFICE, TYPE 2 (LIMITED)
 - DRY CLEANER, DROP-OFF SITE ONLY
 - INSTRUCTIONAL SERVICE
 - PERSONAL CARE SERVICE, INCLUDING PHOTOGRAPHY STUDIO AND PHOTO LAB, UPHOLSTERY, PRINTER, LOCKSMITH, TAILOR
 - REPAIR SHOP
 - RETAIL SALES AND SERVICE (SALES), INCLUDING:
 - ANTIQUE STORE
 - ART GALLERY
 - BUY-BACK, SECOND-HAND, THRIFT, CONSIGNMENT STORES, LARGE
 - BUY-BACK, SECOND-HAND, THRIFT, CONSIGNMENT STORES, SMALL
 - CONVENIENCE STORES
 - GROCERY/SPECIALTY FOOD STORE
 - INTERNET SALES LOCATION
 - LIQUOR STORE
 - RETAIL SALES, GENERAL MERCHANDISE
 - TRADE OR BUSINESS SCHOOL
 - RADIO/TELEVISION BROADCASTING STUDIO, RECORDING/FILM STUDIO
 - AUTOMOTIVE SERVICE STATION (GASOLINE FACILITY)
 - CAR WASH, AUTO DETAILING
 - PARKING FACILITY, STRUCTURE (OPERABLE VEHICLES), PRINCIPAL USE
 - PARKING AREA, SURFACE (OPERABLE VEHICLES), PRINCIPAL USE
 - HOTEL
 - HOTEL, EXTENDED STAY
- INDUSTRIAL USES:
- WHOLESALE SALES AND DISTRIBUTION
 - INDUSTRIAL SERVICE, LIGHT
 - MANUFACTURING (INCLUDING PROCESSING, FABRICATION OR ASSEMBLY), LIGHT
 - MANUFACTURING (INCLUDING PROCESSING, FABRICATION OR ASSEMBLY), HEAVY
 - MOVING AND STORAGE
 - OUTDOOR STORAGE
 - STORAGE YARDS FOR VEHICLES, EQUIPMENT, MATERIAL, AND/OR SUPPLIES, INCLUDING CONTRACTOR OFFICE AND YARD
 - WAREHOUSING AND/OR STORAGE, INCLUDING MINI-STORAGE
 - COMMERCIAL STORAGE, SALES AND REPAIR OF OPERABLE VEHICLES AND EQUIPMENT

(USES CONTINUED ON NEXT PAGE)

CONTACTS

OWNER

SAND CREEK INVESTORS, L.L.C.
3002 S. HURON ST.
ENGLEWOOD, CO 80110

PLANNER

BASELINE ENGINEERING CORP.
700 12TH ST., SUITE 220
GOLDEN, CO 80401

VINCE HARRIS, AICP
(303) 202-5010 x217

ENGINEER

BASELINE ENGINEERING CORP.
700 12TH ST., SUITE 220
GOLDEN, CO 80401

NOAH NEMMERS, PE
(303) 940-9966 x207

SHEET INDEX

- P1 - COVER / DISTRICT PLAN
- P2 - DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS
- P3 - EXISTING SITE PLAN
- P4 - CONCEPTUAL MULTI-FAMILY SITE PLAN

PROPERTY OWNER:

SAND CREEK INVESTORS, L.L.C., A COLORADO LIMITED LIABILITY COMPANY

BY: FLOYD WINSLOW, JR., MANAGER

STATE OF COLORADO)
COUNTY OF)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20__ BY FLOYD WINSLOW, JR., MANAGER FOR SAND CREEK INVESTORS, L.L.C.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

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 APPROVALS WERE ACKNOWLEDGED BEFORE ME THIS DAY OF _____, 20__ BY _____ AND _____

ATTEST: CITY CLERK _____

CLERK AND RECORDER

THIS PLANNED UNIT DEVELOPMENT IS 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. _____

BY: _____ BY: _____
CLERK DEPUTY

DESIGNED BY EW
DRAWN BY EW/CM
CHECKED BY VH

PREPARED BY EW, CM
DATE 10/30/12

REVISION DESCRIPTION
DISTRICT PLAN, SITE PLAN, LANDSCAPING

SAND CREEK INVESTORS, L.L.C.
ARAPAHOE COUNTY
SAND CREEK PLANNED UNIT DEVELOPMENT
601 W BATES AVE
COVER / DISTRICT PLAN

FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL 9/25/12
DRAWING SIZE 24" X 36"
SURVEY FIRM SURVEY DATE
BASELINE
JOB NO. PUD200
DRAWING NAME 200_PUD 2012-10-29.dwg
SHEET 1 OF 4

BASELINE
Engineering - Planning - Surveying
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P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

SAND CREEK PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34,
T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 2 OF 4

DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS

PUD DISTRICT PLAN DEVELOPMENT STANDARDS (CONTINUED)

- ACCESSORY USES:**
HOME OCCUPATION AS LISTED IN ENGLEWOOD MUNICIPAL CODE TITLE 16 – UNIFIED DEVELOPMENT CODE
- TEMPORARY USES:**
AS LISTED IN ENGLEWOOD MUNICIPAL CODE TITLE 16 – UNIFIED DEVELOPMENT CODE
- UNLISTED USES:**
PROCEDURES FOR APPROVAL OF USES NOT LISTED IN THE ABOVE PERMITTED USES SHALL BE GOVERNED BY TITLE 16 PROVISIONS FOR UNLISTED USES.

C. INDUSTRIAL USES MAY SUNSET: ONCE AND IF A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED FOR ANY RESIDENTIAL USE ON ANY PORTION OF THE PROPERTY COVERED BY THIS PUD, WHETHER THE PROPERTY IS PLATTED OR NOT, INDUSTRIAL USES (NOT COMMERCIAL OR PUBLIC/INSTITUTIONAL) SHALL NO LONGER BE ALLOWED.

D. DEVELOPMENT STANDARDS:

1. MULTI-UNIT RESIDENTIAL DWELLINGS
 - a. MAXIMUM BUILDING HEIGHT: 75'-0"
 - b. SETBACKS: ALL PUD SETBACKS FOR MULTI-FAMILY USE SHALL BE 5'-0"
 - c. DENSITY: MAXIMUM 45 DWELLING UNITS PER ACRE (45 DU/ACRE)
 - d. FLOOR AREA/UNIT: MINIMUM 550 SQUARE FEET
 - e. MAXIMUM FLOOR AREA RATIO: NONE
 - f. MINIMUM OPEN SPACE (INCLUDES SIDEWALKS): 25%
 - g. MINIMUM LOT WIDTH: NONE
2. COMMERCIAL/INDUSTRIAL
 - a. DEVELOPMENT STANDARDS FOR COMMERCIAL OR INDUSTRIAL USES SHALL COMPLY WITH THE DEVELOPMENT REGULATIONS OUTLINED FOR THE (MU-B-1) MIXED-USE CENTRAL BUSINESS AND (I-1) LIGHT INDUSTRIAL DISTRICTS FOUND IN TITLE 16 OF THE ENGLEWOOD UNIFIED DEVELOPMENT CODE.
 - b. MAXIMUM BUILDING HEIGHT: NONE
 - c. SETBACKS: 10'-0" FOR ALL NONRESIDENTIAL USES
3. LANDSCAPING
 - a. A COMPLETE LANDSCAPE PLAN SHALL BE PROVIDED AT TIME OF SUBMITTAL OF FINAL SITE PLAN.

4. PARKING
 - a. PARKING GUIDELINES WILL BE PREPARED BASED ON FUTURE DEVELOPMENT USE AND WILL BE SUBMITTED WITH A FINAL SITE PLAN AND WILL UTILIZE TITLE 16 OF THE ENGLEWOOD UNIFIED DEVELOPMENT CODE AS A BASIS. REDUCTION OF PARKING MAY BE PROPOSED FOR MULTI-FAMILY.
5. PUBLIC LAND DEDICATIONS REQUIREMENTS
 - a. PARKS, TRAILS, AND OPEN SPACE LAND DEDICATION SHALL BE DETERMINED BY SEPARATE AGREEMENT AT TIME OF FINAL SITE PLAN

E. ARCHITECTURAL STANDARDS:

1. FAÇADES: EXTERIOR WALLS GREATER THAN 50 FEET IN LENGTH SHOULD BREAK ANY FLAT, MONOLITHIC FAÇADE WITH DISCERNIBLE ARCHITECTURAL ELEMENTS. BUILDING DESIGNS, ROOFLINES, OR FAÇADE TREATMENTS THAT ARE MONOTONOUS ARE STRONGLY DISCOURAGED. BUILDING FAÇADES ORIENTED TO THE STREET OR PUBLIC SPACE SHOULD PROVIDE ARCHITECTURAL VARIETY AND SCALE BY INCORPORATING ELEMENTS SUCH AS BAY WINDOWS, DOORWAYS, ENTRANCES AND WINDOWS, BALCONIES, CORNICES, COLUMNS, VERTICAL PLANE BREAKS, AND OTHER TYPES OF ARCHITECTURAL DETAILING TO PROVIDE VISUAL INTEREST.
2. 360-DEGREE: A BUILDING'S SPECIAL ARCHITECTURAL FEATURES AND TREATMENTS SHALL NOT BE RESTRICTED TO A SINGLE FAÇADE. ALL SIDES OF A BUILDING OPEN TO VIEW BY THE PUBLIC, WHETHER VIEWED FROM PUBLIC OR PRIVATE PROPERTY, SHALL DISPLAY A SIMILAR LEVEL OF QUALITY AND ARCHITECTURAL INTEREST. ARCHITECTURAL FEATURES SUCH AS WINDOWS, AWNINGS, PROJECTIONS, REVEALS, CHANGES IN PATTERN, AND TRELLISES SHOULD BE USED ON ALL SIDES FOR VISUAL INTEREST. THE DIMENSIONS OF BASE, MIDDLE, AND TOP SHOULD BE CARRIED AROUND FROM THE PRIMARY FAÇADES TO THE SIDE AND REAR OF THE BUILDING.
3. FLAT ROOFS: DESIGN ELEMENTS FOR FLAT ROOF BUILDINGS SHOULD INCLUDE PARAPETS WITH VARIABLE HEIGHT AND/OR CHANGES IN SETBACK. WHERE POSSIBLE, ROOFTOP AREAS ARE ENCOURAGED TO BE USED FOR PUBLIC OR PRIVATE OUTDOOR SPACE.
4. SLOPED ROOFS: WHEN SLOPED ROOFS ARE USED, AS LEAST ONE OF THE FOLLOWING ELEMENTS SHOULD

BE INCORPORATED INTO THE DESIGN INCLUDING PROJECTING GABLES, HIPs, HORIZONTAL/VERTICAL BREAKS, OR OTHER SIMILAR TECHNIQUES. ROOF SHAPES SHOULD BE AN INTEGRAL PART OF THE BUILDING ARCHITECTURE AND CREATE INTERESTING AND VARIED APPEARANCES.

5. BRIGHT COLORS: INTENSE, BRIGHT, OR FLUORESCENT COLORS SHOULD NOT BE USED AS THE PREDOMINANT COLOR ON ANY WALL, OR ROOF OF ANY PRIMARY OR ACCESSORY STRUCTURE.
6. BUILDING MATERIALS: EXTERIOR BUILDING FAÇADES SHOULD EXHIBIT HIGH LEVELS OF DESIGN, DETAILING, AND MATERIAL QUALITY. A MIX OF HIGH QUALITY COMPATIBLE MATERIALS IS STRONGLY ENCOURAGED ON ALL FAÇADES FACING STREETS, OR OTHER PUBLIC SPACES OR AREAS. BUILDINGS SHOULD BE CONSTRUCTED OF DURABLE, HIGH-QUALITY MATERIALS SUCH AS: BRICK, STONE, ARCHITECTURAL PRE-CAST CONCRETE, ARCHITECTURALLY CAST CONCRETE, CAST STONE, INTEGRALLY COLORED SPLIT OR GROUND FACE CONCRETE MASONRY UNITS, STUCCO OR EIFS (EXTERIOR INSULATED FINISHING SYSTEM), ARCHITECTURAL METAL, WOOD, LAP SIDING, OR ANY COMBINATION OF THE MATERIALS LISTED.
7. SCALING: BUILDING FAÇADES SHOULD INCLUDE A COMBINATION OF DETAILS TO ENHANCE THE ARCHITECTURAL INTEREST. FOR EXAMPLE, USE BRICKWORK TO CREATE UNIQUE ELEMENTS, OR MIX MATERIALS OF VARYING DEPTH TO PROVIDE VISUAL INTEREST.

PROCESS:

1. SITE PLAN: A FINAL SITE PLAN FOR RESIDENTIAL USES WILL BE REVIEWED FOR APPROVAL IN ACCORDANCE WITH THIS PUD AND ITS STANDARDS BY THE PLANNING COMMISSION WITH A RECOMMENDATION TO CITY COUNCIL. CITY COUNCIL WILL MAKE A FINAL DECISION REGARDING APPROVAL OF A SITE PLAN. IF ANY SITE PLAN IS SUBMITTED FOR PUBLIC/INSTITUTIONAL, COMMERCIAL, OR INDUSTRIAL USES, IT WILL BE PROCESSED ADMINISTRATIVELY AS ALLOWED BY THE UNIFIED DEVELOPMENT CODE.
2. MODIFICATIONS: THE FOLLOWING MODIFICATION PROCEDURES ARE CONSISTENT WITH THE PUD MODIFICATION PROCEDURES OF THE CITY OF ENGLEWOOD TITLE 16, ZONING REGULATIONS, AS MODIFIED BELOW:
 - a. 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:
 - i. MINOR MODIFICATIONS TO THE PUD DISTRICT PLAN: THE CITY MANAGER OR HIS/HER 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.b.i OF THIS PUD.
 - ii. 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

PLANS AND DOCUMENTS WERE ORIGINALLY APPROVED.

b. SITE PLAN:

- i. MINOR MODIFICATIONS TO THE PUD SITE PLAN: THE CITY, THROUGH THE DEVELOPMENT REVIEW TEAM, MAY AUTHORIZE 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 CIRCUMSTANCES RESULT:
 - i.a. A CHANGE IN THE CHARACTER OF THE DEVELOPMENT; OR
 - i.b. A CHANGE IN THE PERMITTED LAND USES; OR
 - i.c. A CHANGE IN THE GENERAL LOCATION OF LAND USES; OR
 - i.d. AN INCREASE IN THE MAXIMUM HEIGHT OF ANY BUILDING OF MORE THAN 5%; OR
 - i.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%; OR
 - i.f. A REDUCTION IN THE SETBACKS MORE THAN 10%; OR
 - i.g. AN INCREASE OF MORE THAN 10% IN GROUND COVERAGE, BY STRUCTURES OR SURFACE PARKING; OR
 - i.h. A REDUCTION BY MORE THAN 5% IN THE LAND AREA DESIGNATION FOR LANDSCAPING; OR
 - i.i. A REDUCTION BY MORE THAN 5% IN THE RATIO OF OFF-STREET PARKING AND LOADING SPACE TO GROSS FLOOR AREA OR NUMBER OF DWELLING UNITS
- ii. SITE PLAN AMENDMENTS NOT MEETING THE ABOVE REQUIREMENTS: ALL PUD SITE PLANS APPROVED AND RECORDED MAY ONLY BE AMENDED PURSUANT TO THE SAME LIMITATION AND REQUIREMENTS BY WHICH SUCH PLANS WERE APPROVED.



1
P2 P2

MULTI-FAMILY ARCHITECTURAL EXAMPLES

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P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

REVISION	DESCRIPTION	DATE	PREPARED BY	CHECKED BY
	DISTRICT PLAN, SITE PLAN, LANDSCAPING	10/30/12	EW, CM	EW, CM, VH

SAND CREEK INVESTORS, L.L.C.
ARAPAHOE COUNTY
SAND CREEK PLANNED UNIT DEVELOPMENT
601 W BATES AVE
DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS

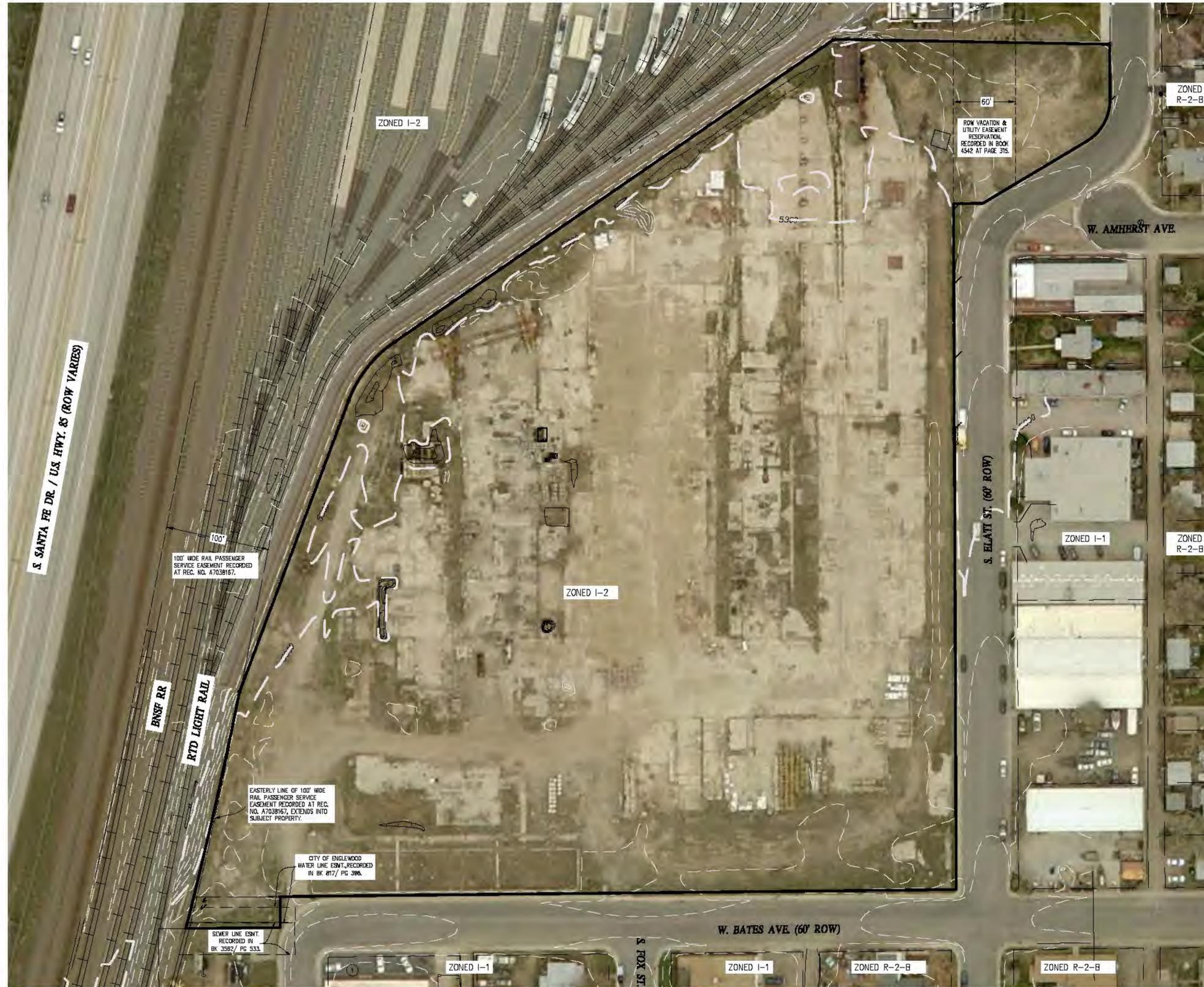
FOR AND ON BEHALF OF BASELINE CORPORATION
INITIAL SUBMITTAL: 9/25/12
DRAWING SIZE: 24" X 36"
SURVEY FROM: BASELINE
SURVEY DATE:
JOB NO.: PL200
DRAWING NAME: 200_PUD 2012-10-29.dwg
SHEET 2 OF 4

P2

SAND CREEK PLANNED UNIT DEVELOPMENT

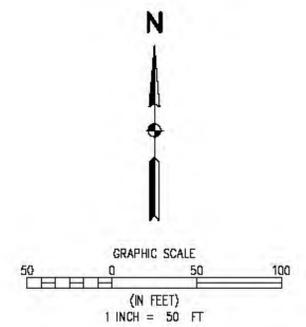
A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34,
T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 4
EXISTING SITE PLAN



LEGEND

	PUD BOUNDARY
	INTERIOR PARCELS
	EASEMENTS
	ALLOT LINE
	RAILROAD
	ADJACENT PARCELS
	CONTOUR LINE



1
P3/P3 EXISTING SITE PLAN



DESIGNED BY	EW
DRAWN BY	EW/CM
CHECKED BY	VH
PREPARED BY	EW, CM
DATE	10/30/12
REVISION DESCRIPTION	DISTRICT PLAN, SITE PLAN, LANDSCAPING

SAND CREEK INVESTORS, L.L.C.
ARAPAHOE COUNTY
SAND CREEK PLANNED UNIT DEVELOPMENT
601 W BATES AVE
EXISTING SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF	BASELINE CORPORATION
INITIAL SUBMITTAL	9/25/12
DRAWING SIZE	24" X 36"
SURVEY FIRM	BASELINE
SURVEY DATE	
JOB NO.	PL200
DRAWING NAME	200_PUD 2012-10-29.dwg
SHEET	3 OF 4
	P3

N:\PLANNING LLC\200 Winslow Rezoning\Drawings\200_PUD 2013-01-03.dwg, 1/4/2013 10:46:22 AM, Cory Miller

SAND CREEK PLANNED UNIT DEVELOPMENT

A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34,
T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

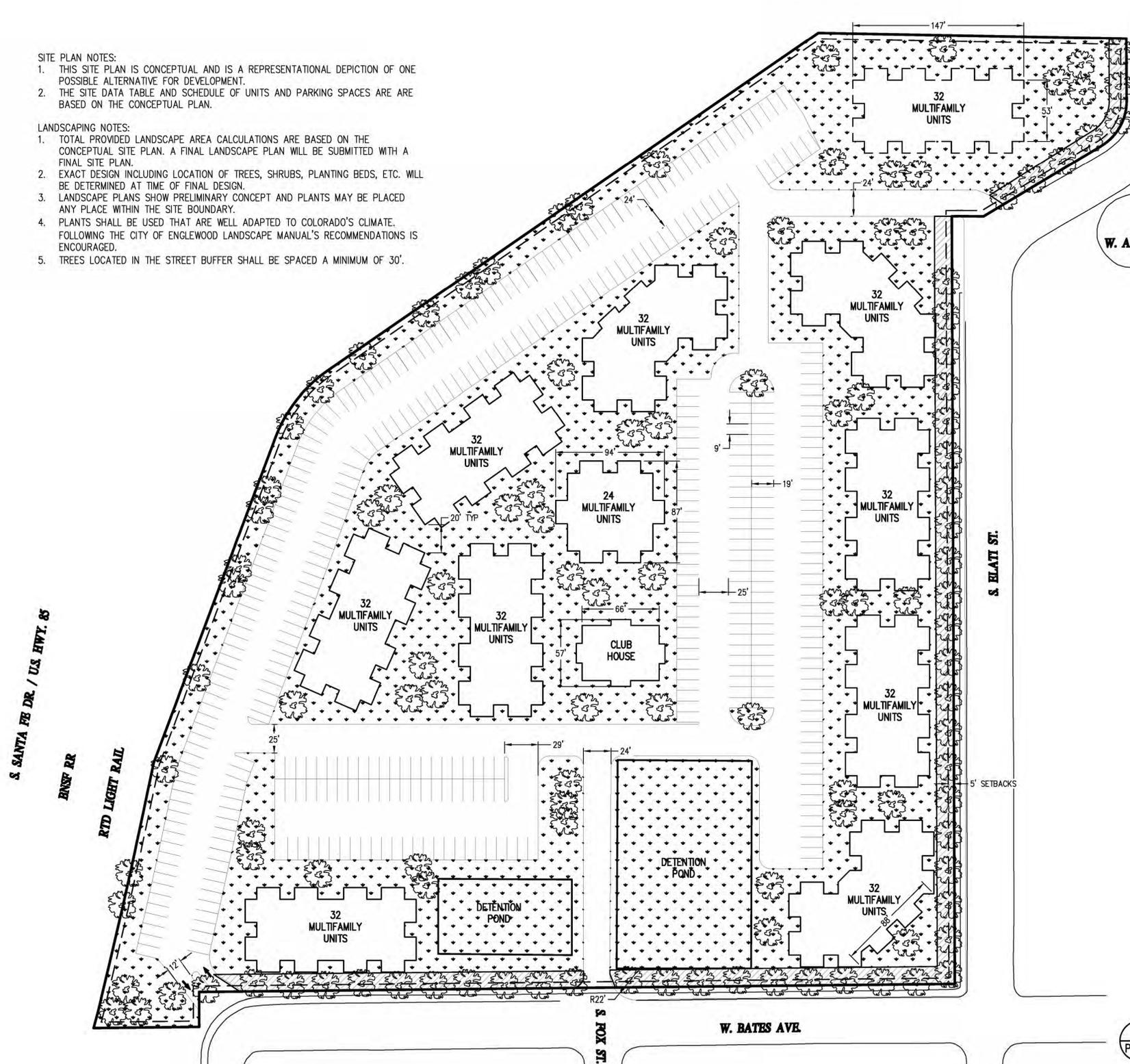
SHEET 4 OF 4
CONCEPTUAL SITE PLAN

SITE PLAN NOTES:

1. THIS SITE PLAN IS CONCEPTUAL AND IS A REPRESENTATIONAL DEPICTION OF ONE POSSIBLE ALTERNATIVE FOR DEVELOPMENT.
2. THE SITE DATA TABLE AND SCHEDULE OF UNITS AND PARKING SPACES ARE BASED ON THE CONCEPTUAL PLAN.

LANDSCAPING NOTES:

1. TOTAL PROVIDED LANDSCAPE AREA CALCULATIONS ARE BASED ON THE CONCEPTUAL SITE PLAN. A FINAL LANDSCAPE PLAN WILL BE SUBMITTED WITH A FINAL SITE PLAN.
2. EXACT DESIGN INCLUDING LOCATION OF TREES, SHRUBS, PLANTING BEDS, ETC. WILL BE DETERMINED AT TIME OF FINAL DESIGN.
3. LANDSCAPE PLANS SHOW PRELIMINARY CONCEPT AND PLANTS MAY BE PLACED ANY PLACE WITHIN THE SITE BOUNDARY.
4. PLANTS SHALL BE USED THAT ARE WELL ADAPTED TO COLORADO'S CLIMATE. FOLLOWING THE CITY OF ENGLEWOOD LANDSCAPE MANUAL'S RECOMMENDATIONS IS ENCOURAGED.
5. TREES LOCATED IN THE STREET BUFFER SHALL BE SPACED A MINIMUM OF 30'.

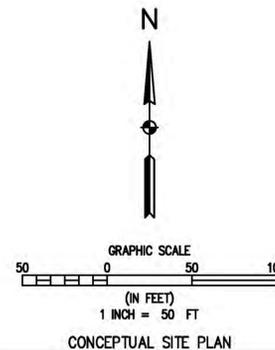


LEGEND

- PUD BOUNDARY
- SETBACKS
- EXISTING CURB
- INTERIOR LANDSCAPE
- STREETScape

SITE DATA TABLE		
TYPE	AREA (SQUARE FEET)	PERCENT (%)
STREETSCAPE	21,289	5
INTERIOR LANDSCAPING	182,377	39
BUILDINGS	102,136	22
PARKING	156,429	34
TOTAL	462,231	100

SCHEDULE OF UNITS AND PARKING	
TYPE	QUANTITY
RESIDENTIAL UNITS	344
PARKING SPACES	414



1
P4 | P4

DESIGNED BY	DATE
EW	10/30/12
DRAWN BY	PREPARED BY
EW/CM	EW, CM
CHECKED BY	REVISION DESCRIPTION
VH	DISTRICT PLAN, SITE PLAN, LANDSCAPING

SAND CREEK INVESTORS, L.L.C.
ARAPAHOE COUNTY
CITY OF ENGLEWOOD
SAND CREEK PLANNED UNIT DEVELOPMENT
601 W BATES AVE
CONCEPTUAL SITE PLAN

FOR AND ON BEHALF OF BASELINE CORPORATION	
INITIAL SUBMITTAL	9/25/12
DRAWING SIZE	24" X 36"
SURVEY FROM	SURVEY DATE
BASELINE	
JOB NO.	PL200
DRAWING NAME	200_PUD_2012-10-29.dwg
SHEET	4 OF 4

H:\PLANNING\LLC\200 Winflow Reopening\Drawings\200_PUD_2012-10-29.dwg, 1/1/2013 10:46:24 AM, Cory Miller

COUNCIL COMMUNICATION

Date: January 22, 2013	Agenda Item: 11 a iii	Subject: IGA for Art Shuttle Cost Sharing
Initiated By: Community Development Department		Staff Source: Harold J. Stitt, Senior Planner

PREVIOUS COUNCIL ACTION

Council approved an Intergovernmental Agreement (IGA) between the City and the Regional Transportation District (RTD) for funding of the Englewood Circulator Shuttle by Ordinance 50, Series of 2004, by Ordinance 66, Series of 2007, by Ordinance 10, Series of 2008, by Ordinance 8, Series of 2009, by Ordinance Number 4 Series of 2010, Ordinance 5, Series of 2011, and by Ordinance 9, Series of 2012. Council approved by Motion, in August 2004, a contract for transit services with Laidlaw Transit Services and subsequently extended this contract by Resolution No. 87, Series of 2005, by Resolution No. 77, Series of 2006, by Motion on December 3, 2007, by Motion on March 3, 2008, by Motion on April 6, 2009. Council approved by Motion on December 21, 2009, a contract for transit services with MV Transportation, Inc., and subsequently extended this contract by Motion on February 22, 2011, and by Motion on March 5, 2012.

RECOMMENDED ACTION

Staff recommends Council adopt a Bill for an Ordinance authorizing an Intergovernmental Agreement between the City of Englewood and the Regional Transportation District (RTD) for cost sharing for operation of the art shuttle for 2013.

BACKGROUND AND ANALYSIS

This IGA with RTD is for the operation of the art shuttle for calendar year 2013. Under this agreement, the shuttle will continue to provide the current level of service operating every 15 minutes, Monday through Friday, 6:30 AM to 6:30 PM. RTD will reimburse the City 100% of all net operating costs as set forth in Exhibit B of the IGA. Net operating expenses exclude administrative costs, marketing and promotional materials cost. As with prior agreements, the City will also provide fuel to eliminate state and federal gasoline taxes, reducing fuel costs. The City will reimburse RTD an amount equal to the local fares that would have been collected had the shuttle operated as a fare service rather than free service. The amount of the compensation was determined through a survey of riders conducted in October 2012. The survey results indicated the number of riders that did not have a bus pass or transfer and would be subject to the standard, reduced senior or student fare. For calendar year 2013, the lost fare amount equals \$60,328.

FINANCIAL IMPACT

RTD will reimburse the City for all contract and fuel costs less the lost fare amount. For the contract period this lost fare amount is \$60,328 and is included in the approved 2013 Community Development Department budget. The contract continues the same level of service operating Monday through Friday, 6:30 am to 6:30 pm at no cost to riders.

ATTACHMENTS

Proposed Bill for an Ordinance

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. 1
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AUTHORIZING THE INTERGOVERNMENTAL AGREEMENT ENTITLED "FUNDING AGREEMENT FOR RTD FUNDING OF LOCAL TRANSPORTATION SERVICES" (ENGLEWOOD ART SHUTTLE) BETWEEN THE REGIONAL TRANSPORTATION DISTRICT (RTD) AND THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, the Englewood City Council approved an Intergovernmental Agreement between RTD and the City of Englewood for funding of the Englewood Circulator Shuttle for 2004 – 2007 by the passage of Ordinance No. 50, Series of 2004; and

WHEREAS, the Englewood City Council approved an Intergovernmental Agreement between RTD and the City of Englewood for funding of the Englewood Circulator Shuttle for September 10, 2007 through December 31, 2007 by the passage of Ordinance No. 66, Series of 2007; and

WHEREAS, the Englewood City Council approved an Intergovernmental Agreement between RTD and the City of Englewood for funding of the Englewood Circulator Shuttle for January 1, 2008 through December 31, 2008 by the passage of Ordinance No. 10, Series of 2008; and

WHEREAS, the Englewood City Council approved an Intergovernmental Agreement between RTD and the City of Englewood for funding of the Englewood Circulator Shuttle for January 1, 2010 through December 31, 2010 by the passage of Ordinance No. 4, Series of 2010; and

WHEREAS, the Englewood City Council approved an Intergovernmental Agreement between RTD and the City of Englewood for funding of the Englewood Circulator Shuttle for January 1, 2011 through December 31, 2011 by the passage of Ordinance No.5, Series of 2011; and

WHEREAS, the Englewood City Council approved an Intergovernmental Agreement between RTD and the City of Englewood for funding of the Englewood Circulator Shuttle for January 1, 2012 through December 31, 2012 by the passage of Ordinance No. 9, Series of 2012; and

WHEREAS, this service provides mobility and access to the commercial areas in and around the vicinity of the CityCenter Englewood light rail station, downtown Englewood and the Swedish/Craig Medical Center; and

WHEREAS, the passage of this proposed Ordinance will provide the same level of service for the calendar year 2013;

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 the IGA entitled "Funding Agreement for RTD Funding of Local Transportation Services" (Englewood Art Shuttle) between the Regional Transportation District (RTD) and the City of Englewood, Colorado, as attached hereto as Exhibit 1.

Section 2. The Mayor and City Clerk are authorized to execute and attest said Intergovernmental Agreement for and on behalf of the City of Englewood.

Introduced, read in full, and passed on first reading on the 22nd day of January, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 25th day of January, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 23rd day of January, 2013 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 22nd day of January, 2013.

Loucrishia A. Ellis

**FUNDING AGREEMENT
FOR RTD FUNDING OF LOCAL TRANSPORTATION SERVICES
(ENGLEWOOD art SHUTTLE)**

This Funding Agreement for RTD Funding of Local Transportation Services (Englewood art Shuttle) ("Agreement") is made this _____ day of _____, 2013, between the Regional Transportation District, a political subdivision of the State of Colorado organized pursuant to the Regional Transportation District Act, C.R.S. § 32-9-101, *et seq.*, ("RTD") and the City of Englewood, Colorado, a Colorado home rule city ("Local Entity"). The Local Entity and RTD may also be referred to herein individually as a "Party" and collectively as the "Parties".

RECITALS

- A. RTD is authorized by the Regional Transportation District Act, C.R.S. §§ 32-9-101, *et seq.* (the "RTD Act"), to develop, maintain, and operate a mass transportation system for the benefit of the inhabitants of its District, as defined by the RTD Act.
- B. Pursuant to the Colorado Constitution, Article XIV, Section 18(2)(a), and C.R.S. §§ 29-1-203 *et seq.*, both RTD and the Local Entity may cooperate or contract with each other to provide any function, service, or facility lawfully authorized to each, and any such contract may provide for sharing of costs.
- C. RTD currently operates a variety of fixed-route bus, light rail, and other transit services in and around the Local Entity.
- D. The Parties agree that the transit services described in Exhibit A ("Services") provide mobility and access to the business and residential areas in and around the Local Entity.
- E. RTD wishes to financially contribute to the provision of the Services according to the terms and conditions as agreed by the Parties, as set forth herein.

TERMS AND CONDITIONS

NOW THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows.

1. GENERAL.

- A. **Exhibits.** The following exhibits are attached and incorporated into this Agreement by this reference:

- Exhibit A:** Description of the Services
- Exhibit B:** Description of the RTD Funding
- Exhibit C:** Communication and Notices – Contacts

Exhibit D: Special Provisions

- B. Recitals.** The recitals set forth above are incorporated herein by this reference.
- C. Scope.** The Parties may have previously entered into various other agreements which remain in effect until terminated and are not voided by or otherwise amended by this Agreement, unless expressly set forth herein.
- 2. OPERATIONS, MANAGEMENT AND CONTROL OF THE SERVICES.** The Local Entity shall continue to manage and operate, either directly or through its designated agent(s), the Services. The Local Entity and/or its designated agent(s) shall be solely responsible for all operations, management, marketing, administration, and Services delivery functions, including provision of vehicles, vehicle maintenance, insurance and accounting. Except as specifically provided herein, RTD shall have no responsibility for the operations and management of the Services. RTD shall have no responsibility for, or authority or control with respect to, the supervision and management of any employees or contractors who work in connection with the Services. The Local Entity shall operate the Services in compliance with all applicable laws, regulations, orders, codes, directives, permits, approvals, decisions, decrees, ordinances or by-laws having the force of law and any common or civil law, including any amendment, extension or re-enactment of any of the same, and all other instruments, orders and regulations made pursuant to statute (collectively, "Laws"), and the Local Entity shall be solely responsible for compliance with all applicable Laws. Notwithstanding RTD's right to cease funding as provided in this Agreement, RTD has no obligation or intent, nor right pursuant to this Agreement, to otherwise continue the Services, if the Local Entity ceases to provide the Services.
- 3. SERVICES.** The hours, frequency, routes and schedule of the Services ("Operating Parameters") shall be as shown on **Exhibit A**. No changes shall be made to the Operating Parameters during the term of this Agreement without the written agreement of both Parties, or if changes are made to the Operating Parameters without the written consent of RTD, then RTD may, at its sole option, terminate this Agreement without any notice. In the event that RTD terminates this Agreement in accordance with this Section 3, RTD will not provide any funding for Services outside the Operating Parameters.
- 4. RTD FUNDING.** In partial support of the Services, RTD will reimburse the Local Entity for the Net Cost of the Services up to the amount and for the term set out in **Exhibit B** ("RTD Funding"). RTD Funding does not include any additional operating costs for services in excess of the Operating Parameters as set out in Exhibit A, including any special events and holidays. Under no circumstances will RTD be obligated to pay more than the RTD Funding.

5. **INVOICING AND PAYMENT.**

- A. The Local Entity will submit an invoice to RTD on a monthly basis for payment of the RTD Funding. Unless otherwise agreed by the Parties, the invoice shall include an itemized list of reimbursable operating expenses and a summary of service hours, mileage, passenger boardings, and any other information that RTD otherwise reasonably requests.
- B. RTD will pay all approved invoices within thirty calendar (30) days after RTD has received the invoice. If RTD does not approve an invoice from the Local Entity, RTD will provide a written explanation of disputed items within ten (10) calendar days after RTD has received the invoice.

6. **RECORDS.** The Local Entity, or its designated agent, will maintain full and complete financial records for the provision of the Services. Such records shall include any financial information to support and document the operating costs and revenues relating to the Services and any other financial information specifically requested by RTD. The Local Entity, or its designated agent, shall make these records available to RTD for audit for a period of three (3) years after final payment under this Agreement. If applicable, National Transit Database ("NTD") data shall be kept in accordance with Federal Transit Administration ("FTA") requirements and shall be reported as part of RTD's NTD submission.

7. **MARKETING.**

- A. The Services will not be designated, marketed, or promoted as an RTD-branded service, except that the Local Entity shall allow RTD to display an appropriate RTD logo stating that the Services are "in partnership with RTD" on all vehicles used to furnish the Services and financially supported in part by RTD through this Agreement.
- B. The Local Entity and/or its designated agent(s) will market the Services, and such marketing will include but is not limited to developing a marketing plan and implementing the plan. A marketing plan may include the following elements: advertising, public relations, collateral materials, websites, coordination with other transportation programs, outreach, and training. RTD will have the opportunity to review and approve any marketing materials for the Services.

8. **SERVICE MONITORING.** RTD reserves the right, in its sole discretion, to set and to assess the performance expectations of the Services. If RTD determines that the RTD Funding is not warranted in accordance with RTD's performance expectations, RTD shall notify the Local Entity as soon as practicable.

9. **LIABILITY AND INSURANCE.**

- A. The Parties agree that RTD shall have no liability to third parties arising out of the operations or management of the Services, or any other service operated, directly or indirectly, by the Local Entity, and the Local Entity shall have no liability to third parties arising out of the operations or management of any RTD services. This provision shall survive termination of this Agreement.
- B. The Local Entity and/or its designated agent(s) shall cause RTD and its officers and employees to be named as additional insured on all insurance policies covering any operations of the Services.
- C. Without waiving the privileges and immunities conferred by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*, each Party shall be responsible for any claims, demands or suits arising out of its own negligence. It is specifically understood and agreed that nothing contained in this section or elsewhere in this Agreement shall be construed as an express or implied waiver by either Party of its governmental immunity including limitations of amounts or types of liability or the governmental acceptance by either Party of liabilities arising as a result of actions which lie in tort or could lie in tort in excess of the liabilities allowable under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*

10. **GENERAL PROVISIONS.**

- A. **Available Funding.** This Agreement does not contain any multiple-fiscal year financial obligations by either Party that extend beyond its current fiscal year. The financial obligations of each Party under this Agreement shall be subject to and limited by the appropriation of sufficient funds therefore by its governing body. Funds for this Agreement, as set out in **Exhibit B**, have been budgeted, authorized and appropriated by the RTD Board of Directors only for the current fiscal year. If the Parties intend to provide RTD Funding for future years, Exhibit B must be amended in accordance with Section 10.D. Nothing herein obligates RTD to budget, authorize or appropriate funds for any future fiscal year.
- B. **Other Sources of Funding.** Nothing in this Agreement will prevent the Local Entity from collecting contributions or fees from entities other than RTD to help defray any unreimbursed costs of providing the Service, except that RTD shall not be a party to any such arrangement.
- C. **Merger.** This Agreement represents the entire agreement between the Parties with respect to the subject matter hereof and all prior agreements, understandings or

negotiations shall be deemed merged herein. No representations, warranties, promises or agreements, express or implied, shall exist between the Parties, except as stated herein

- D. **Amendment.** No amendment to this Agreement shall be made or deemed to have been made unless in writing executed and delivered by the Party to be bound thereby.
- E. **Governing Law.** This Agreement shall be interpreted and enforced according to the laws of the State of Colorado, the ordinances of the City, the applicable provisions of federal law, and the applicable rules and regulations promulgated under any of them. Venue for any action hereunder shall be in Denver District Court, Colorado.
- F. **Communication and Notices.** Any notices, bills, invoices or reports required by this Agreement shall be sufficiently delivered if sent by the Parties in the United States mail, postage prepaid, or by email to the Parties at the following addresses specified on **Exhibit C**. The addresses or contacts may be changed by the Parties by written notice to the other Party.
- G. **Term and Termination.** This Agreement shall be deemed to have commenced on January 1, 2013 and shall remain in effect until terminated in writing by the Parties or by court order. Unless otherwise agreed, either Party may terminate this Agreement on sixty (60) calendar days' written notice. In the event of termination by RTD for any reason other than default, RTD shall pay no more than the reimbursable costs of the Services up to the date of termination. All provisions of this Agreement that provide rights or create responsibilities for the Parties after termination shall survive termination of this Agreement. Nothing herein obligates RTD to make funds available for the Services in any future fiscal year; and nothing herein shall imply funding will be renewed at the same or any level.
- H. **Amendment.** The Parties may, by written agreement, amend this Agreement or the Exhibits to account for changes in RTD Funding and service levels. Nothing herein obligates either Party to make funds available other than as specifically provided in the attached Exhibits, and nothing herein shall imply funding or service will be renewed at the same or any level.
- I. **Authority.** The Parties represent that each has taken all actions that are necessary or that are required by its procedures, bylaws, or applicable law to legally authorize the undersigned signatories to execute this Agreement on behalf of the Parties and to bind the Parties to its terms.

- J. **No Effect on RTD Rights or Authority.** Nothing in this Agreement shall be construed to limit RTD's right to establish routes or services or to perform any functions authorized by C.R.S. § 32-9-101 *et. seq.*
- K. **Assignment.** Other than as specifically provided herein, the Parties agree that they will not assign or transfer any of their rights or obligations under this Agreement without first obtaining the written consent of the other Party.
- L. **Prohibited Interests.** No director, officer, employee, or agent of RTD shall be interested in any contract or transaction with RTD except in his or her official representative capacity unless otherwise provided by the RTD Code of Ethics.
- M. **Severability.** To the extent that this Agreement may be executed and performance of the obligations of the Parties may be accomplished within the intent of the Agreement, the terms of the Agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other terms or provision hereof.
- N. **Waiver.** The waiver of any breach of a term hereof shall not be construed as a waiver of any other term, or the same term upon a subsequent breach.
- O. **No Third-Party Beneficiaries.** It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties hereto, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person under this Agreement. It is the express intention of the Parties to this Agreement that any person or entity other than the Parties receiving services or benefits under this Agreement be deemed an incidental beneficiary only.
- P. **Changes in Law.** This Agreement is subject to such modifications as may be required by changes in City, state or federal law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this Agreement on the effective date of such change as if fully set forth herein.
- Q. **Status of Parties.**
- (1) The Parties agree that the status of each Party shall be that of an independent contractor to the other, and it is not intended, nor shall it be construed, that one Party or any officer, employee, agent or contractor of such Party is an employee, officer, agent, or representative of the other

Party. Nothing contained in the Agreement or documents incorporated by reference herein or otherwise creates any partnership, joint venture, or other association or relationship between the Parties. Any approval, review, inspection, direction or instruction by RTD or any party on behalf of RTD shall in no way affect either Party's independent contractor status or obligation to perform in accordance with this Agreement. Neither Party has authorization, express or implied, to bind the other to any agreements, liability, nor understanding except as expressly set forth in this Agreement.

- (2) The Local Entity and/or its designated agent(s) shall be responsible for all federal and state taxes and contributions for Social Security, unemployment insurance, income withholding tax, and other taxes measured by wages paid to employees. The Local Entity acknowledges that it and its employees are not entitled to workers' compensation benefits or unemployment insurance benefits from RTD, unless the Local Entity or a third party provides such coverage, and that RTD does not pay for or otherwise provide such coverage. The Local Entity shall provide and keep in force workers' compensation (and provide proof of such insurance when requested by RTD) and unemployment compensation insurance in the amounts required by law, and shall be solely responsible for its own actions, its employees and agents.

- R. **Paragraph Headings.** The captions and headings set forth in this Agreement are for convenience of reference only and shall not be construed so as to define or limit its terms and provisions.
- S. **Counterparts.** This Agreement may be executed in counterparts. Signatures on separate originals shall constitute and be of the same effect as signatures on the same original. Electronic and faxed signatures shall constitute original signatures.

[BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

WHEREFORE, the Parties have entered into this Agreement as of the Effective Date.

REGIONAL TRANSPORTATION
DISTRICT

CITY OF ENGLEWOOD

By: _____
Phillip A. Washington
General Manager

By: _____
Mayor

ATTEST:

Clerk

Approved as to legal form for RTD:

Jenifer Ross-Amato
Associate General Counsel

Exhibit A
Description of the Services

Span of Service:

Weekday-	6:30 AM- 6:30 PM
Saturday-	No service provided
Sunday-	No service provided
Holidays-	No service provided

Service Frequency:

Weekday	every 15 minutes
Saturday-	Not Applicable
Sunday-	Not Applicable
Holidays-	Not Applicable

Annual Revenue Hours:

Weekday-	6,120
Saturday-	Not Applicable
Sunday-	Not Applicable
Holidays-	<u>Not Applicable</u>

Total 6,120

Exhibit B
Description of the RTD Funding

Expenses- January 2012 – December 31, 2012

art operating hours expense-6120 hours @ 43.32 per hour	\$ 265,118
art fuel expenses	<u>\$ 73,520</u>
 Total Expenses	 \$ 338,638

Estimated Farebox Revenue- January 2012 – December 2012

Estimated Farebox Revenue* \$ 60,328

* Because the City offers the art as a fare-free service, Estimated Farebox Revenue is based upon a survey performed in October 2012 by RTD that determined the average fare that would have been collected had the City charged RTD's local fare for the art service, and using the Operating Parameters set out in Exhibit A.

RTD Funding*

	\$338,638 (Expenses)
	<u>- \$60,328 (Estimated Farebox Revenue)</u>
 RTD Funding	 \$278,310

*The RTD Funding is calculated as the Net Cost of operating the art service up to the amount set out above. Net Cost is calculated as Expenses (all operating costs for the art including fuel but not administrative costs) less Estimated Farebox Revenue.

Exhibit C
Communication and Notices – Contacts

For the City:

City of Englewood
Community Development Department
1000 Englewood Parkway
Englewood, Colorado 80110
Attn: Harold Stitt
303.762.2341

For the RTD:

Regional Transportation District
1600 Blake Street
Denver, Colorado 80202
Attn: Bruce Abel
303.299.2839

Exhibit D
Special Provisions

DRUG AND ALCOHOL TESTING PROGRAM. The Local Entity shall require its contractor providing the Services to establish and implement a drug and alcohol testing program that complies with 49 C.F.R. Part 40 and Part 655, and permit any authorized representative of the United States Department of Transportation or its operating administrations, the State Oversight Agency of Colorado, or the Regional Transportation District, to inspect the facilities and records associated with the implementation of the drug and alcohol testing program as required under 49 CFR Part 40 and 655 and review the testing process. The Local Entity further agrees to certify annually its compliance with Part 40 and 655 before December 31st of every year and to submit the Management Information System (MIS) reports no later than February 15th of every year to the Substance Abuse Testing Department, Regional Transportation District, 1600 Blake Street, Denver, CO 80202. To certify compliance, the Local Entity will use the "Substance Abuse Certifications" in the "Annual List of Certifications and Assurances for Federal Transit Administration Grants and Cooperative Agreements," which is published annually in the Federal Register.

COUNCIL COMMUNICATION

Date January 22, 2013	Agenda Item 11 c i	Subject Resolution supporting the City's Arapahoe County Open Space grant application for the Development of Duncan Park
Initiated By Department of Parks and Recreation		Staff Source Dave Lee, Manager of Open Space

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

Ordinance # 35, Series of 1978 – Intergovernmental agreement between the City of Englewood and Englewood Schools for the lease of Duncan School/property for park and recreational purposes.

Council Bill No. 41, Series of 2007 authorizing a Contract for Deed for the purchase of Duncan Park between the City of Englewood and Arapahoe County School District No. 1 (Englewood Schools)

Council Bill No. 52 Series of 2007 authorizing an Intergovernmental Agreement regarding the 2007 ACOS grant between Arapahoe County and the City of Englewood for Duncan Park Acquisition

Council Bill No. 6, Series of 2008 authorizing an Intergovernmental Agreement regarding the 2007 grant of Great Outdoors Colorado between Great Outdoors Colorado Trust Fund and the City of Englewood for Duncan Park Acquisition

Council Bill No. 52, Ordinance No.50, Series of 2009 in support of the City's Great Outdoors Colorado (GOCO) grant application for design and development of Duncan Park.

Resolution No.2 Series of 2010 in support of the City's Arapahoe County Open Space (ACOS) grant application for design and development of Duncan Park.

Council Bill No.18, Ordinance No. 20, Series of 2011 in support of the City's GOCO grant award for the Duncan Park Planning

Resolution No.74 Series of 2012 in support of the City's GOCO grant application for redevelopment of Duncan Park.

RECOMMENDED ACTION

Staff recommends Council approve the resolution supporting the City's grant application to the Arapahoe County Open Space (ACOS) grant program for the development of Duncan Park.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Council authorized the purchase of Duncan Park from Englewood Schools in 2007. The purchase of Duncan Park was supported by a GOCO grant, a ACOS grant and Arapahoe County Shareback Funds. Final park acquisition was completed in 2010. Redevelopment of Duncan Park, including the removal of the old school building, is supported by the 2006 Parks Master Plan. Council authorized the acceptance of the GOCO Duncan Planning grant in 2011. During the vetted planning process park amenities were determined to include: a pavilion, a multi-use sport field, a basketball court, playgrounds, restrooms, landscaping and an internal trail. The estimated cost of the total redevelopment of Duncan Park is 1.2 million dollars.

FINANCIAL IMPACT

The City's ACOS grant application will request \$250,000 in grant funds with a City cash match of \$175,000 (\$150,000-Arapahoe County Shareback Funds and \$25,000-Conservation Trust Funds). Matching funds are budgeted in the 2013 approved Open Space and Conservation Trust Fund Budgets.

LIST OF ATTACHMENTS

Proposed Resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION AUTHORIZING THE APPLICATION FOR A 2013 GRANT OF
ARAPAHOE COUNTY OPEN SPACE PROGRAM FUNDS FOR DUNCAN PARK.

WHEREAS, the City Council of the City of Englewood authorized an Intergovernmental Agreement for the lease of Duncan School/property for park and recreational purposes between Englewood Schools and the City by the passage of Ordinance No. 35, Series 1978; and

WHEREAS, the Englewood City Council authorized a Contract for Deed for the purchase of Duncan Park between Englewood Schools and the City by the passage of ordinance No. 41, Series 2007; and

WHEREAS, the Englewood City Council authorized an Intergovernmental Agreement regarding the 2007 ACOS Grant between Arapahoe County and the City for Duncan Park Acquisition by the passage of Ordinance No. 52, Series 2007; and

WHEREAS, the passage of Ordinance No. 8, Series 2008 authorized an Intergovernmental Agreement regarding the 2007 Grant from Great Outdoors Colorado between Great Outdoors Colorado Trust Fund and the City of Englewood for Duncan Park Acquisition; and

WHEREAS, the passage of Ordinance No. 50, Series of 2009 supported the City's Great Outdoors Colorado (GOCO) Grant application for design and development of Duncan Park; and

WHEREAS, the passage of Resolution No. 2, Series of 2010 supported the City's Arapahoe County Open Space (ACOS) Grant application for design and development of Duncan Park; and

WHEREAS, the passage of Ordinance No. 20, Series of 2011 supported the City's GOCO Grant award for the Duncan Park Planning; and

WHEREAS, the passage of Resolution No. 74, Series of 2012 supported the City's GOCO Grant application for redevelopment of Duncan Park; and

WHEREAS, the passage of this Resolution authorizes the City of Englewood to make application for Arapahoe County Open Space Grant for the redevelopment of Duncan Park; and

WHEREAS, Duncan Park Redevelopment located at 4800 South Pennsylvania Street consisting of 3.3 acre former school site that was purchased from Englewood Schools using Great Outdoors Colorado (GOCO) Grant funds, Arapahoe County Open Space (ACOS) Grant funds as well as share back funds with the intention to develop the property into a neighborhood park in the southeast corner of the City; and

WHEREAS, it is anticipated that the developed park amenities will include a pavilion, a multi-use sport field, a basketball court, playgrounds, restrooms, landscaping and an internal trail; and

WHEREAS, there are no federal funds being used for the development of the Duncan Park.

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

Section 1. The City Council of the City of Englewood, Colorado hereby supports the application for the Arapahoe County Open Space Grant 2013 for the development of Duncan Park, attached hereto as Exhibit A.

Section 2. The Director of Parks and Recreation is authorized to execute and the City Clerk to attest and seal the Application for a 2013 Grant of Arapahoe County Open Space Program Funds Project Name: Duncan Park Development on behalf of the City of Englewood, Colorado.

ADOPTED AND APPROVED this 22nd day of January, 2013.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk for the City of Englewood, Colorado, hereby certify the above is a true copy of Resolution No. _____, Series of 2013.

Loucrishia A. Ellis, City Clerk



City of Englewood Parks and Recreation Department

Grant Proposal to Arapahoe County Open Spaces
2013 Standard Grant

Duncan Park Development



ARAPAHOE COUNTY
OPEN SPACES

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ARAPAHOE COUNTY
OPEN SPACES

Standard Grant Application

Open Space Grants Program
2013 **Standard Grant** Application Form

PART A – Basic Project Information – Standard Grants

Applicant / Project Profile

Name of Applicant (city, town or district) : **City of Englewood**

Name of Project (five words or less, please) : **Duncan Park Development**

Contact Information

Primary Contact Name: **Dave Lee**

Phone (work): **303-762-2687**

Phone (cell): **720-884-7808**

Title: **Open Space Manager**

E-mail:

Address: **Englewood Recreation Center, 1155 West Oxford Avenue Englewood, CO 80110**

Project Type: (check box to the left)

<input type="checkbox"/>	Trail
<input checked="" type="checkbox"/>	Site Improvement /Construction
<input type="checkbox"/>	Acquisition
<input type="checkbox"/>	Environmental or Cultural Education/Interpretation
<input type="checkbox"/>	Other (please describe):

Project Site Location Information

Project Site Address: **4800 South Pennsylvania St. Englewood, CO 80110**

Nearest major cross streets: **Bellevue Avenue and Broadway**

City: **Englewood** or Unincorporated Arapahoe County

If any part of site is outside Arapahoe County, please justify proposed use of funds outside County: **NA**

In three words, summarize the *benefits* of this project to your city, town or district:

Community park revitalization

Name(s) of jurisdiction(s) governing the project site:

City of Englewood

Zoning description at project site:

R-1-B

Is re-zoning required to implement this project?

No

Name of landowner(s) of project site or trail corridor:

City of Englewood

Has a site plan for this project location been *approved*? **Yes** When? **12/18/12**

If not, is a site plan pending? Expected date to be adopted?

Summary Project Description

In one sentence tell us what you will do with the grant money and what the end result will be:

Duncan Park is a 40 year old school site that will be developed and revitalized with new park amenities including a pavilion, athletic field, restroom, basketball court, playground, horseshoe pit, irrigation system, landscaping and walkways.

In 150 words or less, write a press/news release about your project: (project name, location, agency, goal for the project/end result, who will benefit, why it is important, etc.)

Duncan Park, 4800 South Pennsylvania Street, Englewood, is a 3.3 acre former school site that was purchased from Englewood Schools using Arapahoe County Open Space (ACOS) grant funds, shareback funds and Great Outdoors Colorado (GOCO) grant funds, with the intention to develop the property into a neighborhood park. The goal is to develop the property from a former public school site and allow this Englewood neighborhood and community to experience the only neighborhood park in the southeast corner of the City. This will benefit the underserved southeast region of residents who currently lack adequate park acreage. The anticipated park amenities will include an athletic field, pavilion, restroom, basketball court, playground, concrete walks and landscaping. This grant application is requesting funding for Phase I of the project. Phase I will include a 20'x20' pavilion with 4 tables, men's and women's restroom and a portion of the exterior and interior concrete sidewalk.

Project Financial Summary: (same numbers as budget page – round all figures to nearest \$100)

1. Grant Request		\$250,000	total requested from County
2. Cash Match Funds	+	\$104,300	applicant cash match must be minimum of 25% of the grant amount requested (25% of line 1)
3. Other Cash Sources	+	\$2,800	funding from other sources
4. In-kind contributions	+	\$0	total value of in-kind contributions
5. Project sub-total	=	\$357,100	total of lines 1, 2, 3 and 4
6. Contingency	+	\$67,900	estimate, may not be charged to County and may not be used as cash match
7. TOTAL PROJECT COST	=	\$425,000	Total must equal lines 5 and 6 above

Line 7 (above) must equal all expenses plus contingency and must be the same as the \$ figure on the detailed budget page included later in the grant application. Please double check that all figures are the same on this page and on the budget attachment.

Project Partners (list contributing partners - cash or in-kind; itemize in the budget; **attach letter(s) with Part F**)

Funding / In-kind Partners

Contact Information: (Name, Phone, E-mail)

All Souls Catholic Church & School	Rev. Robert Fisher, 303-789-0007,
Englewood Unleashed	Barb Chumley, President 303-419-6692,
Englewood Soccer Association	Misha Rasmussen, (720) 971-7980,

Authorized Agent and Signature

I, Jerrell Black, hereby affirm that I am the authorized agent for the City of Englewood applying for the grant as described herein, and that I am legally authorized on behalf of said entity to apply for, as its agent, this Arapahoe County Open Space Grant and that I have received and agree to abide by the grant guidelines, policies and procedures.

Signature & Title of Authorized Agent:

Date:

12-18-12

PART B – Project Details

Site Improvement/Construction Project: (site improvements, construction or renovation projects such as natural area re-vegetation/restoration, historic site or building restoration, playgrounds, shelters, landscaping, sport fields, *may include* short trail segments or connections but majority of project is site improvements other than the trail; may include items that improve the management / maintenance of site)

Describe project goal and extent/scope and expected results (what will project provide, size, square or lineal feet, number of plants or square feet of landscaping, irrigation, acres re-vegetated or restored, etc.):

The goal of the project is to provide new and updated park amenities to the most underserved southeast section of the City. There is a great lack of park acreage and facilities in this area of the City. The project will provide the following park amenities: an under 10 athletic field, 20'x20' pavilion with 4 tables, men's and women's restroom (2 flush amenities for each side with hot/cold water), 74'x42' concrete basketball/sport court, 2 to 5 and 5 to 12 age range playgrounds, 4 seat benches, horseshoe pit, 8 foot wide exterior and interior concrete walks, irrigation system and additional landscaping (58 trees, 105 shrubs, 167 ornamental grasses and 28 perennials). Phase I of this project will include a 20'x20' pavilion with 4 tables, men's and women's restroom and a portion of the exterior and interior concrete sidewalk.

Discuss how the site is currently managed and programmed, and the impacts of multiple uses:

The site is currently managed as a neighborhood/community park. During the summer of 2012, the old Duncan School building was demolished to make way for the new park amenities. Currently on the site there exists a playground and basketball court constructed during the 1970's. Local teams use the north end of the park for U6 soccer practices. The site also serves as a formal off-leash area for people to take their dogs.

Describe the service area for this project (distance people can expect to travel to use improvements):

Duncan Park presently accommodates an average number of park users despite its aged amenities and lack of modern park features. This is in part due to the lack of green space available in the southeastern region of the City. It is estimated that 22,000 park guests visit Duncan Park annually. The service area for this project is estimated at one half mile radius (walking distance) surrounding the park. The park is surrounded by single family residential homes. The neighborhood population that Duncan Park serves is estimated at 2,621.

Describe the type of users (families, children, seniors, etc.):

Casual drop-in use accounts for the majority of park visits including many dog enthusiasts that enjoy off-leash privileges during the parks specific off-leash hours. Currently Englewood Soccer Association can only hold U6 team practices on the small field space. During the planning process, a majority of the neighbors indicated they wanted a more formal picnic space with the availability of restrooms and activity areas for the neighborhood youth such as playgrounds, athletic field and a sport court while maintaining off-leash privileges.

Discuss steps you will take to minimize impacts to the environment:

During a site visit on August 15, 2012, a Colorado Parks and Wildlife official made the following notes after inspecting the park: "Colorado Parks and Wildlife (CPW) would not expect to find any threatened or endangered species inhabiting Duncan Park in Englewood. CPW would expect to find a variety of small mammals and birds utilizing Duncan Park. Migratory birds and their active nests are protected by state and federal laws. CPW recommends inspecting trees and shrubs for active nests prior to the commencement of development and/or postponing tree removal until after the

	<p>nesting season. Duncan Park is composed of nonnative grasses and a mixture of native and nonnative trees and shrubs. The habitat value at Duncan Park would be categorized as low. Native and nonnative trees may be removed from the park as a result of the development. The loss of vegetation would result in the loss of potential cover and food for a variety of species. In addition, during the construction phase, silt fencing, tracking control pad, concrete wash out area, inlet protection and curb socks will be implemented in order to minimize any potential impacts to the environment.”</p>
	<p>Summarize your planning efforts to date and investments made prior to submitting a grant proposal. Quantify and describe any past funding commitments or grant used to pre-plan this project:</p> <p>City Council authorized the purchase of Duncan Park from Englewood Schools in 2007. The purchase of Duncan Park was supported by a GOCO grant, a ACOS grant and Arapahoe County Shareback Funds. Final park acquisition was completed in 2010. Redevelopment of Duncan Park, including the removal of the old school building is supported by the Parks Master Plan, adopted in 2006.</p> <p>In 2011, City Council authorized the acceptance of a GOCO Duncan Planning grant. During the vetted planning process, park amenities were determined to include: a pavilion, a multi-use sport field, a basketball court, playgrounds, restrooms, landscaping and an internal trail. The estimated cost of the total redevelopment of Duncan Park is 1.2 million dollars.</p> <p>Currently, shareback and Conservation Trust Funds are being reserved as matching funds to be used in grant applications and for the development of Duncan Park.</p>
	<p>Describe efforts made, dates and outcomes of required pre-submittal meetings with the planning department in your jurisdiction:</p> <p>A Development Review Team (DRT) meeting was held on December 18, 2012 which included representatives from the following City of Englewood departments: Parks, Community Development, Engineering, Traffic, Fire, Building, Utilities, and Wastewater Treatment. The project was approved with minor conditions that will be addressed in the final construction documents that will be submitted for the building permit.</p>
	<p>Describe how the project will be designed, constructed and managed for sustainability:</p> <p>Duncan Park will be designed, constructed and maintained for sustainability through disconnected impervious areas and the use of sand-set pavers. This design trait will allow for greater water infiltration into the soil. Proposed lighting for the park will all be low-energy LED. The restrooms are designed with clearstory windows allowing natural light during the day and will have self-locking doors to reduce graffiti and vandalism. Site furnishings will have some recycled content whenever possible. The irrigation system was designed as a low water use system with bubblers and low capacity irrigation heads while using real time weather-based data for irrigation scheduling. The athletic field was designed so that it can be rotated to provide less wear on the turf. Existing concrete will be recycled and existing amenities in the park will either be reused or recycled. Concrete pavers, steel structures, site furnishings and recycled rubberized play surfaces are all rated for years of use and minimal maintenance.</p>
	<p>Discuss contingency plans. On the budget page include a contingency line item in both the revenue section and expense section (both assigned to the applicant).</p>

	<p>For this project contingency funds exceed the 10% minimum requirement. We are budgeting 19% contingency because we are unsure how bids for construction will come in and because this project will be phased. We believe additional funds will be necessary to cover the expense of a phased approach to this project. Certain areas of the project will be torn up twice as both phases are constructed, thus we are allowing for repairs to irrigation, concrete, electrical, sod, mobilization and construction administration.</p>
	<p>Describe how the project improves connectivity to local or regional trails, natural resources and/or community resources:</p> <p>The Duncan Park project will serve as a neighborhood destination and resource for bicyclists using the City's neighborhood bicycle routes. The City's neighborhood bicycle routes were laid out in a pattern designed to connect to all of the active City parks and schools. Duncan Park is connected into this system through a neighborhood bicycle feeder route that connects east-west between the Clarkson regional route, and the Big Dry Creek Trail and Windermere regional route, via Layton Avenue/Pennsylvania Street/Chenango Avenue. Facilities at Duncan Park that will serve bicycle riders include restrooms and water fountains, seating areas for eating or resting, and play areas for children.</p>
<p>For All Projects: (the following questions are to be answered for all project types)</p>	
	<p>Discuss the need and urgency for this project, and why it is a priority:</p> <p>The 2006 Englewood Parks and Recreation Master Plan noted Duncan Park as being located in a part of the City underserved by park land. The Master Plan specifically recommends replacing aging playground amenities and adding picnic facilities and additional updated park facilities (Master Plan, page 30). The existing playground equipment was installed in the early 1980's and is not acceptable due to age and wear and tear.</p> <p>Throughout the planning process preparing for the ACOS grant has been seen as an opportunity to gain funding to begin the development of Duncan Park. The Department will be applying in the spring of 2013 for a Great Outdoors Colorado (GOCO) grant for additional funding. Currently, Conservation Trust Funds and ACOS Share Back Funds have been reserved to complete the funding of the park project.</p> <p>The City of Englewood, like most municipalities, has been hit hard by the recession. The Parks and Recreation operating budget has been reduced by more than 10% over the past five years and all City Capital Projects Fund dollars have been eliminated within the Department. We are fortunate to receive Arapahoe County Open Space Shareback Funds and Conservation Trust Funds for our capital maintenance needs and new development opportunities. If this project was not able to be undertaken within the next year, the park will lose priority status among construction projects within the City of Englewood and may not be completed for several years. Matching funds may be diverted to other projects. This will create the need to conduct additional needs assessments, planning and updated construction documents.</p>
	<p>Describe any historic values within the site – historic trails, buildings, landscapes, etc.:</p> <p>Duncan Park is a small urban/suburban park environment situated on 3.3 acres. Originally, rustic homes built in the early 1900's were located on this site. By the 1950's, growth of our community required additional elementary schools and this site was developed. Duncan School was named</p>

	<p>after Elsie Duncan, a long time elementary school teacher in Englewood from 1928-1954. It was often said that she taught many children and years later taught their children as well. Educational signage will be added to the site describing the history and use of Duncan Park for a new generation of children and their families.</p> <p>Small parks like Duncan can play an important role in environmental education in a number of ways. It is not unusual to find a school in close proximity to a small park like Duncan. In our case, All Souls School is located just a block south of the park. Duncan Park provides a perfect opportunity to create a living laboratory for children. Hidden learning opportunities for children exist in small parks. Large trees provide cover and nesting opportunities for many species of birds. Duncan Park is also the home for two very large American Elm trees, the only two in our park system. Flower gardens and shrubs provide food sources for many animals and insect species. Interpretive signage will be installed to help tie these environmental and educational opportunities to an outdoor laboratory like Duncan Park for the nearby All Souls School as well as the entire Englewood Schools District.</p>
	<p>Identify the <u>native</u> ecosystems, in general, underlying the project site (e.g. short grass prairie, wetlands, etc.): Do any portions of the native systems remain intact? If so, are they being preserved or restored?</p> <p>A representative from the Colorado Parks and Wildlife inspected the park in August of 2012 and provided an environmental impact report for the project. The results of the environmental impacts are as follows: The park was not designed with native ecosystems, nor are there any native ecosystems intact or being preserved. Colorado Parks and Wildlife (CPW) would not expect to find any threatened or endangered species inhabiting Duncan Park in Englewood. CPW would expect to find a variety of small mammals and birds utilizing Duncan Park. Migratory birds and their active nests are protected by state and federal laws. CPW recommends inspecting trees and shrubs for active nests prior to the commencement of development and/or postponing tree removal until after the nesting season. Duncan Park is composed of non-native grasses and a mixture of native and non-native trees and shrubs. The habitat value at Duncan Park would be categorized as low. Native and non-native trees may be removed from the park as a result of the development. The loss of vegetation would result in the loss of potential cover and food for a variety of species. CPW recommends planting native trees and shrubs in place of any trees and shrubs removed. Native plantings would offer food and/or cover for a variety of species. Replacing non-native vegetation with native trees and shrubs would provide food and/or cover for wildlife.</p>
	<p>Describe <u>specific</u> natural resources including scenic and water resources. List predominant wildlife species and vegetation on site. Discuss impacts, positive and negative, to these resources to result from your project. Highlight any species on state or federal lists. (For birds please group species – i.e. songbirds, raptors, etc.):</p> <p>Duncan Park is a typical urban/suburban park. There are no scenic or natural water resources in the park. There is no known plant or wildlife species of concern on the proposed project site. The predominant wildlife species consist of typical suburban bird species (crow, magpie, sparrow, robin, finch), while animal species consist of squirrel, fox, coyote and raccoon. The area of Duncan Park is irrigated bluegrass turf with some park amenities. The area around the site is developed residential. Duncan Park is used for active community recreation programs. The facilities are replacement or development of existing facilities. The site is not a critical habitat for a particular species, or an area with high value for nesting, feeding or calving. The project will not change the impacts on wildlife as it</p>

	<p>replaces or enhances existing facilities. There is no substantial impact to species that rest, feed, or use the area for reproductive cycles. There is no loss or reduction of habitat areas. There is no intrusion into areas with little existing human impacts. The area is an urban-like neighborhood park setting that has extensive use by youths and adults participating in active and passive outdoor recreational activities. Because the impact is non-existent, there is no need to establish a mitigation plan for adversely affected species. There is no need to screen, protect, fence, or create wildlife buffers for this project, other than during the construction process. This project has no positive benefit on wildlife and the adverse effect is minimal. The components are within active recreation areas already in existence.</p>
	<p>Estimate the number of end-users monthly that will benefit from this project:</p> <p>Duncan Park presently accommodates a fair number of park users, despite its lack of park amenities and their advanced age. It is estimated that there is an average of 1,800 park patrons that visit Duncan Park monthly.</p>
	<p>Describe how this project addresses specific objectives of County Open Space Resolution #030381/#110637:</p> <p>The development of Duncan Park fills the fundamental basic need of providing open space. For years Duncan Park has provided some green space for neighbors and school participants but this location was limited due to the school building and its placement in the center of the site. With the removal of the building and new design of the park, more open space will be made available along with overall better use of the entire park. This project will allow the youth sport associations access to additional field space as well as provide improved recreational space for neighbors, families and community youth. From young families just starting out to older residents, all want to experience the laughter and joy from playing in their neighborhood park. Improvements and added amenities will only enhance this outdoor experience while encouraging youth and their families to spend more time outdoors in their community.</p>
	<p>List the elements of the Arapahoe County Open Space Master Plan that apply to this project:</p> <p>This Open Space Master Plan provides a 100-year vision, 25-year master plan and 5-year action plan for implementing the purpose and goals of the program. The vision states that the County will be forward thinking, understand and embrace the open space, park and trail needs of current residents, and define a harmonious relationship between people and nature in the County for future generations. The vision for the Program is summarized as: Healthy Lands, Healthy Communities, and Healthy People.</p> <p>The Duncan Park Development project defines the mission of the Arapahoe County Open Space Plan.</p> <ul style="list-style-type: none"> • Acquire, conserve and protect open space – ACOS grant and Shareback funds were used in the purchase of this site and saved this location from being developed into housing or for commercial use. • Build county open space parks and trails – With the purchase of this site completed in 2010, the location was preserved as a permanent park to provide green space for this underserved neighborhood of residents in Arapahoe County. • Cooperative partnership work – Through the purchase of this property many partnerships were developed or enhanced. Partnerships between GOCO, ACOS, Englewood School District, City of Englewood, Englewood Unleashed, All Souls Catholic Church and School, Englewood Soccer Association, Englewood Youth Sports Association and Neighbors of

	<p>Duncan Park have bound together with the goal of savings and further developing this space.</p> <ul style="list-style-type: none"> • Leverage funding for open space, parks and trails – This Duncan Park project has leveraged a number of funding sources including ACOS Grant Funds, Shareback Funds, GOCO Grant Funds, Conservation Trust Funds and City of Englewood General Funds were used to purchase and further develop this site.
	<p>Discuss the community benefits and enhancement to quality of life to result from the completion of this project (both for the immediate community and the wider public in the surrounding region):</p> <p>The 2006 Englewood Park and Recreation Master Plan notes the lack of adequate numbers of soccer fields (page 31). The addition of a soccer/multi-use athletic field (currently there exists a practice area) will substantially help Englewood Soccer Association meet the needs of the youth soccer program. The Englewood Soccer Association reports they have 325 players ages 4-18. It is anticipated that the athletic field area will be multi-use and would also accommodate the Englewood Youth Sports Association's (EYSA) football program. Currently, EYSA has four youth football teams under 12 and serves 70 football players.</p> <p>All Souls Catholic School, located one block south from Duncan Park, would also benefit from this project. The School and Parish would access the park and utilize the outdoor space for educational and recreational purposes. The School serves early learning through eighth grade and has 440 total students.</p> <p>Neighborhood drop-in use will continue and is expected to increase following the completion of the development project. It is estimated that 22,000 park guests visit Duncan Park annually; these estimates are based upon a 2011 usage study conducted by the Parks and Recreation Department. With the proposed park development, it is anticipated that new park amenities (ie: picnic pavilion, soccer/multi-use athletic field and state of the art playgrounds) will increase park visits by 60%. Phase I of this project (Pavilion and Restrooms) is estimated to increase usage by 25%.</p> <p>There is also a community-wide need for picnic pavilion areas with nearby playground facilities. Currently, the department's picnic shelters are reserved over 90% of the desirable dates. Each year the City must turn away many individuals and groups hoping to reserve picnic pavilions. Duncan Park neighbors as well as residents living in the southeast section of Englewood must use other parks for these activities as opposed to their own neighborhood park.</p>
	<p>Describe relationship of the project to any local, regional, state or system wide master plan. Give the name of each plan and list related element(s) within the plan – DO NOT attach any plan beyond a one-page rendering:</p> <p>The Englewood Parks and Recreation Master Plan was approved in 2006 and funded in part by Conservation Trust Funds. The Master Plan was then adopted by ordinance into the City of Englewood Comprehensive Plan. Conceptual Park Plans were developed for neighborhood and community parks, including Duncan Park. It is important to note that at the time (2005/2006) of the Master Planning process, it was unknown that the Englewood School District would be divesting itself of surplus school properties due to budget reductions and that the City would end up acquiring Duncan Park. As a result, the public planning process related to Duncan was of a smaller scope assuming that the School District would maintain property ownership and the small school building would remain (Master Plan Site Plan, page 16).</p>

	<p>When it became apparent that the Englewood School District intended to sell the Duncan Park property, a grass roots citizen effort to keep the site a public park was established. Many meetings were held with Englewood Schools, Englewood Parks and Recreation Commission, City Council and community groups including Duncan Park Neighbors and Englewood Soccer Association relative to Duncan Park acquisition and grant funding opportunities. Although specific park site planning was not discussed in detail, the City explained that if the property was acquired, the opportunity to raze the school building and completely develop the site would be available.</p> <p>With the City's acquisition of the site secure, the Parks and Recreation Commission and City Council elevated Duncan Park development to its top park improvement priority. In 2010, GOCO provided a planning grant that funded the planning process. In conclusion of the planning process neighborhood users, the Parks and Recreation Commission and City Council have developed a consensus of the desired park amenities as well as further established the project at a top priority.</p>
	<p>Describe the steps taken to date to make this project ready for implementation, and how, if funded your agency will complete the project within one to two years after the receipt of funds:</p> <p>The City understands the shovel ready requirements of the ACOS grant process. City Council has committed to completing the project within two years of the ACOS grant award/IGA. A two year project completion is also the time requirement of our other intended partner grant application (Great Outdoors Colorado). As our timeline indicates, in 2013, the City will immediately begin the bidding and Phase I construction process. During the spring of 2012, a final concept design was completed and construction documents have been finalized. This grant application is requesting funding for Phase I of the project. Phase I will include a 20'x20' pavilion with 4 tables, men's and women's restroom and a portion of the exterior and interior concrete sidewalk.</p>
	<p>List any permits that will need to be obtained for implementation of the project and existing status of obtaining those permits. (Clean Water, Federal 404, County Planning or Public Works, City Planning or Public Works). On the budget page, itemize expected costs for permits, government fees and consultants:</p> <p>The Englewood Building and Safety Department requires a building permit for the picnic pavilion and restroom. All other park features do not require any permitting. Englewood Public Works Department requires a concrete and excavation permit for all work performed in the right-of-ways (exterior sidewalks).</p>
	<p>Does the present zoning of the site permit the suggested use? If not, what changes will need to be accomplished? What is the timeline to accomplish any required changes?</p> <p>The current zoning for the area is R-1-B (Single Unit Residential District). The current zoning allows for parkland uses. No zoning changes will be necessary for this project.</p>
	<p>Discuss any efforts to obtain public input, disseminate public information, develop partnerships for cash funding or in-kind contributions, and garner community support specifically related to this project:</p> <p>The Duncan Park planning project began in the summer of 2011. Prior to meeting with the neighbors, the design firm toured the Duncan Park site with representatives from the City of Englewood. The design firm recorded the existing conditions, the current maintenance practices and any potential issues or concerns regarding potential improvements. In order to kick off the project and make the neighbors aware of opportunities to provide feedback during the master planning process, the design team created a project information card, designed and installed project information point signage in the park and created an on-line and paper survey. Over a three-day period, the design team hand-</p>

delivered over 900 project information cards door-to-door within a half-mile radius of the park. The information point signs provided information regarding the location, dates and times for public open houses and park info point meetings. The information point signs that were located in the park had a QR code that linked to the City of Englewood website and an on-line survey. A survey drop-box was also located on the information point signs where paper copies of the survey could be picked up and dropped off.

Next, the City of Englewood and the design team held two Park Info Point meetings. The Park Info Point meetings were an informal opportunity to connect with park users in their space, allowing them to share their perspectives on the project and express ideas and concerns regarding the potential improvements. For each of the Park Info Point meetings, approximately twenty people actively participated in the discussion. The on-line and paper surveys were available for three weeks and over 50 responses were received. Prior to the Duncan Park improvement project, the City of Englewood had completed a community-wide park preference survey in which only three responses from the Duncan Park neighborhood were received. Receiving over 50 responses to the Duncan Park survey was considered a success. Following the initial outreach the design team compiled the feedback they received from the community. The design team then combined this information with the site analysis to develop a series of project goals. The team drafted three preliminary plan options and presented them to staff for review and comment as well as prepared for the first open house.

The first public open house was held on October 25, 2011, and was attended by over 40 Duncan Park neighbors. During the first open house, the background information was presented to the participants and the preliminary design options were displayed. Open house attendees were asked to select their preferred design option, as well as provide feedback and direction regarding their ideas and preferences. After the first public open house, the comments, feedback and votes were tallied and used to develop a preliminary final design to be presented at the second public open house.

Over 50 Duncan Park neighbors attended the second public open house to see the preliminary final design plan. Feedback and direction regarding the design was gathered as well as potential materials/details and the playground elements. Taking the feedback received during the second open house, the design team worked with the City of Englewood to create a final plan for the Duncan Park improvements and their associated costs and potential phasing.

During the final open house, which was attended by over 30 Duncan Park neighbors, revisions to the final design were presented and the final playground design displayed for comment. The final timeline for park improvements and construction was also discussed during this last open house. Feedback was overwhelmingly positive. Most of the questions centered on the ground breaking and expected completion date. The decline in attendance during this meeting has been attributed to the confidence from the neighbors and stakeholders that Duncan Park development will meet their needs.

The City of Englewood places a strong value on the importance of public outreach and consensus-building, and crafted a process for interacting with the Duncan Park neighborhood that was both responsive and engaging. Reaching out to stakeholders, surrounding neighbors, the public and City of Englewood representatives was the foundation of this process. Through extensive outreach and participation, the final Master Plan was refined and adjusted to reflect the needs and perspectives of the Englewood community. During this process, All Souls School, Englewood Unleashed and

	<p>Englewood Soccer Association all have committed resources as well as a financial contribution total of \$2,800.</p>
	<p>Describe ownership or legal access to the site, including right of access without trespassing on adjacent property. If the agency does not have fee simple ownership of the site, attach letter with Part F below, from property owner(s) granting access and support for this project.</p> <p>The property is owned by the City of Englewood and is a dedicated city park. There are 2 houses which border the southern portion of the park. The park is bordered by a fence located at the property boundary that eliminates right of access and trespassing onto private property.</p>
	<p>Describe long-term maintenance of project / site. Attach with Part F below, a letter of commitment or evidence of agreement from the management/maintenance agency addressing long-term maintenance / funding for completed project:</p> <p>The City of Englewood owns the property and the Parks and Recreation Department will be responsible for the long-term maintenance of the park, project improvements and signage for the project. The City of Englewood annually allocates funding in the Parks and Recreation Department budget for personnel, commodities and capital for regular repair and maintenance for all park infrastructures, amenities and facilities. The Parks Department currently maintains approximately 250 acres of parkland, open space and green space. Over \$136,000 is allocated annually in the park department budget for repair and maintenance of trails and other infrastructure. Please see attached letter of commitment from Parks and Recreation Director Jerrell Black affirming our long-term maintenance commitment, page 28.</p>
	<p>Describe how this project addresses inclusivity per the Americans with Disabilities Act guidelines:</p> <p>The Americans with Disabilities Act (ADA) requires public accommodations (businesses and non-profit organizations) to provide goods and services to people with disabilities on an equal basis with the rest of the public. New guidelines were adopted as part of the ADA Standards for Accessible Design (2010) by the Department of Justice in September 2010. The rules went into effect on March 15, 2011. Duncan Park development will be constructed using the 2010 ADA Standards for Accessible Design. The following elements have incorporated into the design throughout the park and comply with a fully accessible ADA park.</p> <ul style="list-style-type: none"> • Remove all barriers to access • Provide an accessible route of travel and accessible route of travel to the play equipment • Provide a range of accessible equipment and play equipment • Provide an accessible surface beneath all accessible equipment • Half of all elevated play components on a play structure will be accessible by route and/or transfer point. <p>The development of Duncan Park will provide the following park amenities: an under 10 athletic field accessible by exterior sidewalks, 74'x42' concrete basketball/sport court accessible by concrete sidewalks, 2 to 5 and 5 to 12 age range playgrounds meeting ADA standards with poured in place surfacing providing accessibility, 4 seat benches located of new concrete sidewalks, and 8 foot wide exterior and interior concrete sidewalk all ADA compliant. Phase I of this project will include 20'x20' pavilion with 4 tables with accessible seating, men's and women's restroom ADA compliant and a portion of the ADA exterior and interior concrete sidewalk.</p>
	<p>If successful in obtaining this grant, how will the agency use this project to inform citizens about the value of the Arapahoe County Open Space sale tax? Address public outreach plan, signage plan, celebration, etc.</p>

Temporary signage announcing the construction project will be installed at the corner of Layton Street and Pennsylvania Avenue. The signage will identify all funding partners for the project and list the project timeline. Permanent signage identifying ACOS support and funding will be installed at the main entrance to the park once the project has been completed.

Information will also be added to the City of Englewood's web site identifying the project and funding sources during and following construction. The Englewood Herald will run information and a news story related to the project as construction commences and before the ribbon cutting ceremony. Social Media such as Facebook and Twitter will be used to announce project, recognize accomplishments and promote funding partners.

A ribbon cutting celebration will be scheduled at the completion of this project as a way to recognize the partnerships, funding agents, citizens, county and local dignitaries that helped make this project happen.

Insert Vicinity map

Insert Project site map

Insert Phase I map

Insert topographic map

PART D – Photos



Existing basketball court, facing northeast



Existing field area on east end of park, facing west



Existing playground with approximately 25 year old play equipment, facing west

PART E – Project Timeline Duncan Park Development

Task	Estimated Hours and/or Date to Complete	Responsible Person/Group	Measurable Objective/Deliverable
Grant Notification	June 2013	Englewood	Grant Award Notification
Governing Body Approval	July 2013	Englewood	City Council Ordinance
Complete Bid Specifications	August 2013	Englewood	Prepare Documents for Bidding
Solicit Bids for Project	September 2013	Englewood	Bid Award for Construction
Commence Construction	October 2013	Englewood	Contractor Begins Project Construction
Project Completion	September 2014	Englewood	Finalize Project Construction
Grand Opening Celebration	September 2014	Englewood	Community Celebration Event and Recognition
Estimated TOTAL Hours and/or Final Date of Completion	September 2014		

PART F – Resolution

PART F – Letters of Commitment and Support

Letters of commitment and support from the following groups and organizations:

- City of Englewood, Parks and Recreation Commission
- Duncan Park Neighbors
- All Souls Catholic Church & School
- Department of Parks and Recreation Long-Term Maintenance



CITY OF ENGLEWOOD
DEPARTMENT OF PARKS AND RECREATION

December 11, 2012

Arapahoe County Open Space
6934 S. Lima St. Unit A
Centennial, CO 80112

Dear Board Members,

On behalf of the City of Englewood Parks and Recreation Commission, I am writing this letter in support of the City of Englewood's grant application for the development of Duncan Park.

With ACOS grant support, the City was able to purchase the Duncan Park property from Englewood Schools, who were disposing of surplus property to offset budget reductions. We were able to save the site as parkland and now we have razed the small school building and completed design and construction documents for the park redevelopment.

In May of 2006, the Parks and Recreation Commission adopted a Parks and Recreation Master Plan which identified the southeast residential area of the City as presently being underserved; with a relatively low parkland level of service.

The Parks and Recreation Commission has identified the redevelopment of Duncan Park as its highest park development priority. We appreciate the opportunity to be considered for ACOS grant dollars for this very important project.

Sincerely,


Austin Gomes, Chairperson
Parks and Recreation Commission
City of Englewood

Duncan Park Neighbors

Englewood, Colorado

December 10, 2012

Arapahoe County Open Space
6934 South Lima Street
Centennial, CO 80112

Dear ACOS Board Members:

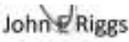
We are a group of over 100 homeowners and neighbors living around Duncan Park in Englewood, CO who have greatly appreciated grant money you previously awarded for the design upgrades of our cherished neighborhood park.

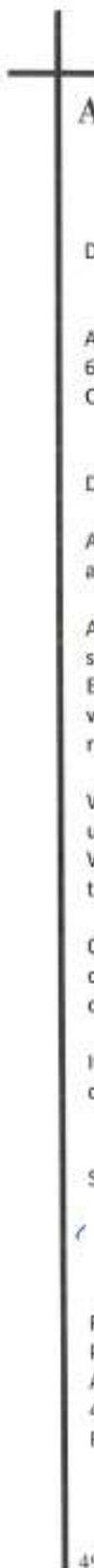
As we've shared in the past, this popular park is the only neighborhood park to meet the needs of this corner of Englewood – an area that represents approximately 20 percent of the town's population. The makeup of this neighborhood has changed dramatically in the last 6 years to now have many young families with children that play in the park.

Recently we learned that you would consider this park for a development grant. With this money, our City told us we would be able to move forward with the improvements to our park! This little park has been in great need of redevelopment and improvements. As much as we have enjoyed this park for years, we look forward to the planned improvements that will provide for more outdoor activities, and make this park the jewel of our neighborhood.

The City plans to work with our group as it takes the necessary steps to renew our park. We know a grant from you would give us all the resources we need to do so. We respectfully request that you consider Duncan Park in your process, and help our neighborhood realize the dreams we have for Duncan Park.

Sincerely,  

 John Riggs
4890 S Pennsylvania St
Englewood, CO 80113
Representing Duncan Park Neighbors



ALL SOULS CATHOLIC CHURCH

December 12, 2012

Arapahoe County Grant program
6934 S. Lima St. Unit A
Centennial, Colorado 80112

Dear Arapahoe County Open Spaces,

All Souls Catholic School is pleased to write this letter of support for the City of Englewood's ACOS grant application for the development of Duncan Park.

All Souls Catholic School and the City of Englewood Department of Parks and Recreation have had a long standing relationship. As the school property changed hands from Englewood Schools to the City of Englewood, All Souls was allowed to remain in the old school building while our new preschool facility was being built. Now that the old school building has been demolished, we are looking forward to the redevelopment of Duncan Park.

With Duncan Park in close proximity to our school, there will be multiple opportunities for our school to utilize the park. We will have the ability to use the park as an outdoor classroom, gym and on field days. We would also be able to enhance our sports programs on the standardized field that will be included in the redevelopment.

Overall, a redeveloped Duncan Park would offer many new and educational opportunities to the children and staff at All Souls. We are in support of the development grant and we wish to support the development effort of Duncan Park with a \$2,000.00 donation.

It is our hope that you will consider the City of Englewood in their grant application for funding the development of Duncan Park.

Sincerely,

Rev. Robert D. Fisher,
Pastor
All Souls Catholic Church & School
4950 S. Logan St.
Englewood, CO 80113

4950 South Logan Street • Englewood, Colorado 80113-6847 • Phone (303) 789-0007 • Fax (720) 833-2777



CITY OF ENGLEWOOD
DEPARTMENT OF PARKS AND RECREATION

Arapahoe County Open Space and Trails Advisory Board
6934 South Lima Street, Unit A
Centennial, CO 80112

December 6, 2012

Re: Long-Term Park Maintenance

Dear Open Space Advisory Board,

The City of Englewood Parks and Recreation Department is committed to the long-term maintenance and management of all Englewood parks and park infrastructure within the city. The City of Englewood allocates funds for the long-term maintenance, repair and replacement of park infrastructure. Ongoing maintenance functions include: trash pickup, graffiti removal, periodic playground equipment inspection and repairs, restroom and picnic pavilion cleaning, turf maintenance and mowing, trail and sidewalk maintenance, tree, shrub and landscaping maintenance, lighting and plumbing maintenance and repair and athletic field maintenance and prep.

The Parks and Recreation Department is funded annually through the City of Englewood's General Fund as part of the core services provided to the citizens of the City of Englewood. Duncan Park is currently included in all long-term maintenance programs and activities and will continue to be a part of all such activities into the future.

Sincerely,

Jerrell Black
Parks and Recreation Director

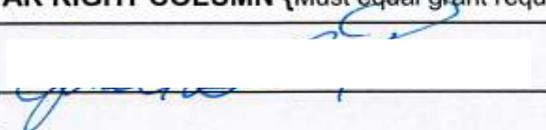
PART G – Budget

Name of Project: Duncan Park Development

Name of City / District: City of Englewood

Sources of Funds	Date	County Grant Request	Cash Match	In-Kind Match	Total Project Funds
Arapahoe County Open Space	6/2013	\$250,000	n/a	n/a	\$250,000
City of Englewood	1/2013	n/a	\$104,300		\$104,300
Neighborhood Support Groups	6/2013		\$2,800		\$2,800
Other funding source					\$ other cash/in-kind
Contingency (≈10% of total project)	1/2013	- not from County grant -	\$67,900		\$67,900
Totals - Sources of Funds		\$250,000	\$175,000	\$ Other match	\$425,000
Uses of Funds – Expenditures	Projected Date	From County Grant	Cash Match	In-Kind Match	Total Project Costs
Site Work	10/13 – 9/14	\$32,300	\$107,100		\$139,400
Landscape	10/13 – 9/14	\$7,500			\$7,500
Structures	10/13 – 9/14	\$190,000			\$190,000
Site furnishings	10/13 – 9/14	\$10,600			\$10,600
Irrigation	10/13 – 9/14	\$7,500			\$7,500
Site Lighting	10/13 – 9/14	\$1,700			\$1,700
Required signage acknowledging grant from Arapahoe County	10/2014	minimum \$400 required budget expense line item			\$400 required budget expense
Subtotal – Project Costs		\$250,000	\$107,100		\$357,100
Contingency (≈10% of total project)	10/2014	- not charged to County -	\$67,900		\$67,900
Totals – Cost plus contingency		\$250,000	\$175,000	\$ total in-kind	\$425,000

GRAND TOTALS IN FAR RIGHT COLUMN (Must equal grant request + cash match + in-kind match (= subtotal) + contingency) \$425,000

Authorized Signature: 
 Print Name: Jerrell Black

Date: 12-18-12
 Title: Director of Parks and Recreation, City of Englewood

Duncan Park Improvements City of Englewood

Opinion of Probable Cost - Arapahoe County Open Space Grant Application

Prepared by Britina Design Group
December 14, 2012

Site Work Description	Current Cost Estimate				Arapahoe County Open Space Grant Application			
	Quantity	Unit	Unit Price	Extension	Quantity	Unit	Unit Price	Extension
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	1	LS	\$ 10,000.00	\$ 10,000.00
Erosion Control - Silt Fence	1,531	LF	\$ 2.00	\$ 3,062.00	0	LF	\$ 2.00	\$ -
Erosion Control - Concrete Washout Area	1	LS	\$ 1,000.00	\$ 1,000.00	0	LS	\$ 1,000.00	\$ -
Erosion Control - Vehicle Tracking Control	1	LS	\$ 1,000.00	\$ 1,000.00	0	LS	\$ 1,000.00	\$ -
Erosion Control - Material Storage Area	1	LS	\$ 1,000.00	\$ 1,000.00	0	LS	\$ 1,000.00	\$ -
Erosion Control - Inlet Protection including Curb Socks	1	EA	\$ 100.00	\$ 100.00	0	EA	\$ 100.00	\$ -
Erosion Control (ACOS Grant)	0	LS	\$ -	\$ -	1	LS	\$ 2,500.00	\$ 2,500.00
Tree Protection and Removal	1	LS	\$ 15,000.00	\$ 15,000.00	1	LS	\$ 3,500.00	\$ 3,500.00
Clearing and Grubbing	3.63	ACRE	\$ 2,000.00	\$ 7,260.00	1.25	ACRE	\$ 2,000.00	\$ 2,500.00
Removals - Concrete Paving	945	SY	\$ 10.00	\$ 9,450.00	0	SY	\$ 10.00	\$ -
Removals - Concrete Curb and Gutter	250	LF	\$ 3.00	\$ 750.00	0	LF	\$ 3.00	\$ -
Removals - Fencing (Chain Link)	555	LF	\$ 4.00	\$ 2,220.00	0	LF	\$ 4.00	\$ -
Removals - Playground Surfacing (Sand)	290	SY	\$ 2.25	\$ 652.50	0	SY	\$ 2.25	\$ -
Removals - Playground Edge (Railroad Ties)	210	LF	\$ 2.50	\$ 525.00	0	LF	\$ 2.50	\$ -
Removals - Playground Equipment	1	LS	\$ 2,500.00	\$ 2,500.00	0	LS	\$ 2,500.00	\$ -
Removals - Furnishings	1	LS	\$ 3,000.00	\$ 3,000.00	0	LS	\$ 3,000.00	\$ -
Removals - Utilities (Water Line, Backflows, Pole, Light Fixtures, Etc.)	1	LS	\$ 5,000.00	\$ 5,000.00	0	LS	\$ 5,000.00	\$ -
Remove/Reset Signs	1	LS	\$ 1,500.00	\$ 1,500.00	0	LS	\$ 1,500.00	\$ -
Removals (ACOS Grant)	0	LS	\$ -	\$ -	1	LS	\$ 7,500.00	\$ 7,500.00
Earthwork - Rough Grading (Cut 596 CY, Fill 1,855 CY, Net 1,259 CY)	1	LS	\$ 15,000.00	\$ 15,000.00	0	LS	\$ 15,000.00	\$ -
Earthwork - Fine Grading	15,972	SY	\$ 1.00	\$ 15,972.00	0	SY	\$ 1.00	\$ -
Earthwork (ACOS Grant)	0	LS	\$ -	\$ -	1	LS	\$ 2,500.00	\$ 2,500.00
Sanitary Sewer - 4" PVC SDR 35 PVC	128	LF	\$ 20.00	\$ 2,560.00	128	LF	\$ 20.00	\$ 2,560.00
Sanitary Sewer - Cleanout	1	EA	\$ 500.00	\$ 500.00	1	EA	\$ 500.00	\$ 500.00
Sanitary Sewer - Connection	1	LS	\$ 5,000.00	\$ 5,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Water Line - 3" Ductile Iron Pipe	154	LF	\$ 20.00	\$ 3,080.00	154	LF	\$ 20.00	\$ 3,080.00
Water Line - Connection	1	LS	\$ 2,500.00	\$ 2,500.00	1	LS	\$ 2,500.00	\$ 2,500.00
Trench Drain and Grate (10" Wide)	1	LS	\$ 200.00	\$ 200.00	0	LS	\$ 200.00	\$ -
Concrete Paving (5" Thick, Standard Color, Broom Finish)	19,045	SF	\$ 4.00	\$ 76,180.00	7,500	SF	\$ 4.00	\$ 30,000.00
Restroom Plaza Paving (5" Thick, Color, Broom Finish)	1,345	SF	\$ 8.00	\$ 10,760.00	1,345	SF	\$ 8.00	\$ 10,760.00
Promenade Concrete Paving Band (6" Thick, Color, Broom Finish)	620	SF	\$ 8.00	\$ 4,960.00	620	SF	\$ 8.00	\$ 4,960.00
Promenade Concrete Pavers (Herringbone Pattern)	3,175	SF	\$ 10.00	\$ 31,750.00	3,175	SF	\$ 10.00	\$ 31,750.00
Concrete Curb and Gutter (Standard Gray Color)	250	LF	\$ 11.00	\$ 2,750.00	150	LF	\$ 11.00	\$ 1,650.00
Concrete Curb Ramps (Standard Gray Color, Detectable Plates)	3	EA	\$ 1,500.00	\$ 4,500.00	0	EA	\$ 1,500.00	\$ -
Asphalt Paving Patchback	550	SF	\$ 2.00	\$ 1,100.00	150	SF	\$ 2.00	\$ 300.00
Concrete Edging (5" Wide, Standard Gray Color)	435	LF	\$ 8.50	\$ 3,697.50	0	LF	\$ 8.50	\$ -
Seat Walls (Brick Faced, Red Sandstone Cap)	205	LF	\$ 200.00	\$ 41,000.00	50	LF	\$ 200.00	\$ 10,000.00
Concrete Planter Curb (Color)	125	LF	\$ 15.00	\$ 1,875.00	0	LF	\$ 15.00	\$ -
Park Entry Sign (Fabricate and Install)	2	EA	\$ 2,500.00	\$ 5,000.00	0	EA	\$ 2,500.00	\$ -
Educational/Historical Signage (ACOS Grant)	0	LS	\$ -	\$ -	1	LS	\$ 5,000.00	\$ 5,000.00

Miscellaneous Site Work	1	LS	\$ 15,000.00	\$ 15,000.00	0	LS	\$ 15,000.00	\$ -
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Subtotal Site Work				\$ 317,404.00	Subtotal Site Work			\$ 136,560.00
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Landscape
Description

Deciduous Shade Tree - 3 1/2" Cal.
Deciduous Shade Tree (Memorial Tree Install Only)
Ornamental Tree - 3" Cal. / 8' Clump
Evergreen Tree - 10' ht.
Deciduous and Evergreen Shrubs
Ornamental Grasses
Perennials
Landscape Boulder Type A (5' x 4' x 3')
Landscape Boulder Type B (4' x 3' x 3')
Landscape Boulder Type C (3' x 3' x 3')
Landscape Boulder Type D (3' x 2' x 2')
Mulch and Weed Barrier
Turf Sod (incl. soil prep.)
Miscellaneous Landscape Items
Landscape - Adjustments and Repairs (ACOS Grant)

Current Cost Estimate			
Quantity	Unit	Unit Price	Extension
32	EA	\$ 575.00	\$ 18,400.00
1	EA	\$ 100.00	\$ 100.00
12	EA	\$ 500.00	\$ 6,000.00
14	EA	\$ 525.00	\$ 7,350.00
105	EA	\$ 25.00	\$ 2,625.00
167	EA	\$ 10.00	\$ 1,670.00
28	EA	\$ 8.00	\$ 224.00
11	EA	\$ 550.00	\$ 6,050.00
5	EA	\$ 350.00	\$ 1,750.00
6	EA	\$ 275.00	\$ 1,650.00
3	EA	\$ 200.00	\$ 600.00
4,325	SF	\$ 0.65	\$ 2,811.25
118,780	SF	\$ 0.45	\$ 53,451.00
1	LS	\$ 10,000.00	\$ 10,000.00
0	LS	\$ -	\$ -

Subtotal Landscape			\$ 112,681.25
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Arapahoe County Open Space Grant Application			
Quantity	Unit	Unit Price	Extension
0	EA	\$ 575.00	\$ -
0	EA	\$ 100.00	\$ -
0	EA	\$ 500.00	\$ -
0	EA	\$ 525.00	\$ -
0	EA	\$ 25.00	\$ -
0	EA	\$ 10.00	\$ -
0	EA	\$ 8.00	\$ -
0	EA	\$ 550.00	\$ -
0	EA	\$ 350.00	\$ -
0	EA	\$ 275.00	\$ -
0	EA	\$ 200.00	\$ -
0	SF	\$ 0.65	\$ -
0	SF	\$ 0.45	\$ -
0	LS	\$ 10,000.00	\$ -
1	LS	\$ 7,500.00	\$ 7,500.00

Subtotal Landscape			\$ 7,500.00
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Play Facilities
Description

Play Equipment (including installation)
P.I.P. Rubber Surfacing (including 4" concrete sub-slab)
Sport Court - Slab (post-tension concrete)
Sport Court - Surfacing and Striping
Basketball Goals (reused)
Horseshoe Pit
Miscellaneous Play Facilities

Current Cost Estimate			
Quantity	Unit	Unit Price	Extension
1	LS	\$ 150,000.00	\$ 150,000.00
6,000	SF	\$ 18.75	\$ 112,500.00
1	LS	\$ 22,000.00	\$ 22,000.00
1	LS	\$ 5,500.00	\$ 5,500.00
2	EA	\$ 500.00	\$ 1,000.00
1	LS	\$ 3,500.00	\$ 3,500.00
1	LS	\$ 15,000.00	\$ 15,000.00

Subtotal Play Facilities			\$309,500.00
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Arapahoe County Open Space Grant Application			
Quantity	Unit	Unit Price	Extension
0	LS	\$ 150,000.00	\$ -
0	SF	\$ 18.75	\$ -
0	LS	\$ 22,000.00	\$ -
0	LS	\$ 5,500.00	\$ -
0	EA	\$ 500.00	\$ -
0	LS	\$ 3,500.00	\$ -
0	LS	\$ 15,000.00	\$ -

Subtotal Play Facilities			\$0.00
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Structures

Description

Restroom Building (Including lighting)
Shelter (Including lighting)
Miscellaneous Structures

Current Cost Estimate			
Quantity	Unit	Unit Price	Extension
1	LS	\$ 140,000.00	\$ 140,000.00
1	LS	\$ 50,000.00	\$ 50,000.00
1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal Structures			\$195,000.00

Arapahoe County Open Space Grant Application			
Quantity	Unit	Unit Price	Extension
1	LS	\$ 140,000.00	\$ 140,000.00
1	LS	\$ 50,000.00	\$ 50,000.00
0	LS	\$ 5,000.00	\$ -
Subtotal Structures			\$190,000.00

Site Furnishings

Description

Bench
Trash Receptacle
Picnic Tables
Grills
Miscellaneous Furnishings

Current Cost Estimate			
Quantity	Unit	Unit Price	Extension
8	EA	\$ 1,700.00	\$ 13,600.00
8	EA	\$ 1,650.00	\$ 13,200.00
4	EA	\$ 1,500.00	\$ 6,000.00
2	EA	\$ 650.00	\$ 1,300.00
1	LS	\$ 5,000.00	\$ 5,000.00
Subtotal Site Furnishings			\$39,100.00

Arapahoe County Open Space Grant Application			
Quantity	Unit	Unit Price	Extension
0	EA	\$ 1,700.00	\$ -
2	EA	\$ 1,650.00	\$ 3,300.00
4	EA	\$ 1,500.00	\$ 6,000.00
2	EA	\$ 650.00	\$ 1,300.00
0	LS	\$ 5,000.00	\$ -
Subtotal Site Furnishings			\$10,600.00

Site Irrigation

Description

Backflow Assembly -2"
Booster Pump Assembly- Skid Mounted, 7.5 HP
Type K Copper Tubing - 2"
Master Valve Assembly
Flow Sensor Assembly
Irrigation Controller - John Deere Greentech Rainmaster Central Control
Class 200 PVC Pipe - Mainline 3" RT
Class 200 PVC Pipe - Mainline 4" RT
Class 200 PVC Pipe - Lateral 1"
Class 200 PVC Pipe - Lateral 1-1/4"
Class 200 PVC Pipe - Lateral 1-1/2"
Class 200 PVC Pipe - Lateral 2"
Class 200 PVC Pipe - Lateral 2-1/2"
Class 200 PVC Pipe - Lateral 3" RT
Class 200 PVC Sleeve - 2"
Class 200 PVC Sleeve - 2-1/2"
Class 200 PVC Sleeve - 3"
Class 200 PVC Sleeve - 4"
Class 200 PVC Sleeve - 6"
Quick Coupler Assembly
Gate Valve Assembly 3"
Remote Control Turf Valve Assembly 1"
Remote Control Turf Valve Assembly 1-1/2"
Remote Control Turf Valve Assembly 2"
Remote Control Bubbler Valve Assembly 1"
Pop-up Spray Sprinklers
Pop-up Rotor sprinklers
Pop-up Bubbler
Irrigation control wire 14 AWG
Miscellaneous Irrigation

Current Cost Estimate			
Quantity	Unit	Unit Price	Extension
1	EA	\$ 1,500.00	\$ 1,500.00
1	EA	\$ 15,000.00	\$ 15,000.00
1	EA	\$ 24.00	\$ 24.00
1	EA	\$ 450.00	\$ 450.00
1	EA	\$ 350.00	\$ 350.00
1	EA	\$ 7,500.00	\$ 7,500.00
1,750	LF	\$ 5.00	\$ 8,750.00
50	LF	\$ 7.50	\$ 375.00
10,000	LF	\$ 2.00	\$ 20,000.00
9,500	LF	\$ 2.25	\$ 21,375.00
7,500	LF	\$ 2.75	\$ 20,625.00
4,500	LF	\$ 3.50	\$ 15,750.00
2,000	LF	\$ 4.25	\$ 8,500.00
750	LF	\$ 5.00	\$ 3,750.00
200	LF	\$ 2.00	\$ 400.00
200	LF	\$ 3.00	\$ 600.00
200	LF	\$ 4.00	\$ 800.00
200	LF	\$ 5.00	\$ 1,000.00
150	LF	\$ 6.00	\$ 900.00
12	EA	\$ 350.00	\$ 4,200.00
4	EA	\$ 750.00	\$ 3,000.00
4	EA	\$ 275.00	\$ 1,100.00
4	EA	\$ 325.00	\$ 1,300.00
14	EA	\$ 375.00	\$ 5,250.00
3	EA	\$ 275.00	\$ 825.00
310	EA	\$ 15.00	\$ 4,650.00
90	EA	\$ 55.00	\$ 4,950.00
51	EA	\$ 15.00	\$ 765.00
25,000	LF	\$ 0.13	\$ 3,250.00
1	LS	\$ 5,000.00	\$ 5,000.00

Arapahoe County Open Space Grant Application			
Quantity	Unit	Unit Price	Extension
0	EA	\$ 1,500.00	\$ -
0	EA	\$ 15,000.00	\$ -
0	EA	\$ 24.00	\$ -
0	EA	\$ 450.00	\$ -
0	EA	\$ 350.00	\$ -
0	EA	\$ 7,500.00	\$ -
0	LF	\$ 5.00	\$ -
0	LF	\$ 7.50	\$ -
0	LF	\$ 2.00	\$ -
0	LF	\$ 2.25	\$ -
0	LF	\$ 2.75	\$ -
0	LF	\$ 3.50	\$ -
0	LF	\$ 4.25	\$ -
0	LF	\$ 5.00	\$ -
0	LF	\$ 2.00	\$ -
0	LF	\$ 3.00	\$ -
0	LF	\$ 4.00	\$ -
0	LF	\$ 5.00	\$ -
0	EA	\$ 350.00	\$ -
0	EA	\$ 750.00	\$ -
0	EA	\$ 275.00	\$ -
0	EA	\$ 325.00	\$ -
0	EA	\$ 375.00	\$ -
0	EA	\$ 275.00	\$ -
0	EA	\$ 15.00	\$ -
0	EA	\$ 55.00	\$ -
0	EA	\$ 15.00	\$ -
0	LF	\$ 0.13	\$ -
0	LS	\$ 5,000.00	\$ -

Irrigation - Sleeving, Adjustments and Repair (ACOS Grant)

0	LS	\$	-	\$	-
Subtotal Irrigation				\$	161,919.00

Site Lighting
Description

Lighting - Seat Wall Light Fixtures
Lighting - Tree and Sign Uplight Fixtures
Miscellaneous Lighting and Electrical System
Lighting - Sleeving (ACOS Grant)

Current Cost Estimate					
Quantity	Unit	Unit Price	Extension		
12	EA	\$ 1,000.00	\$	12,000.00	
14	EA	\$ 1,000.00	\$	14,000.00	
1	LS	\$ 15,000.00	\$	15,000.00	
0	LS	\$ -	\$	-	
Subtotal Site Lighting				\$	41,000.00
SUBTOTAL BASE BID				\$	1,176,624.25

Bid Alternate 01
Description

Burial of overhead electric lines to two (2) utility poles at southeast corner of park site.

Current Cost Estimate					
Quantity	Unit	Unit Price	Extension		
1	LS	\$ 6,500.00	\$	6,500.00	
SUBTOTAL BID ALTERNATE 01				\$	6,500.00

TOTAL BASE BID AND BID ALTERNATE 01	\$	1,183,124.25
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1	LS	\$	7,500.00	\$	7,500.00
Subtotal Irrigation				\$	7,500.00

Arapahoe County Open Space Grant Application					
Quantity	Unit	Unit Price	Extension		
0	EA	\$ 1,000.00	\$	-	
0	EA	\$ 1,000.00	\$	-	
0	LS	\$ 15,000.00	\$	-	
1	LS	\$ 1,500.00	\$	1,500.00	
Subtotal Site Lighting				\$	1,500.00
SUBTOTAL BASE BID				\$	353,660.00

Arapahoe County Open Space Grant Application					
Quantity	Unit	Unit Price	Extension		
0	LS	\$ 6,500.00	\$	-	
SUBTOTAL BID ALTERNATE 01				\$	-

ACOS GRANT APPLICATION SUBTOTAL	\$	353,660.00
20% CONTINGENCY	\$	70,732.00
ACOS GRANT APPLICATION TOTAL	\$	424,392.00
ANTICIPATED ACOS GRANT AND MATCHING CITY OF ENGLEWOOD COMBINED BUDGET	\$	425,000.00

2012 Arapahoe County
Open Space, Parks, and Trails
Grant Application

Duncan Park:
Park Development Project

Plan Map

December, 2012



Not to Scale



City of Englewood, Colorado
2013 Arapahoe County
Open Space, Parks, and Trails
Grant Application

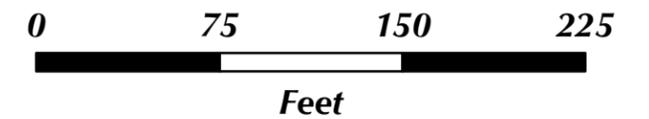
Duncan Park:
Park Development Project

Site Map

LEGEND

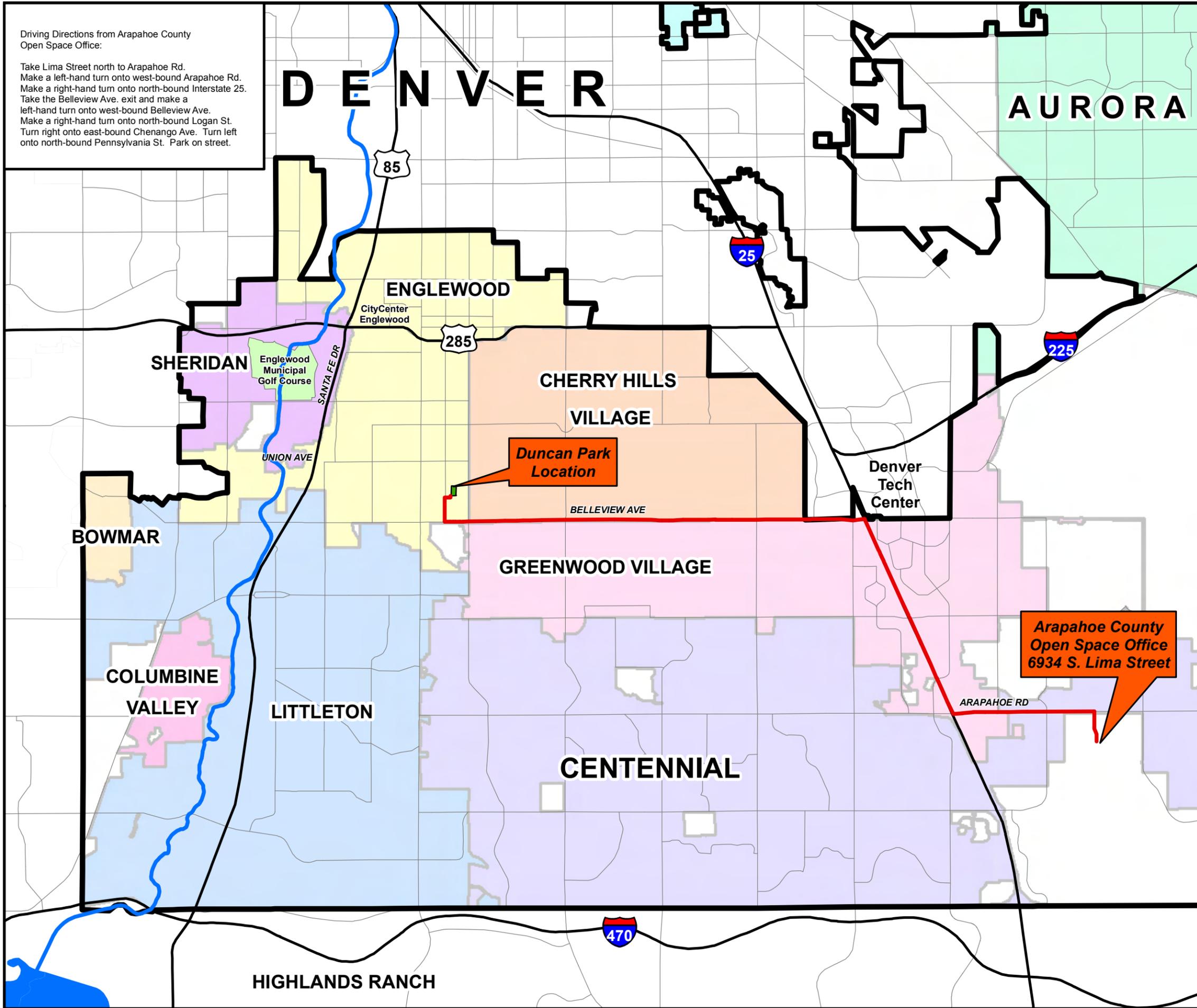
-  Duncan Park Boundary
-  School Building
-  Basketball Court
-  Playground
-  Topographical Contour Lines

November, 2012



**Driving Directions from Arapahoe County
Open Space Office:**

Take Lima Street north to Arapahoe Rd.
 Make a left-hand turn onto west-bound Arapahoe Rd.
 Make a right-hand turn onto north-bound Interstate 25.
 Take the Belleview Ave. exit and make a
 left-hand turn onto west-bound Belleview Ave.
 Make a right-hand turn onto north-bound Logan St.
 Turn right onto east-bound Chenango Ave. Turn left
 onto north-bound Pennsylvania St. Park on street.



City of Englewood, Colorado

***2013 Arapahoe County
Open Space, Parks, and Trails
Grant Application***

***Duncan Park:
Park Development Project***

Vicinity Map with Driving Route

LEGEND

-  Driving Route
-  Duncan Park Boundary
-  South Platte River
-  Arapahoe County Boundary
-  Major Highways
-  Arterial and Collector Streets

November, 2012



City of Englewood, Colorado

**2013 Arapahoe County
Open Space, Parks, and Trails
Grant Application**

***Duncan Park:
Park Development Project***

Plan Map

December, 2012



Not to Scale

