

**Agenda for the
Regular Meeting of the
Englewood City Council
Tuesday, February 19, 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 February 4, 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. Suzanne Ryan will be present to accept the City of Englewood's 2013 Aid to Other Agencies financial contribution to Up Close and Musical.
 - b. Kevin Ebert will be present to accept the City of Englewood's 2013 Aid to Other Agencies financial contribution to Englewood Arts.
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
8. Communications, Proclamations, and Appointments.
9. Consent Agenda Items.

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.

- a. Approval of Ordinances on First Reading.
- b. Approval of Ordinances on Second Reading.
- c. Resolutions and Motions.
 - i. Recommendation from the Parks and Recreation Department to adopt a resolution authorizing a grant application to Great Outdoors Colorado for the redevelopment of Duncan Park. **Staff Source: Dave Lee, Manager of Open Space and Joe Sack, Recreation Services Manager**
 - ii. Recommendation from the Finance and Administrative Services Department to adopt a resolution closing the Police Officers ICMA Retirement Corporation (ICMA-RC) Money Purchase Plan to new participants and requiring all Police Officers hired after May 20, 2013 (effective date) to participate in FPPA's Statewide Defined Benefit Plan. **Staff Source: Frank Grylewicz, Director of Finance and Administrative Services.**
 - iii. Recommendation from the Finance and Administrative Services Department to adopt a resolution approving changes to the City of Englewood's Investment Policy. **Staff Source: Frank Grylewicz, Director of Finance and Administrative Services.**

10. Public Hearing Items. (None Scheduled)

11. Ordinances, Resolutions and Motions

- a. Approval of Ordinances on First Reading.
- b. Approval of Ordinances on Second Reading
 - i. Council Bill No. 68 - Approving the rezoning of the W H Investments 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).
 - Approve the rezoning of the W H Investments parcel of the former General Ironworks property as read with the following amendment: To limit any commercial and industrial uses to one hundred feet in height.
 - ii. Council Bill No. 69 - 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).
 - Approve the rezoning of the Sand Creek parcel of the former General Ironworks property as read with the following amendment to limit any commercial and industrial uses to one hundred feet in height.
 - Approve the rezoning of the Sand Creek parcel of the former General Ironworks property as read with the following amendment to add "Industrial Use, Heavy" as a permitted industrial use.

- c. Resolutions and Motions
-
- 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 February 19, 2013	Agenda Item 9 c i	Subject Resolution supporting the City's Great Outdoors Colorado (GOCO) grant application for the Development of Duncan Park
Initiated By Department of Parks and Recreation		Staff Source Dave Lee, Manager of Open Space Joe Sack, Recreation Manager

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.

Resolution No. 6 Series of 2013 in support of the City's Arapahoe County Open Space (ACOS) grant application for development of Duncan Park.

RECOMMENDED ACTION

Staff recommends Council approve the resolution supporting the City's grant application to the Great Outdoors Colorado (GOCO) 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 GOCO grant application will request \$350,000 in grant funds with a City cash match of \$391,805 (\$366,805-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

Resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION AUTHORIZING THE GRANT APPLICATION TO GREAT OUTDOORS COLORADO (GOCO) FOR THE DEVELOPMENT OF DUNCAN PARK.

WHEREAS, the City of Englewood, Colorado has maintained and operated Duncan Park as a community park for over thirty years through a lease agreement with Englewood Schools and the Park is considered a valuable and irreplaceable part of the Englewood park system; and

WHEREAS, the Englewood City Council passed Ordinance No. 42, Series of 2007 authorizing the purchase of Duncan Park located at 4848 South Pennsylvania by the City; and

WHEREAS, the Englewood City Council passed Ordinance No. 51, Series of 2007 authorizing a Arapahoe County Open Space Grant between Arapahoe County and the City for the acquisition of Duncan Park; and

WHEREAS, the Englewood City Council passed Ordinance No. 8, Series of 2008 authorizing a Great Outdoors Colorado Grant between Great Outdoors Colorado Trust Fund and the City for the acquisition of Duncan Park; and

WHEREAS, the Englewood City Council passed Ordinance No. 50, Series of 2009 in support of the City's Great Outdoors Colorado Grant application for design and development of Duncan Park; and

WHEREAS, the Englewood City Council passed Resolution No. 2 Series of 2010 in support of the City's Arapahoe County Open Space Grant application for design and development of Duncan Park; and

WHEREAS, by the passage of Ordinance No. 20, Series of 2011 the Englewood City Council authorized the City's Greater Outdoors Colorado Grant award for the planning for Duncan Park; and

WHEREAS, by the passage of Resolution No. 74, Series of 2012 the Englewood City Council supported the City's Greater Outdoors Colorado Grant application for the development of Duncan Park; and

WHEREAS, the Englewood City Council supported the City's Arapahoe County Open Space Grant application for development of Duncan Park with the passage of Resolution No. 6, Series of 2013; and

WHEREAS, the City of Englewood wishes to submit application for a grant from Great Outdoors Colorado for \$350,000 in grant funds to fund Phase II of the development of Duncan Park with City providing matching funds of \$391,805, for Phase II of the development of 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 supports the City's application for the Great Outdoors Colorado (GOCO) Grant.

Section 2. The project site is owned by the City of Englewood. The Englewood Home Rule Charter does not allow the sale of park property without a vote of the people.

Section 3. There are no federal funds in the Great Outdoors Colorado Grant or the Arapahoe County Shareback Funds which the City of Englewood plans to use as matching funds. Matching funds are budgeted in the 2013 Open Space and Conservation Trust Fund approved budgets.

Section 4. The City Council hereby authorizes the Director of Parks and Recreation to sign and submit the grant application, attached as Exhibit A.

ADOPTED AND APPROVED this 19th day of February, 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



**SPRING 2013
LOCAL PARKS AND OUTDOOR RECREATION
GRANT APPLICATION**



**Duncan Park Development
PHASE II**



**City of Englewood
Parks and Recreation Department**

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Section 2 – Application – Summary Form

ABOUT THE APPLICANT

Name: City of Englewood		
Mailing Address: 1155 West Oxford Avenue, Englewood, CO 80110		
Applicant Contact Name: Dave Lee		Title: Open Space Manager
Telephone: 303-762-2687	Email: d	Are you the primary contact for this grant: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Do you currently have an open GOCO grant? If yes, provide your grant number(s): NO		

ABOUT THE PARTNER

Name:		
Mailing Address:		
Partner Contact Name:		Title:
Telephone:	Email:	Are you the primary contact for this grant: <input type="checkbox"/> YES <input type="checkbox"/> NO

ABOUT THE PROJECT

Project Title: Duncan Park Development Phase II	
Grant Request (not to exceed \$350,000): \$350,000	Total Project Cost: Phase II \$860,509.
Percent of overall match (% of total project cost): 68%	Percent of cash match (% of total project cost): 59%
County of Service: Arapahoe	City (location of project, including cross streets): 4880 S. Pennsylvania Street, Englewood, Pennsylvania Street and Layton Street
Brief Project Description (In 250 words or less, answer the questions below): <ul style="list-style-type: none"> <i>What is the proposed project, including all components:</i> <i>Why is the project needed? How will it improve the park & recreation experience of residents?</i> <i>Who will benefit from this project?</i> 	

Section 2 – Application – Summary Form

- *Is there anything unique about citizen participation in design or financing of the project?*

Duncan Park is a 3.3 acre former school site. In 2007, with strong neighborhood support, Englewood City Council authorized the purchase of Duncan Park from Englewood Schools with the intention to develop the property into a neighborhood park. The purchase of Duncan Park was supported by a Great Outdoors Colorado (GOCO) grant, an Arapahoe County Open Space (ACOS) grant and Arapahoe County Shareback Funds. Final park acquisition was completed in 2010. The development of Duncan Park is supported by the Parks Master Plan, adopted in 2006.

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 Englewood. It is estimated that 22,000 park guests visit Duncan Park annually. The park is surrounded by single family residential homes. The neighborhood population that Duncan Park serves is estimated at 2,621. 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. Englewood Soccer Association also holds (under 6) team practices on the small field space in the spring and fall.

In 2011 GOCO funded the Duncan Park 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. This grant application request is for phase II of this project. Total phase II cost is \$860,509.

APPLICATION CHECKLIST

Verify that this application contains all of the following required documents and the application is in this order:

- ✓ Signed Resolution from Governing Body
- ✓ Draft Intergovernmental Agreement, or other contract with the project partner or a signed letter of support from project partner (if necessary)
- ✓ Completed Environmental Checklist
- ✓ Budget Form
- ✓ Preliminary Timeline Estimate
- ✓ Response to Selection Criteria Questions (a narrative provided on your own paper)

Section 2 – Application – Summary Form

- ✓ Attachments to Selection Criteria:
 - ✓ Map(s) identifying the project location (Using Google Earth or Google Maps)
 - ✓ Site map
 - ✓ Letters of support
 - ✓ Local youth or Youth Corps support letter/email
 - ✓ Photos of existing amenities to be replaced, if applicable
 - ✓ Documentation of any opposition to the project, if applicable

By signing below, the applicant certifies that it owns, leases, or otherwise has control over the property on which this project will be completed (collectively, "Control") (or is applying on behalf of an entity that has such Control). Applicant has on file documentation evidencing its Control of the property and will provide such documentation to GOCO on request.

Authorized Signature: _____

(From applicant organization)

Date: 1-31-13

Printed Name and Title: Jerrell Black, Parks and Recreation Director

Section 2 – Application – Selection Criteria Questions

- 1. Describe the community/neighborhood the project will serve. (If the project is designed to serve a particular neighborhood or population within a larger city/subdivision/community, focus on the neighborhood/population to be served.) Include population, income data and insight into the recreational interests of the community. (5pts.)**

The City of Englewood is located in the south metropolitan Denver area in northern Arapahoe County. With a population of 30,255, Englewood has been described as “a metropolitan city with small town charm”. The City’s residential areas include a mix of housing styles as well as established schools, parks, recreational facilities and trail systems. The Broadway, U.S. 285, and Federal Boulevard corridors serve the City’s commercial needs, and the Santa Fe Drive/South Platte River corridor provides a strong industrial employment base. The heart of the City includes a traditional downtown shopping district, located north of the Broadway and U.S. 285 interchange, flanked on the west by CityCenter Englewood, and award winning transit oriented project incorporating multi-family housing, offices and employment, a mix of retailers and civic and cultural facilities. To the east, Englewood is home to Swedish and Craig Medical Centers. The median home price in Englewood is \$213,800; median household income is \$42,416.

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 park is surrounded by single family residential homes. The neighborhood population that Duncan Park serves is estimated at 2,621. 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 the Englewood Soccer Association can only hold (under 6) team practices on the small field space in the spring and fall. During the planning process a majority of the neighbors indicated they wanted a more formal picnic space with the availability of restrooms, activity areas for the neighborhood youth such as playgrounds, athletic field and a sport court while maintaining off-leash privileges.

- 2. Describe access to the proposed project. Is it accessible by trail? How is it situated in relation to where users live; how will users access it; is it near or linked to schools, other recreational amenities, or community gathering spots? Are there obstacles to getting to the project site; if so, how do you intend to overcome them? (Please provide a map sufficiently detailing where the project is located and what surrounds it. Also provide a site map.) (5pts.)**

Duncan Park is surrounded by residential streets that provide on-street parking (55 spaces) to the north, east and west. The park is bordered on the south by single family residential homes. The park site plan includes improved ADA access for the sidewalk and internal connecting trails. The City has developed a Master Bicycle Plan that serves as an addendum to the 2007 Englewood Comprehensive Plan. Duncan Park is connected by signed on-street bicycle routes via Layton Avenue and Pennsylvania Street. Duncan Park is located one block away from All Souls Catholic School and Church and is several blocks away from Englewood Middle School and Cherrelyn Elementary School. There are no access obstacles in reaching Duncan Park. Please see street and site map attachments page 25 and 26.

- 3. Describe the scope of the project – what exactly will be built. Be specific, explaining preparatory work, quantities, dimensions, etc. What is the useful life of each project component and how was that useful life determined? If the project is intended to enhance or replace existing facilities, describe the state of the existing facilities, why the facilities are no longer acceptable or usable, and how they got into the condition they’re in. Include photographs of amenities to be replaced. Describe consultations you have had with outside**

Section 2 – Application – Selection Criteria Questions

experts, other communities, or knowledgeable individuals about, building this sort of project. How did or will you choose particular vendors, materials, systems, etc.? (10pts.)

The scope of this project includes: **Phase I** (ACOS grant, pending grant award June 2013) a picnic pavilion, restrooms, some landscaping and irrigation, site furnishings and interior concrete walks to the pavilion and restrooms. **Phase II** (GOCO grant) includes landscaping (trees, shrubs, grasses, sod and boulders), athletic field, basketball court, 2 playgrounds (ages 2-5 and 5-12), exterior concrete walks and site work, additional site furnishings (benches, trash cans, picnic tables, grills), irrigation and site lighting. Pending the funding awarded either phase is independent of each other. Working along with our design firm and consultants we have planned to have each phase completed separately from the other and in no particular order. Please see photograph attachments of current conditions pages 29-31.

The playground and play equipment are approximately 25 years old. The play equipment is in need of upgrading due to use, age of the equipment, lack of separation between appropriate age groups and a need for updating the playground to current ADA standards. Currently, the playground has no ADA accessibility because the fall zone material consists of pea gravel. The fall zone surface will be upgraded with both rubberized and engineered wood fiber. The slide access stair handrails have been modified to meet current safety regulations. The gap between the platform and slide bed also needs constant maintenance to keep catch points from occurring. One playground module is attached to a swing set, which is no longer recommended and having a tot swing and strap swing in the same bay not recommended by the American Society for Testing and Materials International standard F1487. The spring toy and climbing ladder are in need of updating to more current play function standards for enticement, physical challenge and use of imagination.

Major components of the Duncan Park Phase II plan include: Please see Duncan Park Plan map attachment.

- **Irrigation System**

The existing irrigation was installed during the 1970's. The irrigation system has low pressure issues most likely caused by tree roots and spacing issues and is in dire need of replacement. A new irrigation system design will be used to accommodate the new park amenities including new flower and shrub beds. A total replacement of all irrigation lines, heads and valves will take place.

- **Soccer/Multi-Use Athletic Field (45 yards x 75 yards)**

This grass field will provide an under 10 youth soccer game field with two 7' x 21' Kwik Goal Soccer goals. Currently, the soccer association uses an open area for practices only. With an improved multi-use soccer/athletic field, additional youth team practices and league games will be accommodated. The field will also be available for informal neighborhood drop-in play and Englewood Youth Sports Association football practice.

- **Basketball/Sport Court**

The 40' x 60' post tension concrete basketball court will replace the existing smaller court displaced by the athletic field. Two Porter Gooseneck Basketball Standards and two goals will be installed and are standard in other Englewood parks.

- **Playgrounds (6,000 sq. ft.)**

Two playground areas (ages 2 to 5 on the north side and ages 6 to 12 on the south side). The public planning process has resulted in the consensus that the playground should be something special; perhaps the focal point of the park. We have budgeted an allowance of \$262,500 for the playground area and specified Kidbuilder (ages 2-5) and NRG Play Structure (ages 6-12) as the playground equipment. Play equipment will consist of slides, various climbers, play panels, balance apparatus and swings. The playground will be ADA accessible, meet fall criteria and include environmentally friendly rubber safety surface.

- **Perimeter Concrete Walks (8 foot wide, 11,545 sq. ft.)**

Section 2 – Application – Selection Criteria Questions

The perimeter concrete walks will provide access and connection to various points and park amenities around the park. All concrete walks will be ADA compliant and have curb side ramp access points along the park perimeter. Listed below are amenities that will be funded through Phase I of the project using Arapahoe County Open Space grant funding and shareback funds.

- Covered Picnic Pavilion (20 ft. x 20 ft.)

The picnic pavilion will feature columns that will incorporate recycled sandstone from the old Englewood City Hall building. The roof is a prefabricated steel structure with standing seam metal roofing. The pavilion will accommodate four eight foot aluminum picnic tables (32 person capacity). Two single pole Pilot Rock Shelter house grills will complete the picnic pavilion.

- Restroom (15 ft. x 15 ft.)

The restroom will be decorative concrete block and will incorporate some of the pavilion's column materials such as recycled sandstone for coherent architectural character. Other features include:

Timed magnetic locking door system for security, industrial strength vandal resistant stainless steel fixtures (3 toilets, 1 urinals, and 2 sinks), infant diaper changing stations and external water fountains one for human guests and one for canine guests

- Internal Concrete Walks (8 foot wide, 9,100 sq. ft.)

Provide connections on the south end of the park for playgrounds, picnic pavilion, restrooms and basketball court.

The Little Tikes playground composite structures life expectancy will be 20 years. The equipment may last longer depending on the amount of use of the products. The swing structures will last a minimum of 20 years. Items such as replacing bushing and moving parts will help in reaching the maximum life expectancy. Dynamo spinners and rock/rope climb features will both have a life expectancy of approximately 20 years. These items are built for durability and longevity.

Concrete walks have an estimated life span of 25 years as per conversations with DRCOG.

The irrigation system will have an operational lifespan of 40 years with routine maintenance of the system.

This useful lifespan has been determined by industry analysis and is documented as an industry standard.

The restroom building should have an expected life of at least 50 years with proper construction, maintenance and site security. The pavilion is inherently somewhat less weather resistant and thus the lifespan is expected to 40 years. The restroom is proposed to be constructed of double Wythe masonry and a metal roof. These materials will perform significantly longer than wood-frame construction.

Overall, we have worked with several different entities (Britina Design Group - landscape, Hines Irrigation, Vision Land Consultants – civil engineering, Think Tank Studio – architects and C3S, Inc – electrical engineers to provide a rewarding play experience. We have aligned ourselves with reputable manufacturers that are constantly testing their materials, equipment designs and structures to insure the highest quality value available. Our key goals are to provide a safe, fun, challenging play environment for all users. We are constantly striving to create environments that are innovative and appealing. All vendors, materials and systems will be contracted with or purchased using a competitive bidding process.

4. **Estimate the annual costs to maintain the project. How did you derive those numbers; how do you intend to fund maintenance; and who is responsible for maintenance? (5 pts.)**

Section 2 – Application – Selection Criteria Questions

The Parks and Recreation Department currently expends on average \$17,524 on maintenance of Duncan Park. All repair and maintenance responsibilities are performed by Englewood parks maintenance staff. With the additional acreage after removal of the old Duncan school building and the addition of the proposed new park amenities, our maintenance costs will increase an estimated 15% (\$2,628.60) mainly due to the cost of maintaining a pavilion and restrooms. In 2011, statistics regarding maintenance costs were compiled using an intern and the most current maintenance cost statistics available for every park and open space area within the City. The City of Englewood is committed to providing its residents with quality park amenities and programming. Future increases in park maintenance budgets have been anticipated and will be adjusted by the estimated increase.

5. **Who are the existing and/or expected users of the proposed project? What individuals, organized sports leagues and teams, school and youth groups, etc will the project benefit? Provide user numbers for each user group, noting how you arrived at that estimate. (5 pts.)**

The addition of a soccer/multi-use athletic field (currently there exists a practice area only) will substantially benefit the Englewood Soccer Association meet the needs of the youth soccer program. The Englewood Soccer Association currently reports they have 325 players ages 4-18. The association reports the growth in the under 10 age group is expected to double in the next three years adding an additional 150 participants. The Park and Recreation Master Plan notes the lack of adequate numbers of soccer fields (page 31). Adding the soccer/multi-use athletic field at Duncan Park will assist with provided enough practice and game space.

The athletic field will also benefit the Englewood Youth Sports Association's (EYSA) football program by providing additional practice area. Currently, EYSA has four youth football teams under 12 and serves 70 football players. EYSA predicts adding an additional 50 players within the next three years.

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.

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. Drop-in use includes a funding partner in Englewood Unleashed members. Englewood Unleashed is an association of dog owners that support our off leash parks. Over 25 dog walkers enjoy Duncan Park each day and the group reports that with the recommended improvements such as a dog water fountain usage will increase. Annual park visits are estimates based upon a 2011 usage study conducted by the Parks and Recreation Department.

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. Currently, 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.

6. **Describe the recreational needs that this project will serve. How will the project enhance recreational offerings, including programming, and/or environmental education opportunities in the community? What**

Section 2 – Application – Selection Criteria Questions

opportunities are lost if this project is not undertaken now? How are potential users of the project compensating now for the lack of the project? Do they have to visit other communities to use a similar amenity; do they have a substitute offering available; or do they simply go without? (15pts.)

The development of Duncan Park fills the fundamental basic need of providing park space and amenities. 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 provide improved recreational space for neighbors, families and youth of the community. For many years, the casual drop-in user of Duncan Park has learned to do without a useful park. Neighbors, families and youth of the Duncan Park area have limited their usage or don't use the park at all because of the limited space and outdated or missing amenities. On January 7, 2002, Duncan Park became an off-leash park. This allowed dog owners to enjoy the park space with their pet off-leash during certain hours. This has increased the overall usage of the park but only within a small segment of the community that surrounds the park. Without a suitable playground many families have reported that they drive the 18 blocks to reach Belleview Park that has multi-age playground equipment. The youth of the area are not able to go to Belleview alone because of the distance and having to cross Broadway, one of the busiest streets in the metro area. Overall, these groups admit that they limit outings to the park because lack of usable field space, outdated and limited playground features, as well as no pavilion or restrooms facilities.

7. **Describe the public planning process that identified this specific project as a priority. Is the project listed as a priority in a master plan, site specific plan, or other adopted planning document? If so, describe that plan including when it was adopted, the opportunities the public had to comment on it, and the priority this project is listed as within it. If this project is not the top priority in that plan; discuss why it is being pursued at this time. OR was this project identified through an independent community planning process? If so, describe the specific opportunities the public had to comment on this project. If public meetings were held, include the number of meetings, when they were held, how they were advertized and the number of people that attended. If a survey was distributed, how many people and what groups were surveyed? How many people responded? Provide one copy of a blank survey. (10 pts.)**

The Englewood Parks and Recreation Master Plan was adopted in 2006 and funded in part by Conservation Trust Funds. 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 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 32). When it became apparent that the 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 the community groups including Duncan Park Neighbors and the 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 how if the property was acquired, the opportunity to raze the school building and completely redeveloped the site would be available.

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

Section 2 – Application – Selection Criteria Questions

City Council have developed a consensus of the desired park amenities as well as further established the project at a top priority.

The Duncan Park planning project began in the late summer of 2011. Prior to meeting with the neighbors, the design firm toured the Duncan Park site with the City of Englewood, recording 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-delivered over 900 project information cards door-to-door within a half-mile radius of the park. In addition to displaying information regarding the location, dates and times for public open houses and park info point meetings, the Info Point signs also displayed a QR code linking to the City of Englewood website and on-line survey, and a survey drop-box where paper copies of the survey could be picked up and dropped off. Please see blank survey attachments pages 40-41.

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 Points, 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, which only received three responses from the Duncan Park neighborhood, so 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, and 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 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.

Section 2 – Application – Selection Criteria Questions

8. **Summarize the feedback received from the public and how it was determined that your constituents want and will use the project? What did you learn from the processes discussed above? (5 pts.)**

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.

With over 50 responses to a written survey and with a total of 120 attendees at three different planning meetings, census was reached by using public feedback and providing what the users want in their neighborhood park. Please see survey results attachments page 42. The process as described above was not only thorough but allowed the neighbors and users to design their own park. Overall feedback received included the following items:

- Maintain park as a neighborhood park. Users did not want to add amenities to create a destination park.
- Increase field space.
- Maintain off-leash dog privileges and add water station.
- Add restroom and park pavilion facilities.
- Improve/add playground. Add play features for 2-5 age group and 6-12 age group. Provide better access and parent seating .

During this planning process the department has learned that it is not the number of participants that are involved but it is the constructive feedback received from those attending which allows for a successful planning process and approved designed.

9. **Will a CYCA-accredited youth corps OR other local youth organization be used to implement the project? If so, describe the collaboration you've had with that corps or organization and describe the work they will be doing. Submit a letter of support from the corps or organization that you will be collaborating with. If there will not be youth involvement in this project, provide an explanation of why. (5pts.)**

The City of Englewood Parks and Recreation Department has had a long tradition working with the Boy Scouts of America and would again partner with this organization to implement this project. Currently, the Department offers scout badge classes which assist the Boy Scout troops in receiving the required training to earn a specific badge. Also, numerous Eagle Scouts have worked with the Department to complete their final projects. With the Duncan Park development, the Arapahoe District, Denver Area Council Boy Scouts have partnered with the City of Englewood by committing to coordinate and plant the new shrubs and trees throughout the park. The Boy Scouts will organize and conduct a park planting day. The project will give the Scouts the opportunity to provide a service to their community while they learn new skills.

10. **Who is opposed to the project? Have neighbors, user groups, or other parties objected to the project? Include any letters, petitions, news articles, or other documents evidencing opposition. What has been done to address the concerns of those opposing and how has the opposition responded? (5pts.)**

At this date we have had no opposition to the development of Duncan Park. If at any time we receive opposition it is our policy to meet with the party and discuss the issues and develop a workable solution that is in the best interest of the community.

Section 2 – Application – Selection Criteria Questions

- 11. Is the project “shovel ready?” Provide evidence that it will be completed within two years of the award date. Describe the planning that has gone into the project; is design and engineering complete or is there work yet to be done? (5pts.)**

The City understands the shovel ready requirements of the GOCO LPOR grant process. City Council has committed to completing the project within two years of the GOCO grant award/IGA. A two year project completion is also the time requirement of our other intended (Arapahoe County Open Space) partner grant application Phase I. As our timeline indicates, the City will immediately begin the bidding and Phase II construction process in 2013. A final concept design was completed during the spring of 2012 and construction documents have been finalized. Pending the funding awarded either phase is independent of each other. Working along with our design firm and consultants we have planned to have each phase completed separately from the other and in no particular order.

- 12. What is compelling about your community’s need for GOCO funds? Will the project (or components of it) get done if GOCO funds are not available? Will applicant or partner funds dedicated to the project be lost if GOCO doesn’t award a grant now? (5pts.)**

The City of Englewood, like most municipalities, has been hard hit by the recession. The Parks and Recreation operating budget has been reduced 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 Conservation Trust Fund and Arapahoe County Open Space Shareback Funds for our capital maintenance needs and new development opportunities.

Throughout the planning process preparing for the GOCO grant has been seen as an opportunity to gain funding to begin the development of Duncan Park. The Department has applied for the 2013 for an Arapahoe County Open Space (ACOS) grant for Phase I funding. Currently Conservation Trust Funds and ACOS Share Back Funds have been reserved as matching funds to complete the funding of the park project.

If the City was not successful in receiving grant funds the City would continue to reapply to GOCO for Duncan Park Development during another Local Parks and Outdoor Recreation (“LPOR”) grant cycle. Pending the funding awarded either phase is independent of each other. Working along with our design firm and consultants we have planned to have each phase completed separately from the other and in no particular order. Completing the project all at once will have significant cost savings. We estimate that with full funding made possible by grant funds, versus phasing the park development over several years, will result in a minimum of fifteen percent savings.

- 13. How much of your planned cash match is secured? How much of it is yet to be raised and what are your plans for raising those additional funds? What is your “Plan B” if you are unable to raise those funds? Describe the cash or in kind partnerships established for this project. This does not include cash or in kind partners who have contributed to previous phases or will contribute to future phases. If cash or in-kind partnerships for this project were not possible, explain why. (10pts.)**

The City has budgeted \$25,000 in Conservation Trust Funds and \$366,805 in Arapahoe County Shareback Funds to complete Phase II of the Duncan Park Development. The City plans to leverage GOCO grant funding with an Arapahoe County Open Space grant of \$250,000 in the spring of 2013 to complete the total project. Arapahoe County contributed to Duncan Park acquisition with a grant in 2007. The \$250,000 County grant is 21% of the total project cost of \$1.2 million. Although we feel optimistic in the county’s participation with grant funding, if we are unsuccessful, our plan B

Section 2 – Application – Selection Criteria Questions

is to move ahead with the project, constructing park improvements in phases and reapplying for both ACOS and GOCO grant funding. Continuing to redirect Conservation Trust Funds and ACOS Share Back Funds presently budgeted for other park and open space capital and maintenance projects in 2013/2014. As a result, some park and open space projects would be deferred until 2015/2016.

Englewood Unleashed is a non-profit, community based organization designed to support off-leash dog privileges at designated parks within the City of Englewood. Duncan Park is an off-leash park. Englewood Unleashed has partnered with the city to save and develop the park. They have been active in the planning process and have donated \$500 towards the dog fountain to be installed in the park.

The Englewood Soccer Association is a non-profit, youth sports group dedicated to providing a fun and safe environment for kids to learn and play soccer. With the need for additional soccer fields Englewood Soccer Association was active in demonstrating the need for improved practice and game space. They have committed \$250 towards the development of the soccer field at Duncan Park.

All Souls School and Parish have been very involved and committed to Duncan Park. As the last tenant of the old school building and frequent user of the park space, All Souls has been dedicated to the development of the park. They have committed \$2,000 toward this project.



Section 2 – Application – Environmental Checklist

ENVIRONMENTAL CHECKLIST

1. Species of Concern:

- a. 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.

2. Habitat Value:

- a. 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.

3. Potential Impacts:

- a. 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.

4. Mitigation:

- a. 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.

5. Benefit:

- a. Replacing nonnative vegetation with native trees and shrubs would provide food and/or cover for wildlife.

Site Visit

Principal source(s) of information:

Melanie Kaknes, Colorado Parks and Wildlife District Wildlife Manager, 303.981.6298

Printed name, title and telephone number of person consulted:

Melanie Kaknes – via email	08/15/12
Signature of person consulted	Date





Section 3 – Budget

Project Budget Phase II								
	Source of Funds	Date Secured		GOCO Grant Request	Applicant Match (\$)	Partner Match (\$)	Amount of CTF Funds (\$)	Total Funding (\$)
CASH								
	Great Outdoors Colorado			\$350,000				\$350,000
	City of Englewood				\$366,805		\$25,000	\$391,805
	Duncan Planning Grant (GOCO)				\$115,954			\$115,954
	Englewood Unleashed					\$500		\$500
	Englewood Soccer Association					\$250		\$250
	All Souls School					\$2,000		\$2,000
IN-KIND								
								\$0
TOTAL SOURCE OF FUNDS				\$350,000.00	\$482,759.00	\$2,750.00	\$25,000.00	\$860,509.00
	Use of Funds	Number of Units	Cost Per Unit	GOCO Funds	Applicant Funds	Partner Funds	CTF Funds	Total Funding (\$)
CASH								
Site Work	Mobilization, Erosion, Demolition, Grading,	1	LS		\$211,504			\$211,504
Landscape	Shrubs, Trees, Grasses, Sod, Boulders	1	LS	\$6,000	\$93,931	\$2,750		\$102,681
Play Facilities	Playground Equipment, Fall Surface, Court	1	LS	\$294,500				\$294,500
Site Furnishings	Benches, Trash receptacles, Picnic tables, Grills	1	LS	\$23,500				\$23,500
Irrigation System	Irrigation (pump, backflow pipe, valves, sprinklers, w	1	LS		54,870		\$25,000	\$79,870
Site Lighting	Lighting Fixtures and Amenities	1	LS	26,000.00				\$26,000
Bid Alternate	Burial Overhead Electrical	1	LS		\$6,500			\$6,500
Duncan Planning Grant (GOCO)	Planning for Park Amenities	1	LS		\$115,954			\$115,954
USE OF FUNDS - CASH SUBTOTAL				\$350,000.00	\$482,759.00	\$2,750.00	\$25,000.00	\$860,509.00
	Use of Funds	No. of Units / Hours	Cost Per Unit / Hour	GOCO Funds	Applicant Funds	Partner Funds	CTF Funds	Total Funding (\$)
IN-KIND								
Professional Services								\$0.00
<i>vendor/service provider</i>								\$0.00
Materials								\$0.00
<i>vendor/service provider</i>								\$0.00
Equipment								\$0.00
<i>vendor/service provider</i>								\$0.00
USE OF FUNDS - IN-KIND SUBTOTAL					\$0.00	\$0.00		\$0.00
	10% Contingency			\$0	\$74,455	\$0	\$0	\$74,455.00
TOTAL PROJECT COST				\$350,000.00	\$557,214.00	\$2,750.00	\$25,000.00	\$934,964.00

Section 3 – Budget

CALCULATION OF MATCH REQUIREMENTS				
Item	Explanation	Requirement	Actual	Meets Requirement?
Minimum Match	30%/Total Costs	\$280,489	\$584,964	Yes
Minimum Cash Match	10%/Total Costs	\$93,496	\$510,509	Yes
CALCULATION OF GOCO %				
GOCO % of Total Costs		37.43%		



Section 3 – Budget Detail

Duncan Park Improvements City of Englewood

Opinion of Probable Cost - GOCO Grant Application

Prepared by Britina Design Group
January 11, 2013

Site Work Description	Current Cost Estimate				GOCO Grant Application			
	Quantity	Unit	Unit Price	Extension	Quantity	Unit	Unit Price	Extension
Mobilization	1	LS	\$ 20,000.00	\$ 20,000.00	1	LS	\$ 20,000.00	\$ 20,000.00
Erosion Control - Silt Fence	1,531	LF	\$ 2.00	\$ 3,062.00	1,531	LF	\$ 2.00	\$ 3,062.00
Erosion Control - Concrete Washout Area	1	LS	\$ 1,000.00	\$ 1,000.00	1	LS	\$ 1,000.00	\$ 1,000.00
Erosion Control - Vehicle Tracking Control	1	LS	\$ 1,000.00	\$ 1,000.00	1	LS	\$ 1,000.00	\$ 1,000.00
Erosion Control - Material Storage Area	1	LS	\$ 1,000.00	\$ 1,000.00	1	LS	\$ 1,000.00	\$ 1,000.00
Erosion Control - Inlet Protection including Curb Socks	1	EA	\$ 100.00	\$ 100.00	1	EA	\$ 100.00	\$ 100.00
Erosion Control (ACOS Grant)	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Tree Protection and Removal	1	LS	\$ 15,000.00	\$ 15,000.00	1	LS	\$ 15,000.00	\$ 15,000.00
Clearing and Grubbing	3.63	ACRE	\$ 2,000.00	\$ 7,260.00	2.38	ACRE	\$ 2,000.00	\$ 4,760.00
Removals - Concrete Paving	945	SY	\$ 10.00	\$ 9,450.00	850	SY	\$ 10.00	\$ 8,500.00
Removals - Concrete Curb and Gutter	250	LF	\$ 3.00	\$ 750.00	120	LF	\$ 3.00	\$ 360.00
Removals - Fencing (Chain Link)	555	LF	\$ 4.00	\$ 2,220.00	555	LF	\$ 4.00	\$ 2,220.00
Removals - Playground Surfacing (Sand)	290	SY	\$ 2.25	\$ 652.50	290	SY	\$ 2.25	\$ 652.50
Removals - Playground Edge (Railroad Ties)	210	LF	\$ 2.50	\$ 525.00	210	LF	\$ 2.50	\$ 525.00
Removals - Playground Equipment	1	LS	\$ 2,500.00	\$ 2,500.00	1	LS	\$ 2,500.00	\$ 2,500.00
Removals - Furnishings	1	LS	\$ 3,000.00	\$ 3,000.00	1	LS	\$ 3,000.00	\$ 3,000.00
Removals - Utilities (Water Line, Backflows, Pole, Light Fixtures, Etc.)	1	LS	\$ 5,000.00	\$ 5,000.00	1	LS	\$ 2,500.00	\$ 2,500.00
Remove/Reset Signs	1	LS	\$ 1,500.00	\$ 1,500.00	1	LS	\$ -	\$ -
Removals (ACOS Grant)	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Earthwork - Rough Grading (Cut 596 CY, Fill 1,855 CY, Net 1,259 CY)	1	LS	\$ 15,000.00	\$ 15,000.00	1	LS	\$ 15,000.00	\$ 15,000.00
Earthwork - Fine Grading	15,972	SY	\$ 1.00	\$ 15,972.00	15,972	SY	\$ 1.00	\$ 15,972.00
Earthwork (ACOS Grant)	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Sanitary Sewer - 4" PVC SDR 35 PVC	128	LF	\$ 20.00	\$ 2,560.00	0	LF	\$ 20.00	\$ -
Sanitary Sewer - Cleanout	1	EA	\$ 500.00	\$ 500.00	0	EA	\$ 500.00	\$ -
Sanitary Sewer - Connection	1	LS	\$ 5,000.00	\$ 5,000.00	0	LS	\$ 5,000.00	\$ -
Water Line - 3" Ductile Iron Pipe	154	LF	\$ 20.00	\$ 3,080.00	0	LF	\$ 20.00	\$ -
Water Line - Connection	1	LS	\$ 2,500.00	\$ 2,500.00	0	LS	\$ 2,500.00	\$ -
Trench Drain and Grate (10" Wide)	1	LS	\$ 200.00	\$ 200.00	1	LS	\$ 200.00	\$ 200.00
Concrete Paving (6" Thick, Standard Color, Broom Finish)	19,045	SF	\$ 4.00	\$ 76,180.00	11,545	SF	\$ 4.00	\$ 46,180.00
Restroom Plaza Paving (6" Thick, Color, Broom Finish)	1,345	SF	\$ 8.00	\$ 10,760.00	0	SF	\$ 8.00	\$ -
Promenade Concrete Paving Band (6" Thick, Color, Broom Finish)	620	SF	\$ 8.00	\$ 4,960.00	0	SF	\$ 8.00	\$ -
Promenade Concrete Pavers (Herringbone Pattern)	3,175	SF	\$ 10.00	\$ 31,750.00	0	SF	\$ 10.00	\$ -
Concrete Curb and Gutter (Standard Gray Color)	250	LF	\$ 11.00	\$ 2,750.00	100	LF	\$ 11.00	\$ 1,100.00

Section 3 – Budget Detail

Concrete Curb Ramps (Standard Gray Color, Detectable Plates)	3	EA	\$ 1,500.00	\$ 4,500.00	3	EA	\$ 1,500.00	\$ 4,500.00
Asphalt Paving Patchback	550	SF	\$ 2.00	\$ 1,100.00	400	SF	\$ 2.00	\$ 800.00
Concrete Edging (6" Wide, Standard Gray Color)	435	LF	\$ 8.50	\$ 3,697.50	435	LF	\$ 8.50	\$ 3,697.50
Seat Walls (Brick Faced, Red Sandstone Cap)	205	LF	\$ 200.00	\$ 41,000.00	155	LF	\$ 200.00	\$ 31,000.00
Concrete Planter Curb (Color)	125	LF	\$ 15.00	\$ 1,875.00	125	LF	\$ 15.00	\$ 1,875.00
Park Entry Sign (Fabricate and Install)	2	EA	\$ 2,500.00	\$ 5,000.00	2	EA	\$ 2,500.00	\$ 5,000.00
Educational/Historical Signage (ACOS Grant)	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -
Miscellaneous Site Work	1	LS	\$ 60,000.00	\$ 60,000.00	1	LS	\$ 20,000.00	\$ 20,000.00

Subtotal Site Work

\$ 362,404.00

Subtotal Site Work

\$ 211,504.00

Landscape

Description

Description	Current Cost Estimate				GOCO Grant Application			
	Quantity	Unit	Unit Price	Extension	Quantity	Unit	Unit Price	Extension
Deciduous Shade Tree - 3 1/2" Cal.	32	EA	\$ 575.00	\$ 18,400.00	32	EA	\$ 575.00	\$ 18,400.00
Deciduous Shade Tree (Memorial Tree Install Only)	1	EA	\$ 100.00	\$ 100.00	1	EA	\$ 100.00	\$ 100.00
Ornamental Tree - 3" Cal. / 8' Clump	12	EA	\$ 500.00	\$ 6,000.00	12	EA	\$ 500.00	\$ 6,000.00
Evergreen Tree - 10' ht.	14	EA	\$ 525.00	\$ 7,350.00	14	EA	\$ 525.00	\$ 7,350.00
Deciduous and Evergreen Shrubs	105	EA	\$ 25.00	\$ 2,625.00	105	EA	\$ 25.00	\$ 2,625.00
Ornamental Grasses	167	EA	\$ 10.00	\$ 1,670.00	167	EA	\$ 10.00	\$ 1,670.00
Perennials	28	EA	\$ 8.00	\$ 224.00	28	EA	\$ 8.00	\$ 224.00
Landscape Boulder Type A (5' x 4' x 3')	11	EA	\$ 550.00	\$ 6,050.00	11	EA	\$ 550.00	\$ 6,050.00
Landscape Boulder Type B (4' x 3' x 3')	5	EA	\$ 350.00	\$ 1,750.00	5	EA	\$ 350.00	\$ 1,750.00
Landscape Boulder Type C (3' x 3' x 3')	6	EA	\$ 275.00	\$ 1,650.00	6	EA	\$ 275.00	\$ 1,650.00
Landscape Boulder Type D (3' x 2' x 2')	3	EA	\$ 200.00	\$ 600.00	3	EA	\$ 200.00	\$ 600.00
Mulch and Weed Barrier	4,325	SF	\$ 0.65	\$ 2,811.25	4,325	SF	\$ 0.65	\$ 2,811.00
Turf Sod (incl. soil prep.)	118,780	SF	\$ 0.45	\$ 53,451.00	118,780	SF	\$ 0.45	\$ 53,451.00
Miscellaneous Landscape Items	1	LS	\$ 15,000.00	\$ 15,000.00	0	LS	\$ 15,000.00	\$ -
Landscape - Adjustments and Repairs (ACOS Grant)	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -

Subtotal Landscape

\$ 117,681.25

Subtotal Landscape

\$ 102,681.00

Play Facilities

Description

Description	Current Cost Estimate				GOCO Grant Application			
	Quantity	Unit	Unit Price	Extension	Quantity	Unit	Unit Price	Extension
Play Equipment (including installation)	1	LS	\$ 150,000.00	\$ 150,000.00	1	LS	\$ 150,000.00	\$ 150,000.00
P.I.P. Rubber Surfacing (including 4" concrete sub-slab)	6,000	SF	\$ 18.75	\$ 112,500.00	6,000	SF	\$ 18.75	\$ 112,500.00
Sport Court - Slab (post-tension concrete)	1	LS	\$ 22,000.00	\$ 22,000.00	1	LS	\$ 22,000.00	\$ 22,000.00
Sport Court - Surfacing and Striping	1	LS	\$ 5,500.00	\$ 5,500.00	1	LS	\$ 5,500.00	\$ 5,500.00
Basketball Goals (reused)	2	EA	\$ 500.00	\$ 1,000.00	2	EA	\$ 500.00	\$ 1,000.00
Horseshoe Pit	1	LS	\$ 3,500.00	\$ 3,500.00	1	LS	\$ 3,500.00	\$ 3,500.00
Miscellaneous Play Facilities	1	LS	\$ 20,000.00	\$ 20,000.00	0	LS	\$ 20,000.00	\$ -

Subtotal Play Facilities

\$314,500.00

Subtotal Play Facilities

\$294,500.00

Section 3 – Budget Detail

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	\$ 15,000.00	\$ 15,000.00	
Subtotal Structures			\$205,000.00	

GOCO Grant Application				
Quantity	Unit	Unit Price	Extension	
0	LS	\$ 140,000.00	\$ -	
0	LS	\$ 50,000.00	\$ -	
0	LS	\$ 15,000.00	\$ -	
Subtotal Structures			\$0.00	

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	

GOCO Grant Application				
Quantity	Unit	Unit Price	Extension	
8	EA	\$ 1,700.00	\$ 13,600.00	
6	EA	\$ 1,650.00	\$ 9,900.00	
0	EA	\$ 1,500.00	\$ -	
0	EA	\$ 650.00	\$ -	
0	LS	\$ 5,000.00	\$ -	
Subtotal Site Furnishings			\$23,500.00	

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" (Wire Sleeve)
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"

Current Cost Estimate				
Quantity	Unit	Unit Price	Extension	
1	EA	\$ 1,500.00	\$ 1,500.00	
1	EA	\$ 15,000.00	\$ 15,000.00	
15	EA	\$ 22.00	\$ 330.00	
1	EA	\$ 450.00	\$ 450.00	
1	EA	\$ 350.00	\$ 350.00	
1	EA	\$ 7,500.00	\$ 7,500.00	
1,700	LF	\$ 5.00	\$ 8,500.00	
0	LF	\$ 7.50	\$ -	
5,100	LF	\$ 2.00	\$ 10,200.00	
570	LF	\$ 2.25	\$ 1,282.50	
710	LF	\$ 2.50	\$ 1,775.00	
348	LF	\$ 2.75	\$ 957.00	
216	LF	\$ 3.00	\$ 648.00	
85	LF	\$ 5.00	\$ 425.00	
165	LF	\$ 5.50	\$ 907.50	
40	LF	\$ 6.50	\$ 260.00	
75	LF	\$ 7.50	\$ 562.50	
8	LF	\$ 11.00	\$ 88.00	
75	LF	\$ 12.00	\$ 900.00	
12	EA	\$ 150.00	\$ 1,800.00	
4	EA	\$ 225.00	\$ 900.00	
4	EA	\$ 287.00	\$ 1,148.00	
4	EA	\$ 360.00	\$ 1,440.00	

GOCO Grant Application				
Quantity	Unit	Unit Price	Extension	
1	EA	\$ 1,500.00	\$ 1,500.00	
1	EA	\$ 15,000.00	\$ 15,000.00	
15	EA	\$ 22.00	\$ 330.00	
1	EA	\$ 450.00	\$ 450.00	
1	EA	\$ 350.00	\$ 350.00	
1	EA	\$ 7,500.00	\$ 7,500.00	
1,700	LF	\$ 5.00	\$ 8,500.00	
0	LF	\$ 7.50	\$ -	
5,100	LF	\$ 2.00	\$ 10,200.00	
570	LF	\$ 2.25	\$ 1,283.00	
710	LF	\$ 2.50	\$ 1,775.00	
348	LF	\$ 2.75	\$ 957.00	
216	LF	\$ 3.00	\$ 648.00	
85	LF	\$ 5.00	\$ 425.00	
165	LF	\$ 5.50	\$ 907.50	
40	LF	\$ 6.50	\$ 260.00	
75	LF	\$ 7.50	\$ 562.50	
8	LF	\$ 11.00	\$ 88.00	
75	LF	\$ 12.00	\$ 900.00	
12	EA	\$ 150.00	\$ 1,800.00	
4	EA	\$ 225.00	\$ 900.00	
4	EA	\$ 287.00	\$ 1,148.00	
4	EA	\$ 360.00	\$ 1,440.00	

Section 3 – Budget Detail

Remote Control Turf Valve Assembly 2"	14	EA	\$ 420.00	\$ 5,880.00	14	EA	\$ 420.00	\$ 5,880.00
Remote Control Bubbler Valve Assembly 1"	3	EA	\$ 287.00	\$ 861.00	3	EA	\$ 287.00	\$ 861.00
Pop-up Spray Sprinklers	310	EA	\$ 15.00	\$ 4,650.00	310	EA	\$ 15.00	\$ 4,650.00
Pop-up Rotor sprinklers	90	EA	\$ 31.00	\$ 2,790.00	90	EA	\$ 31.00	\$ 2,790.00
Pop-up Bubbler	51	EA	\$ 15.00	\$ 765.00	51	EA	\$ 15.00	\$ 765.00
Irrigation control wire 14 AWG	25,000	LF	\$ 0.12	\$ 3,000.00	25,000	LF	\$ 0.12	\$ 3,000.00
Miscellaneous Irrigation	1	LS	\$ 20,000.00	\$ 20,000.00	1	LS	\$ 5,000.00	\$ 5,000.00
Irrigation - Sleeving, Adjustments and Repairs (ACOS Grant)	0	LS	\$ -	\$ -	0	LS	\$ -	\$ -

Subtotal Irrigation

\$94,869.50

Subtotal Irrigation

\$79,870.00

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			<u>\$ 41,000.00</u>
SUBTOTAL BASE BID			<u>\$ 1,174,554.75</u>

GOCO Grant Application			
Quantity	Unit	Unit Price	Extension
12	EA	\$ 1,000.00	\$ 12,000.00
14	EA	\$ 1,000.00	\$ 14,000.00
0	LS	\$ 15,000.00	\$ -
0	LS	\$ -	\$ -
Subtotal Site Lighting			<u>\$ 26,000.00</u>
SUBTOTAL BASE BID			<u>\$ 738,055.00</u>

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			<u>\$ 6,500.00</u>

GOCO Grant Application			
Quantity	Unit	Unit Price	Extension
1	LS	\$ 6,500.00	\$ 6,500.00
SUBTOTAL BID ALTERNATE 01			<u>\$ 6,500.00</u>

TOTAL BASE BID AND BID ALTERNATE 01	<u>\$ 1,181,054.75</u>
-------------------------------------	------------------------

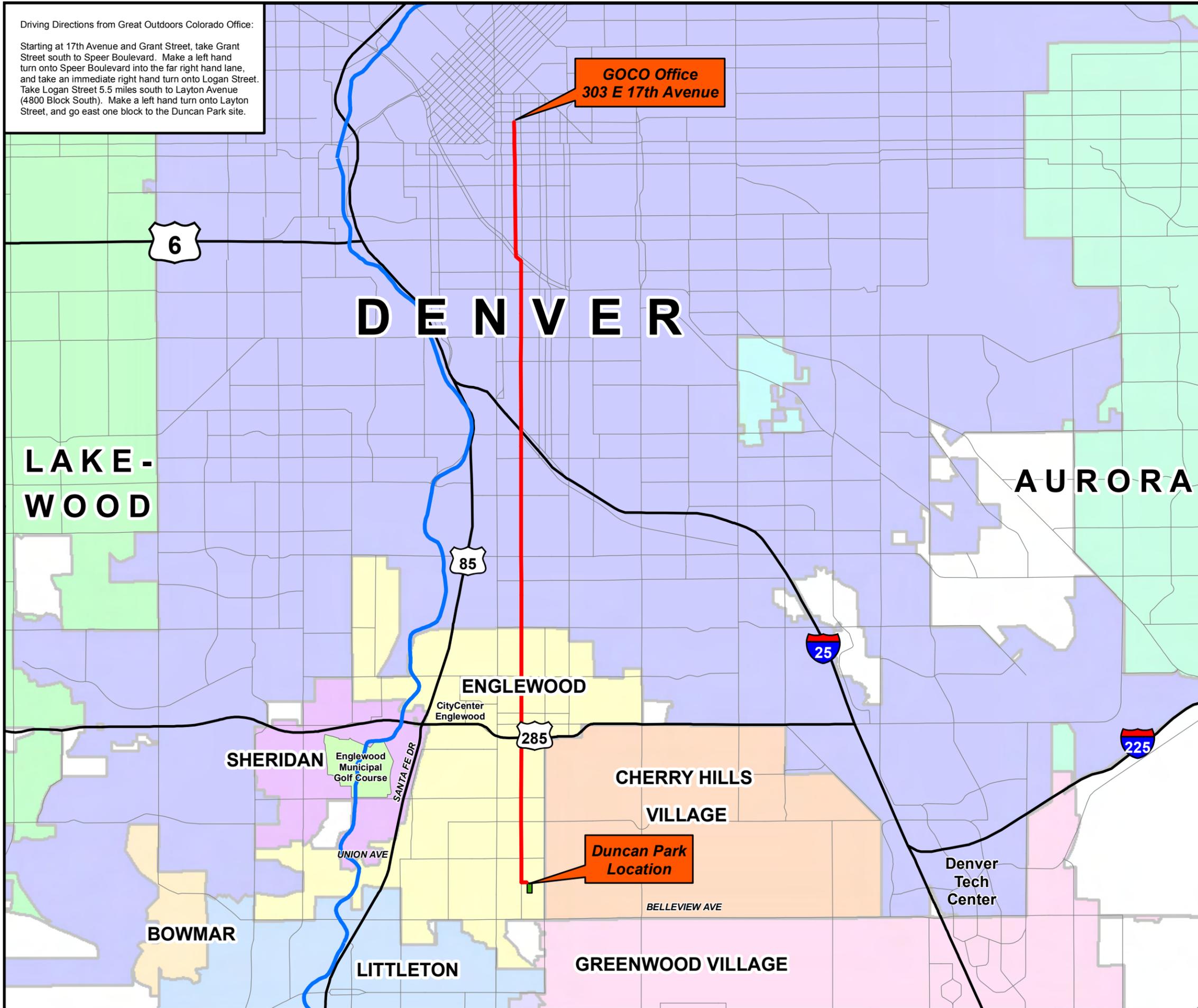
GOCO GRANT APPLICATION SUBTOTAL	<u>\$ 744,555.00</u>
10% CONTINGENCY	<u>\$ 74,455.00</u>
GOCO GRANT APPLICATION TOTAL	<u>\$ 819,011.00</u>

Section 3 -Timeline

TASK	June '13	July '13	Aug '13	Sept '13	Oct '13	Nov '13	Dec '13	Jan '14	Feb '14	Mar '14	Apr '14	May '14	Jun '14	Jul '14	Aug '14	Sep '14	Oct '14	Nov '14	Dec '14	Apr '15		
Grant Notification																						
Governing Body Approval																						
Write Bid for Project																						
Solicit Bids for Project																						
Award Bid for Project																						
Construction Timeline																						
Project Completed																						
Grand Opening																						
Final Report to GOCO																						

Driving Directions from Great Outdoors Colorado Office:

Starting at 17th Avenue and Grant Street, take Grant Street south to Speer Boulevard. Make a left hand turn onto Speer Boulevard into the far right hand lane, and take an immediate right hand turn onto Logan Street. Take Logan Street 5.5 miles south to Layton Avenue (4800 Block South). Make a left hand turn onto Layton Street, and go east one block to the Duncan Park site.



City of Englewood, Colorado

2013 Great Outdoors Colorado
Local Parks and Outdoor
Grant Application

Duncan Park:
Park Development Project

Vicinity Map with Driving Route

LEGEND

- Duncan Park Boundary
- South Platte River
- Major Highways
- Arterial and Collector Streets

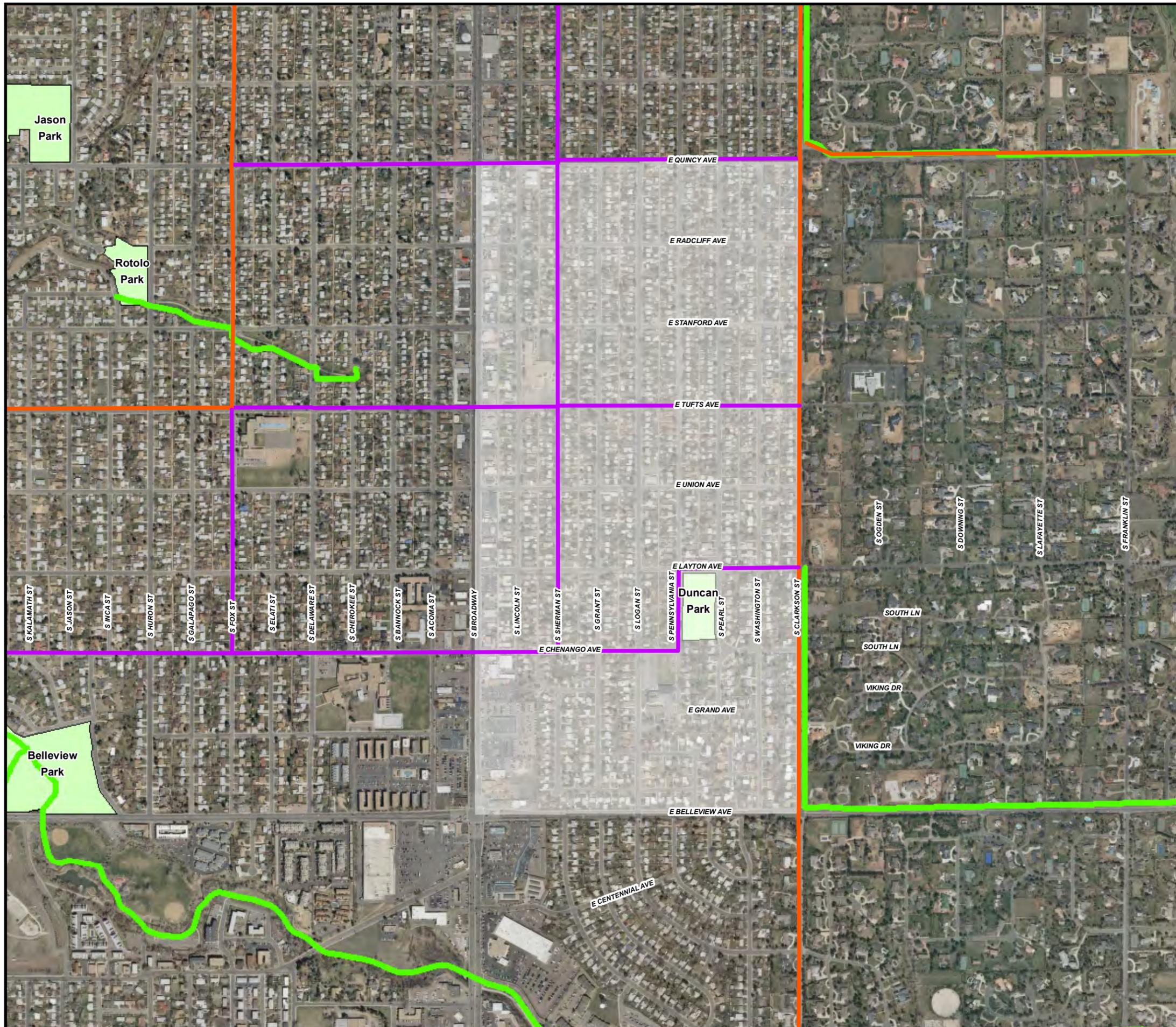
January, 2013



**2013 Great Outdoors Colorado
Local Parks and Outdoor
Grant Application**

**Duncan Park:
Park Development Project**

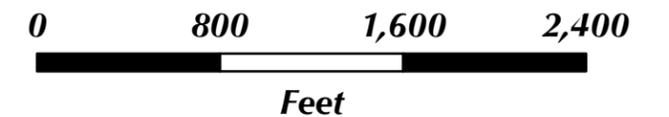
Street Map



LEGEND

- Park Boundaries
- Neighborhood Population Served = 2,621
- On-street Bicycle Routes**
 - Regional Route
 - Local Route
- Off-street Bicycle Trails

January, 2013



2013 Great Outdoors Colorado
Local Parks and Outdoor
Grant Application

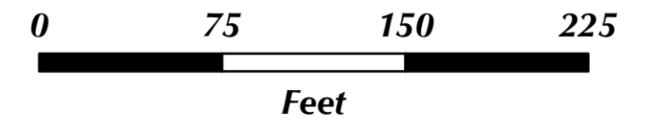
Duncan Park

Site Map

LEGEND

-  School Building
-  Basketball Court
-  Playground
-  Topographical Contour Lines

January, 2013





Section 3 - Photos



1980's Spring Rider

Section 3 - Photos



1980's Twist Slide

Section 3 - Photos



Duncan Park Playground Equipment with Pea Gravel Safety Surface

Section 3 – Support Letters



CITY OF ENGLEWOOD
DEPARTMENT OF PARKS AND RECREATION

January 28, 2013

Great Outdoors Colorado
Attn: Local Government Program
303 East 17th Avenue, Suite 1060
Denver, CO 80203

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 GOCO's 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 GOCO grant dollars for this very important project.

Sincerely,


Austin Gomes, Chairperson
Parks and Recreation Commission
City of Englewood

Section 3 – Support Letters

Duncan Park Neighbors

Englewood, Colorado

January 8, 2013

Great Outdoors Colorado
Attn: Local Government Program
303E 17th Avenue
Denver, CO 80203

Dear GOCO:

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. We are now entering the 7th year of working on this project to redevelop Duncan 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 several years to now have many young families with children that play and use this park. We recently realized that many of the kids who help start this project 7 years ago are now away at college and many have kids of their own.

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 neighborhood 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,

JULIE E. HESS
4890 S Pennsylvania St
E
R

Section 3 – Support Letters

Luke McKee
4910 S. Pennsylvania Street
Englewood, CO 80113

January 10, 2013

Jackie Miller
Local Government Program Manager
Great Outdoors Colorado
303 E. 17th Avenue
Denver, CO 80203

Dear Ms. Miller:

I am writing to ask Great Outdoors Colorado for grant money for my park, Duncan Park. I am 12 years old and have lived next to Duncan Park all my life. My neighborhood has been trying to get enough money for the park for six years. My hope is that I will be able to play on the new playground before another six years go by, when I will be too old for it.

The improvement plans for Duncan Park have been on my refrigerator for a year and a half. When I see them, I think the park will be amazing! I am especially excited for the new playground, the horseshoe pits, the nicer basketball court and having a picnic under the shelter. I am also hoping to sit on the memorial bench that we bought for our neighbor, Miss Gail, who passed away this summer. She really loved the park. Until the park is finished, the bench will be in storage.

Duncan Park is important to me and other kids because it is a fun, safe place to meet. It is also the only park that kids who live about a mile around can get to safely without crossing any busy streets. Even though I can play at the park today, I still want to have all the fun equipment that most other parks have. I can't get to those parks, unless my mom drives me. I'm not the only kid that feels that way.

I'm not exactly sure how much money we need for the park, but I do know that our neighborhood hopes to get as much as possible. If the construction is done all at once, then it won't interrupt our time at the park as much as it will if it is done in little stages. And my friend's bench can go in, too.

Please consider my park for the largest grant you can give this year. My neighborhood really needs it!

Sincerely,

LUKE MCKEE

Insert All Souls letter here

Insert All Souls youth letter here

Section 3 – Support Letters

Englewood Soccer Association

P.O. Box 2264
Englewood, Colorado 80150



Great Outdoors Colorado
ATTN: Local Government Program
303 E. 17th Avenue, Suite 1060
Denver, Co 80203

RE: Englewood Duncan Park Grant Application

January 15, 2013

Dear Board Members,

I am writing this letter on behalf of Englewood Soccer Association. Englewood Soccer was part of the effort, in conjunction with the City of Englewood, to save Duncan Park from residential development with GOCO's grant support in 2010.

Currently we are looking forward to the next phase in the development of the park. Now that the planning has been completed, we look forward to a larger formal athletic field and additional park amenities that will not only benefit our youth, the surrounding neighborhood and the City of Englewood as a whole. There is a shortage of multi-use athletic fields in Englewood, with the southeast quadrant of Englewood at the top of the list. Over the past years, our ten and under youth in the Duncan Park area have only had an informal half field to practice soccer. The new formal athletic field will certainly be utilized to the fullest.

Englewood Soccer Association is a youth soccer program for children ages 4-18, with over 325 youth players. Since its inception in 1983, Englewood Soccer has utilized Duncan Park for its youth soccer programs and we support this project with a \$250 donation.

We hope that you will favorably consider the City of Englewood in their grant application for funding the development of Duncan Park.

Sincerely,
Misha Rasmussen

Englewood Soccer Association

Section 3 – Support Letters



Great Outdoors Colorado
Attention: Local Government Program
303 East 17th Avenue, Suite 1060
Denver, CO 80203

January 10, 2013

Dear GOCO Members,

Englewood Unleashed is a non-profit corporation which was formed to support off-leash dog privileges at designated parks within the City of Englewood. Duncan Park is one of five neighborhood parks in the City with off-leash privileges and the only park in southeast Englewood.

EU works with, aids and assists the City of Englewood by raising funds and providing volunteer support to improve and better maintain the off-leash parks in Englewood in order to provide dogs a place to exercise without leash restraint in a clean, healthy and safe environment. We are writing in support of the development grant which Englewood is applying for and we wish to support their development effort of Duncan Park through a \$500 donation.

EU cultivates community spirit and neighborhood relations through various outreach efforts. We believe that Duncan Park is one of these valuable assets and hope that you will view the project as worthy of your funding dollars.

Sincerely,


President
Englewood Unleashed

Section 3 – Youth Service Letter



BOY SCOUTS OF AMERICA
DENVER AREA COUNCIL

January 28, 2013

Great Outdoors Colorado
303 E. 17th Avenue, Suite 1060
Denver, CO 80203

Dear Great Outdoors Colorado Members,

As the Arapahoe District Executive for the Boy Scouts of America, I would like to offer this letter in support for the City of Englewood's Great Outdoors Colorado grant application for the development of Duncan Park.

The Boy Scouts have a long standing tradition of community service and teaching boys valuable lessons about the environment. The Duncan Park development project offers the perfect opportunity for the Scouts to give back to their community while learning valuable skills about preserving our open space.

With the Duncan Park development, the Boy Scouts have partnered with the City of Englewood by committing our resources to coordinate and plant the new shrubs and trees throughout the park. Along with the neighbors of the park, friends, and family members the Boy Scouts will organize and conduct a Park Planting day. With over 100 Boy Scouts in the Englewood and Littleton area I can assure you that the Park Planting day will be a success as well as provide a cost savings towards the project.

Along with the educational aspects, Duncan Park will continue to provide a gathering space for various troops as well as provide the Scouts a place to enjoy the outdoors close to home for many years to come.

We hope that you will support the Boy Scouts and the City of Englewood by funding the development of Duncan Park.

Sincerely,

Collin Fitzpatrick
Arapahoe District Executive
Boy Scouts of America
Denver Area Council

10455 W. 6th Avenue, Suite 100
Denver, CO 80215
www.denverboyscouts.org

Prepared. For Life.™

T 303.455.5522
F 303.455.4689



Duncan Park Improvements Community Survey

Project Overview

Duncan Park is an existing neighborhood park of approximately 4 acres. The park currently includes: existing school building (to be removed in early 2012), basketball court, playground, benches, lighting, perimeter parking and sidewalks, open play field, mature trees and shrubs, fencing and signage. The park is also open to off-leash dog use (restricted to certain times of day).

The goal of the Duncan Park Improvement project is to update the aesthetics and functionality of the existing park, remove the school building, and support the current uses and activities with new equipment and infrastructure.

Scope of Work

- * (2) Public Open Houses, On-Line & Paper Survey, Park Info Station, Project Website
- * Playground Renovation
- * Public Process Driven Programming
- * General Site Infrastructure Improvements
- * Landscape & Irrigation Improvements
- * Site Furnishings - Updates & Additions
- * Removal of Existing School Building



existing park elements

basketball courts
playground
turf areas
overhead lighting
site furnishings
open play/sports field
mature trees & plants
perimeter on-street parking

Purpose of On-Line Survey

In order to help us understand your preferred park improvements, we have created a series of questions that will collect input from park users and nearby residents. The questions are grouped into the following sections: 1) Tell Us About Yourself, 2) Overview Questions, 3) Potential Concerns, 4) Uses & Activities, and 5) Potential Improvements.

The survey will be available until MIDNIGHT, OCTOBER 1st, 2011. Responses to the survey will be used to help create preliminary design options for the park improvements. An Open House to review the preliminary design options will be held on Tuesday, October 25th, 2011, from 6:00-8:00pm. During the Open House, the preliminary design options will be presented for review and comment.

Please take a moment to help us design renovations to Duncan Park! Your input is greatly appreciated!!

Tell Us About Yourself

In order to understand the relationship residents and visitors have with Duncan Park, we would like to know a little bit about you. The following questions help us understand the types of park users, and more detail about user demographics.

Where is your home in relationship to Duncan Park?

- Adjacent - we live right next to the park
- Neighborhood - we are within 1/2 mile of the park
- Englewood - we live within the City of Englewood
- Beyond - we live outside the City of Englewood

How often do you visit Duncan Park?

- Every Day
- Once or Twice a Week
- Once or Twice a Month
- Several Times a Year
- Every Few Years
- Never

Blank Survey and Results

Tell Use About Yourself (cont)

When you visit Duncan Park, how do you get there?

Walking/Running

Biking

Driving/Scootering/Motorcycling

Skateboarding/In-Line Skating

How old are you? (circle one)

0-18	48-60
18-24	60-72
24-36	72+
36-48	

Did you (or will you) use the QR code on the park information sign to access the project website & on-line survey?

YES This is an example of a QR code that can be used to access information through a smart phone. A QR code is located on the park information sign.

NO

MAYBE



Overview Questions

These questions allow us to understand your general impressions about the park.

What are the 3 words or features that best describe your park?

What are the 3 best things about your park today?

What is your #1 concern about the park renovation project?

Do you plan to attend the Public Open Houses on 10.25.2011 & 11.17.2011?

YES NO MAYBE

Playground Equipment

When choosing equipment to replace the existing playground elements, what age range of children would you like us to design to?

2-5

5-12

I would prefer both 2-5 & 5-12

Are there any specific play equipment elements you would like to see? If so, please tell us here.

Uses & Activities

This question helps us understand what you currently do in your park, and if the potential improvements could help encourage more park use and activity.

What do you currently do in your park? (please rate in order of importance, 1 being the most important activity to you)

	1st Choice	2nd Choice	3rd Choice	4th Choice	5th Choice	6th Choice	7th Choice	8th Choice	9th Choice
Take a walk	<input type="radio"/>								
Walk my dog	<input type="radio"/>								
Have my dog off-leash	<input type="radio"/>								
Play on the playground	<input type="radio"/>								
Have a picnic	<input type="radio"/>								
Play Basketball	<input type="radio"/>								
Play soccer, or other field sports	<input type="radio"/>								
Sit and relax	<input type="radio"/>								
Ride my bike	<input type="radio"/>								

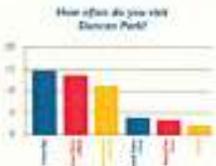
What activities would you like to see in your park? (please list them below)

Did we miss anything? Please write any additional comments here.

Contact Information
(name, address, phone #, email)

4 SURVEY RESULTS

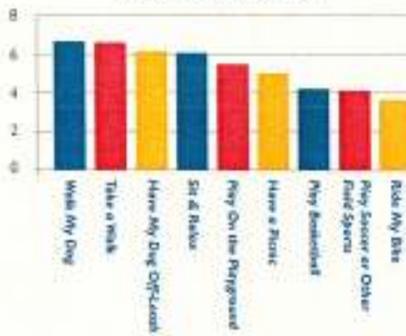
The selected information regarding the Duncan Park Improvements was gathered from the public via online and paper survey in September 2011



55.1%

The percentage of survey respondents that live within 1/2 mile of Duncan Park

What do you currently do in your park? (rated in order of importance)



TOP 10 Most preferred activities respondents would like to see in Duncan Park

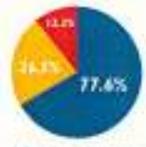
- 1 Pavilion/Picnic Tables
- 2 Updated Playground Field Sports (tie)
- 3 Dog Park Uses
- 4 Tennis Courts
- 5 Restrooms
- 6 Flowerbeds & Gardens
- 7 Water Feature (tie)
- 8 Shade/Sunbath/Patio
- 9 Benches (tie)
- 10 Trees
- 11 Nothing New (tie)
- 12 Court Sports
- 13 Organized Activities (tie)
- 14 More Lights
- 15 Horseshoe Pit, Geocaching, Soccer Ball, Disc Golf Exercise Equipment, Water (such as water - bar)

Are there any specific PLAY EQUIPMENT ELEMENTS you would like to see?



65.9%

The number of respondents who would prefer updates to the playground equipment that are for BOTH 2-5 and 5-12 year-old children



When you visit Duncan Park, how do you get there?

- Walking/Bicycling
- Driving (Homeowner)
- Transit/Bicycling
- Biking

4 SURVEY RESULTS

TOP WORDS OR FEATURES THAT BEST DESCRIBE DUNCAN PARK

CHARACTER
 Community Oriented
 Family Friendly
 Well Maintained
 Quiet
 Neighboring
 Safe
 Clean

DOGS OFF-LEASH
 Dog Park
 Off-Leash Dog Park
 No Leashed Dogs
 Dog Friendly
 Guest Pets for Dogs
 Happy/Leashed Dogs

TOP 3 BEST THINGS
 What are the 3 best things about your park today? (check all that apply) (see many people made the comment)

- 22 Dog Use
- 17 Trees, Shade & Plant Material
- 16 Nearby Location
- 11 Neighborhood & Local Community Park
- 10 Open Space
- 6 Good Maintenance
- 5 Quiet/Low Key
- 3 Small Size
- 1 Safe

FEELING
 Friendly/Quiet
 Pleasant
 Safe
 Family
 Fun
 Relaxing
 Access
 Sustainable
 Nice
 Soaring

FEATURES
 Playground
 Basketball Court
 Tennis
 Multiple Uses
 Play Area
 Variety of Equipment
 Green
 Shade
 Trees
 Open Space

PRIORITY
 Clean
 Safety
 Accessibility
 Neighboring
 Well Maintained

AESTHETICS
POSITIVE
 Well Maintained
 Shade
 Trees
 Pleasant
 Family
 Clean
NEGATIVE
 Boring
 Boring
 Children
 Faded
 Old

MAINTENANCE
 Heavy Well Maintained
 Well Maintained

CONCERN
 What is your #1 concern about the park recreation program?

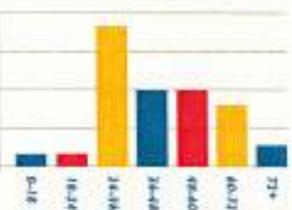


Did you (or will you) use the QR code on the park info sign to access the project website and on-line survey?

Yes
 No
 Maybe

Loss of Dog Park (11 comments)
 Non-Neighborhood & Non-Preferred Users (8 comments)
 Construction Time-Frames/Disturbances (8 comments)
 Non-Neighborhood Compatible Character of Improvements (7 comments)
 No Restrooms (5 comments)
 Loss of Trees (3 comments)
 Loss of Playground (3 comments)

HOW OLD ARE YOU?



See Comments With the Basketball Courts Field for Field Sports Commented Parking No After Dark Lighting No After Dark Lighting No Flood Lights No Flood Lights Simple, Functional Amenities Soccer
 Climbing Tower
 Playground
 Water On Site
 Drinking Fountain
 Variety of Activities

Duncan Park Improvements
 City of Englewood, Colorado

Duncan Park Improvements
 City of Englewood, Colorado

COUNCIL COMMUNICATION

Date February 19, 2013	Agenda Item 9 c ii	Subject A resolution closing the Police Officers Money Purchase Plan (ICMA-RC) to new participants and permit entry into the Fire and Police Pension Association (FPPA) Statewide Defined Benefit Plan. All new hire Police Officers will enter FPPA's Statewide Defined Benefit Plan
Initiated By Finance and Administrative Services Department		Staff Source Frank Gryglewicz, Director of Finance and Administrative Services

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

City Council and staff previously discussed, and Council approved, changing the Police Officers' retirement plan from ICMA-RC to FPPA.

RECOMMENDED ACTION

The Department of Finance and Administrative Services recommends City Council approve the attached resolution closing the Police Officers ICMA Retirement Corporation (ICMA-RC) Money Purchase Plan to new participants and requiring all Police Officers hired after May 20, 2013 (effective date) to participate in FPPA's Statewide Defined Benefit Plan.

Existing employees have individually elected to remain in the ICMA-RC Money Purchase Plan or to participate in plans offered by FPPA.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Colorado Revised Statutes, 31-31-1101 and 31-31-1103 provide the City of Englewood may elect to cover all newly hired Police Officers under FPPA's Defined Benefit System administered by the FPPA in lieu of coverage under the ICMA-RC Money Purchase Plan.

During Englewood Police Benefit Association (EPBA) contract negotiations it was determined that all new Police Officers shall participate in the FPPA Statewide Defined Benefit Plan beginning May 20, 2013. All current members of the ICMA-RC Money Purchase Plan may individually elect to participate in FPPA's Defined Benefit System or remain in the ICMA-RC's Money Purchase Plan.

The employer/employee contribution levels for existing police officers will remain ten percent for both employee and employer. The employer/employee contribution levels for police officers hired after the effective date will be eight percent employer and eight percent employee.

FINANCIAL IMPACT

These changes have no substantial impact on the funding of the Plan or the City's overall financial condition.

LIST OF ATTACHMENTS

Proposed resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION AUTHORIZING CLOSING THE POLICE OFFICERS MONEY PURCHASE PLAN (ICMA-RC) TO NEW PARTICIPANTS AND PERMITTING ENTRY INTO THE FIRE AND POLICE PENSION ASSOCIATION (FPPA) STATEWIDE DEFINED BENEFIT PLAN.

WHEREAS, under Colorado Revised Statutes 31-31-1101 and 31-31-1103, the City of Englewood may elect to cover all newly hired Police Officers under FPPA's Defined Benefit System administered by the FPPA in lieu of coverage under the ICMA-RC Money Purchase Plan; and

WHEREAS, during Englewood Police Benefit Association (EPBA) contract negotiations it was determined that all new Police Officers shall participate in the FPPA Statewide Defined Benefit Plan beginning May 20, 2013; and

WHEREAS, all current members of the ICMA-RC Money Purchase Plan may individually elect to participate in FPPA's Defined Benefit System or remain in the ICMA-RC Money Purchase Plan; and

WHEREAS, the employer/employee contribution levels for existing police officers will remain ten percent (10%) for both employee and employer; and

WHEREAS, the employer/employee contribution levels for police officers hired after the effective date will be eight percent (8%) employer and eight percent (8%) employee; and

WHEREAS, the passage of this resolution authorizes the closing of the Police Officers ICMA Retirement Corporation (ICMA-RC) Money Purchase Plan to new participants and requiring all Police Officers hired after May 20, 2013 (effective date) to participate in FPPA's Statewide Defined Benefit Plan.

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 authorizes closing the Police Officers Money Purchase Plan (ICMA-RC) to all new hire Police Officers as of May 20, 2013. All new hire Police Officers will participate in the Fire and Police Pension Association (FPPA) Statewide Defined Benefit Plan as provided by Colorado Revised Statutes 31-31-1101 and 31-31-1103.

ADOPTED AND APPROVED this 19th day of February, 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 February 19, 2013	Agenda Item 9 c iii	Subject Resolution Approving Proposed Changes to the City of Englewood Investment Policy
Initiated By Department of Finance and Administrative Services		Staff Source Frank Gryglewicz, Director of Finance and Administrative Services

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

City Council approved Resolution 84, Series of 2011 accepting changes and updates to the City's Investment Policy on October 3, 2011.

The Council discussed proposed changes to the Investment Policy at the study session held January 28, 2013.

RECOMMENDED ACTION

Staff recommends Council approve the changes and updates to the attached Investment Policy. The Investment Policy is applicable to the investment of all funds not immediately needed for the operating expenditures/expenses of the City, except for the Firefighters Pension Fund, the Volunteer Firefighters Fund, the Police Officers Pension Fund, and the Non-Emergency Employees Pension Fund.

Most of the changes involve clarifying language, removing subordinated debt from allowable investments, extending the weighted average final maturity of the total portfolio not to exceed three years, updating authorized personnel, updating broker/dealers, and information regarding the designated custodial bank.

FINANCIAL IMPACT

There is no direct financial impact to the City from adopting the proposed changes to the Investment Policy.

LIST OF ATTACHMENTS

Proposed resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION ACCEPTING CHANGES AND UPDATES TO THE CITY OF ENGLEWOOD'S INVESTMENT POLICY PURSUANT TO ORDINANCE 45, SERIES OF 1995.

WHEREAS, Ordinance 45, Series of 1995, the Director of Financial Services, ex officio City Treasurer, is empowered to invest all funds and monies not immediately needed for operating expenditures/expenses of the City except for the Firefighters Pension Fund, the Volunteer Firefighters Fund, the Police Officers Pension Fund and the Non-Emergency Employees Pension Fund and pursuant to an investment policy to be adopted by Council each year; and

WHEREAS, changes involve clarifying language, removing subordinated debt from allowable investments, extending the weighted average final maturity of the total portfolio not to exceed three years, updating authorized personnel, updating broker/dealers, and information regarding the designated custodial bank

WHEREAS, the passage of this Resolution will authorize changes and updates to the Englewood's Investment Policy;

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

Section 1. The City of Englewood's Investment Policy, attached as Exhibit A, submitted by the Director of Financial Services is hereby approved.

ADOPTED AND APPROVED this 19th day of February, 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, Colorado

INVESTMENT POLICY

The Director of Finance and Administrative Services of the City of Englewood, Colorado is charged with the responsibility to prudently and properly manage any and all funds of the City. Because these funds may be called upon, it is essential that absolute maturity horizons are identifiable for the purpose of liquidity. Moreover, these funds must be fully collateralized and appropriately authorized. The following Investment Policy addresses the methods, procedures and practices which must be exercised to ensure effective and sound fiscal management.

SCOPE

This Investment Policy shall apply to the investment of all financial assets and all funds of the City of Englewood (hereafter referred to as the "City") over which it exercises financial control, except the City of Englewood Firefighters Pension Fund, Volunteer Firefighters Pension Fund, Police Officers Pension Fund, the Non-Emergency Employees Retirement Plan Fund and other City employee retirement plans.

In order to effectively make use of the City's cash resources, all monies shall be pooled into one investment account and accounted for separately. The investment income derived from this account shall be distributed to the various City funds in accordance with Englewood Municipal Code, 4-1-2-A.

OBJECTIVES

The City's funds shall be invested in accordance with all applicable City policies, Colorado statutes, and Federal regulations, and in a manner designed to accomplish the following objectives, which are listed in priority order:

- Preservation of capital and the protection of investment principal.
- Maintenance of sufficient liquidity to meet anticipated disbursements and cash flows.
- Diversification to avoid incurring unreasonable risks regarding securities owned.
- Attainment of market rate of return equal to or higher than the performance measure established by the Director of Finance and Administrative Services.

DELEGATION OF AUTHORITY

The ultimate responsibility and authority for investment transactions involving the City resides with the Director of Finance and Administrative Services (hereinafter referred to as the "Director") who has been designated by the City Manager as the Investment Officer in accordance with Englewood Municipal Code. The Director may appoint other members of the City staff to assist him in the cash management and investment function. Persons who are authorized to transact business and wire funds on behalf of the City will be designated by the Director by the wire transfer agreement executed with the City's approved depository for bank services (see Appendix I).

The Director shall be responsible for all investment decisions and activities, and shall establish written administrative procedures for the operation of the City's investment program consistent with this Investment Policy. The Investment Officer acting within these procedures shall not be held personally liable for specific investment transactions.

The Director may in his discretion appoint one or more Investment Advisors, registered with the Securities and Exchange Commission under the Investment Advisers Act of 1940, to manage a

portion of the City's assets. An appointed Investment Advisor may be granted limited investment discretion within the guidelines of this Investment Policy with regard to the City's assets placed under its management. An Investment Advisor can only be appointed after consultation with and approval by the City Manager.

PRUDENCE

The standard of prudence to be used for managing the City's assets is the "prudent investor" rule, which states that a prudent investor "shall exercise the judgment and care, under the circumstances then prevailing, which men of prudence, discretion, and intelligence exercise in the management of the property of another, not in regard to speculation but in regard to the permanent disposition of funds, considering the probable income as well as the probable safety of capital." (CRS 15-1-304, Standard for Investments.)

The City's overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that no investment is totally without risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that occasional measured losses may occur in a diversified portfolio and shall be considered within the context of the portfolio's overall return, provided that adequate diversification has been implemented and that the sale of a security is in the best long-term interest of the City.

The Director and other authorized persons acting in accordance with established procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion to the City Council and appropriate action is taken to control adverse developments.

ETHICS AND CONFLICTS OF INTEREST

All City employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Employees and investment officials shall disclose to the City Manager any material financial interest in financial institutions that conduct business with the City, and they shall further disclose any large personal financial/investment positions that could be related to the performance of the City's portfolio. Employees shall subordinate their personal investment transactions to those of the City particularly with regard to the timing of purchases and sales.

ELIGIBLE INVESTMENTS AND TRANSACTIONS

All investments will be made in accordance with the Colorado Revised Statutes (CRS) as follows: CRS 11-10.5-101, et seq. Public Deposit Protection Act; CRS 11-47-101, et seq. Savings and Loan Association Public Deposit Protection Act; CRS 24-75-601, et seq. Funds-Legal Investments; CRS 24-75-603, et seq. Depositories; and CRS 24-75-701, et seq. Local governments – authority to pool surplus funds. Any revisions or extensions of these sections of the CRS will be assumed to be part of this Investment Policy immediately upon being enacted.

As a home rule City, Englewood may adopt a list of acceptable investment instruments differing from those outlined in CRS 24-75-601, et seq. Funds-Legal Investments. Funds of the City of Englewood covered by this Investment Policy may be invested in the following types of securities and transactions:

1. U.S. Treasury Obligations: Treasury Bills, Treasury Notes and Treasury Bonds with maturities not exceeding five years from the date of trade settlement.
2. Treasury Strips (book-entry U.S. Treasury securities whose coupons have been removed) with maturities not exceeding five years from the date of trade settlement.

3. Federal Instrumentalities - Debentures, Discount Notes, Medium-Term Notes, Callable Securities and Step-up Securities issued by the following only: Federal National Mortgage Association (FNMA), Federal Home Loan Bank (FHLB), Federal Home Loan Mortgage Corporation (FHLMC) and Federal Farm Credit Banks (FFCB), with maturities not exceeding five years from the date of trade settlement. Subordinated debt may not be purchased.
4. Repurchase Agreements with a termination date of 90 days or less utilizing U.S. Treasury and Federal Instrumentality securities listed above, collateralized at a minimum market value of 102 percent of the dollar value of the transaction with the accrued interest accumulated on the collateral included in the calculation.

Repurchase agreements shall be entered into only with dealers who:

- a) are recognized as Primary Dealers by the Federal Reserve Bank of New York, or with firms that have a primary dealer within their holding company structure; and
- b) have executed a City approved Master Repurchase Agreement (see Appendix II). The Director shall maintain a file of all executed Master Repurchase Agreements.

Primary Dealers approved as Repurchase Agreement counterparties, if rated, shall have a short-term credit rating of at least A-1 or the equivalent and a long-term credit rating of at least A or the equivalent.

Collateral (purchased securities) shall be held by the City's custodian bank as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily.

For the purposes of this section, the term "collateral" shall mean "purchased securities" under the terms of the City approved Master Repurchase Agreement. In no case will the maturity of the collateral exceed 10 years.

5. Reverse Repurchase Agreements with a maturity of 90 days or less executed only against securities owned by the City and collateralized by the same type of security reversed.
6. Flexible Repurchase Agreements with a final maturity of 10 years or less entered into by the City with approved counterparties. These flexible repurchase agreements may be closed out in varying amounts and at varying times at the option of the City. These agreements are deemed by both parties to be purchases and sales of securities and are not loans.

All such flexible repurchase agreements shall meet the following criteria:

- Be determined as legal and valid for both parties;
- Collateral shall be limited to:
 - a) Securities issued by, guaranteed by, or for which the credit of any of the following is pledged for payment: the United States, Federal Farm Credit Bank, Federal Land Bank, Federal Home Loan Bank, Federal Home Loan Mortgage Corporation, Federal National Mortgage Association, Export Import Bank or the Government National Mortgage Association; or
 - b) Securities issued by, guaranteed by, or for which the credit of the following is pledged for payment: An entity or organization which is not listed in paragraph a) above, but which is (1) created by, or the creation of which is authorized by, legislation enacted by the United States Congress and which is subject to control by the federal government which is at least as extensive as that which governs an entity or organization listed in paragraph a) above, and (2) rated in its highest rating category by one or more nationally recognized organizations which regularly rate such obligations.
- Have a fixed rate during the entire life of the agreement;
- The dollar amounts and periods of time when the City may draw funds out of the repurchase agreement shall be agreed upon in writing by both parties and shall be part of the written repurchase agreement exercised by the City and the approved counterparty;

- The City has the option of varying the dollar amount and the timing of the draw down by an agreed upon percentage of the anticipated draw down and a specified number of days. The City and the counterparty to the agreement will specify the details of the allowable variance when the agreement is structured. In addition, the City may draw down in excess of the variance up to the remaining balance in the agreement for a bona fide, unanticipated cash need;
- Collateral shall have a minimum market value (including accrued interest accumulated) of at least 102 percent of the dollar value of the transaction;
- Repurchase agreements shall be entered into only with dealers who are authorized by the Director and have executed a City approved Master Repurchase Agreement;
- The Director shall maintain a file of all executed Master Repurchase Agreements;
- The title to or a perfected security interest in securities, along with any necessary transfer documents, must be transferred and actually delivered to, and shall be held by, the City's third-party custodian bank acting as safekeeping agent. The market value of the collateral securities shall be marked-to-the-market at least weekly based on the closing bid price at the time the custodian for the collateral issues its monthly statement to the City.

For the purpose of the section, the term "collateral" shall mean "purchased securities" under the terms of the City approved Master Repurchase Agreement. In no case will the maturity of the collateral exceed 10 years.

7. Time Certificates of Deposit with a maximum maturity of five years or savings accounts in state or national banks or state or federally chartered savings banks operating in Colorado that are state approved depositories (as evidenced by a certificate issued by the State Banking Board) and are insured by the FDIC. Certificates of deposit that exceed the FDIC insured amount shall be collateralized in accordance with the Colorado Public Deposit Protection Act. The collateral shall have a market value equal to or exceeding 102 percent of the difference between the insured amount and the City's total deposits for all funds within the institution.
8. Money Market Mutual Funds registered under the Investment Company Act of 1940 that: 1) are "no-load" (i.e.: no commission or fee shall be charged on purchases or sales of shares); 2) have a constant net asset value per share of \$1.00; 3) limit assets of the fund to securities authorized by state statute; 4) have a maximum stated maturity and weighted average maturity in accordance with Rule 2a-7 of the Investment Company Act of 1940; and 5) have a rating of AAAM by Standard and Poor's, Aaa by Moody's or AAA/V1+ by Fitch.
9. Colorado Local Government Liquid Asset Trust (COLOTRUST) as authorized under CRS 24-75-702.
10. Prime Bankers Acceptances, rated at least A-1 by Standard & Poor's, P-1 by Moody's and F1 by Fitch at the time of purchase by at least two services that rate them and shall be rated not less by any service that rates them, with a maturity of six months or less issued on domestic banks or branches of foreign banks domiciled in the U.S. and operating under U.S. banking laws. Accepting banks must have a senior debt rating of A2 by Moody's and A by Standard & Poor's.
11. Prime Commercial Paper with a maturity of 270 days or less which, at the time of purchase, is rated at least A-1 by Standard & Poor's, P-1 by Moody's and F-1 by Fitch.
 - a) At the time of purchase, the commercial paper must be rated by at least two of the above stated rating agencies at the stated minimum rating.
 - b) If more than two of the above stated agencies rates an issuer, all of those rating agencies must rate the issuer in accordance with above stated minimum credit criteria.

- c) If the commercial paper issuer has senior debt outstanding, the senior debt must be rated by each service that publishes a rating on the issuer as at least A2 by Moody's, A by Standard and Poor's and A by Fitch.
12. Corporate Bonds issued by a corporation or bank with a final maturity not exceeding three years from the date of trade settlement, rated at least AA- by Standard & Poor's, Aa3 by Moody's, or AA by Fitch at the time of purchase by each service that rates the debt. Authorized corporate bonds shall be U.S. dollar denominated, and limited to corporations organized and operated within the United States with a net worth in excess of \$250 million.

Securities that have been downgraded below minimum ratings described herein may be sold or held at the City's discretion. The portfolio will be brought back into compliance with Investment Policy guidelines as soon as is practical.

OTHER INVESTMENTS

It is the intent of the City that the foregoing list of authorized securities be strictly interpreted. Any deviation from this list must be pre-approved by the Director in writing after approval by the City Manager.

INVESTMENT DIVERSIFICATION

It is the intent of the City to diversify the investment instruments within the portfolio to avoid incurring unreasonable risks inherent in over investing in specific instruments, individual financial institutions or maturities. The asset allocation in the portfolio should, however, be flexible depending upon the outlook for the economy, the securities market, and the City's cash flow needs.

The City may invest to the following maximum limits within each category:

- 50% in Certificates of Deposit
- 40% in Commercial Paper
- 20% in Bankers Acceptances
- 30% in Corporate Bonds; 5% in any one issuer or its affiliates or subsidiaries

Tests for limitations on percentages of holdings apply to the composite of the entire portfolio of the City, not to individual portfolios maintained by the City. Percentage limitations used for measurements are based on the percentage of cost value of the portfolio.

INVESTMENT MATURITY AND LIQUIDITY

Investments shall be limited to maturities not exceeding five years from the date of trade settlement. In addition, the weighted average final maturity of the total portfolio shall at no time exceed three years.

SELECTION OF BROKER/DEALERS.

The Director shall maintain a list of broker/dealers approved for investment purposes (see Appendix III), and it shall be the policy of the City to purchase securities only from those authorized firms.

To be eligible, a firm must meet at least one of the following criteria:

1. be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a primary dealer within their holding company structure,
2. report voluntarily to the Federal Reserve Bank of New York,
3. qualify under Securities and Exchange Commission (SEC) Rule 15c-3 (Uniform Net Capital Rule).

Broker/dealers will be selected by the Director on the basis of their expertise in public cash management and their ability to provide service to the City's account. Each authorized broker/dealer shall be required to submit and annually update a City approved Broker/Dealer Information Request form which includes the firm's most recent financial statements. In the event that an external investment advisor is not used in the process of recommending a particular transaction in the City's portfolio, any authorized broker/dealer from whom a competitive bid is obtained for the transaction will attest in writing that he/she has received a copy of this policy.

The City may purchase Commercial Paper from direct issuers even though they are not on the approved list of broker/dealers as long as they meet the criteria outlined in Item 12 of the Eligible Investments and Transactions section of this Investment Policy.

COMPETITIVE TRANSACTIONS

Each investment transaction shall be competitively transacted with authorized broker/dealers. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded.

If the City is offered a security for which there is no other readily available competitive offering, then the Director will document quotations for comparable or alternative securities.

SELECTION OF BANKS AS DEPOSITORIES AND PROVIDERS OF GENERAL BANKING SERVICES

The City shall maintain a list of banks approved to provide banking services or from whom the City may purchase certificates of deposit. Banks in the judgment of the Director no longer offering adequate safety to the City will be removed from the list. To be eligible for authorization, a bank shall qualify as a depository of public funds in Colorado as defined in CRS 24-75-603.

SAFEKEEPING AND CUSTODY

The safekeeping and custody of securities owned by the City shall be managed in accordance with applicable Federal and Colorado laws and regulations.

The Director shall approve one or more banks to provide safekeeping and custodial services for the City. A City approved Safekeeping Agreement shall be executed with each custodian bank prior to utilizing that bank's safekeeping services. To be eligible, a bank shall qualify as a depository of public funds in the State of Colorado as defined in CRS 24-75-603 and be a Federal Reserve member financial institution.

Custodian banks will be selected on the basis of their ability to provide service to the City's account and the competitive pricing of their safekeeping related services. The City's designated custodian bank is set forth in Appendix IV of this Investment Policy.

The purchase and sale of securities and repurchase agreement transactions shall be settled on a delivery versus payment basis. Ownership of all securities shall be perfected in the name of the City, and sufficient evidence to title shall be consistent with modern investment, banking and commercial practices.

All investments, except certificates of deposit and local government investment pools purchased by the City shall be delivered by either book entry or physical delivery and will be held in third-party safekeeping by the City's designated custodian bank, its correspondent bank or the Depository Trust Company (DTC).

All Fed wireable book entry securities owned by the City shall be evidenced by a safekeeping receipt or a customer confirmation issued to the City by the custodian bank stating that the

securities are held in the Federal Reserve system in a Customer Account for the custodian bank which will name the City as "customer."

All DTC eligible securities shall be held in the custodian bank's Depository Trust Company (DTC) participant account and the custodian bank shall issue a safekeeping receipt evidencing that the securities are held for the City as "customer."

All non-book entry (physical delivery) securities shall be held by the custodian bank's correspondent bank and the custodian bank shall issue a safekeeping receipt to the City evidencing that the securities are held by the correspondent bank for the City as "customer."

The City's custodian will be required to furnish the City with a monthly report of securities held as well as an account analysis report of monthly securities activity.

PROVISIONS FOR ARBITRAGE

The City periodically issues debt obligations which are subject to the provisions of the Tax Reform Act of 1986 (section 148F), Arbitrage Rebate Regulations. Due to the legal complexities of arbitrage law and the necessary immunization of yield levels, the procedures undertaken in the reinvestment of all or a portion of the proceeds of such debt issuance may extend beyond those outlined in this Investment Policy. The Director, upon advice from Bond Counsel and financial advisors, may alter provisions of this Investment Policy for arbitrage related investments as may be necessary to conform with federal arbitrage regulations. In all cases, however, investments will be in compliance with Colorado Revised Statutes. This section is only applicable to City funds subject to arbitrage restrictions.

REPORTING

An investment report shall be prepared, at least on a monthly basis, listing the investments held by the City, the current market valuation of the investments and performance results. The monthly investment report shall be submitted in a timely manner to the City Manager and the City Council. A record shall be maintained by the Department of Finance and Administrative Services of all bids and offerings for securities transactions in order to ensure that the City receives competitive pricing.

The City has established reporting and accounting standards for callable U.S. Instrumentality securities. Callable securities may be retired at the issuer's option prior to the stated maximum maturity. All securities holding reports for the City shall disclose the stated maturity as well as the first call date of each callable security held. In the case of callable securities which are purchased priced to the first call date and, in the opinion of the Director, have an overwhelming probability of being called on the first call date, weighted average maturity, amortization as well as yield shall be calculated using the first call date. The Director may, however, choose to use a further call date maturity date for reporting purposes when conditions mandate.

PERFORMANCE REVIEW

The Director and the City Manager shall meet at least quarterly to review the portfolio's adherence to appropriate risk levels and to compare the portfolio's total return to the established investment objectives and goals.

The Director shall periodically establish a benchmark yield for the City's investments which shall be equal to the average yield on the U.S. Treasury security which most closely corresponds to the portfolio's actual effective weighted average maturity. When comparing the performance of the City's portfolio, all fees and expenses involved with managing the portfolio should be included in the computation of the portfolio's rate of return.

POLICY REVISIONS

This Investment Policy will be reviewed periodically by the Director and may be amended as conditions warrant by the City Manager and the City Council.

Prepared by:

_____/s/_____
Frank Gryglewicz
Director of Finance and Administrative
Services

Prepared by:

_____/s/_____
Kevin Engels
Accounting Manager

Approved by City Council
September 17, 1990

Amended by City Council
September 5, 1995

Amended by City Council
December 16, 1991

Amended by City Council
December 15, 1997

Amended by City Council
April 5, 1993

Amended by City Council
February 7, 2000

Amended by City Council
June 20, 2005

Amended by City Council
October 16, 2006

Amended by City Council
November 3, 2008

Amended by City Council
February 19, 2013

State of Colorado, County of Arapahoe:

I, Loucrishia A. Ellis, City Clerk in and for the City of Englewood, in the State aforesaid, do hereby certify that the foregoing is a full, true and correct copy of the Investment Policy as the same appears upon the records of my office which are in my custody.

Given under by hand and official seal, this _____.

_____/s/_____
Loucrishia A. Ellis
City Clerk

APPENDIX I

Authorized Personnel

The following persons are authorized to conduct investment transactions and wire transfer funds on behalf of the City of Englewood:

Kevin Engels, Accounting Manager

Kathy Cassai, Accountant II

Christine Hart, Accountant II

Frank Gryglewicz, Director of Finance and Administrative Services

APPENDIX II

Repurchase Agreements

The following firms have executed a City approved Master Repurchase Agreement with the City of Englewood.

Banc of America Securities, LLC
Morgan Stanley DW Inc.

Agreements maintained in separate file.

APPENDIX III

Authorized Broker/Dealers and Financial Institutions

The following firms are approved for investment purposes by the City of Englewood.

Barclays Capital
Deutsche Bank Securities Inc.
Goldman, Sachs & Co
Jefferies & Company, Inc.
J.P. Morgan Securities Inc.
Merrill Lynch, Pierce, Fenner & Smith Inc
Mizuho Securities USA Inc.
Morgan Keegan & Company, Inc.
Morgan Stanley Smith Barney – Citigroup Global Markets platform
Morgan Stanley Smith Barney – Morgan Stanley platform
RBC Capital Markets Corporation
UBS Financial Services Inc.
Wunderlich Securities, Inc.

APPENDIX IV

Designated Custodial Banks

The following bank is authorized as the designated custodial bank for the City of Englewood:

Wells Fargo Institutional Retirement and Trust
1740 Broadway
MAC# C7300-105
Denver, CO 80274

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012/2013

COUNCIL BILL NO. 68
INTRODUCED BY COUNCIL
MEMBER WOODWARD

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.

A Public Hearing was held on the 4th day of February, 2013.

Read by title and passed on final reading on the 19th day of February, 2013.

Published by title in the City's official newspaper as Ordinance No. ____, Series of 2013, on the 22nd day of February, 2013.

Published by title on the City's official website beginning on the 20th day of February, 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 the Ordinance passed on final reading and published by title as Ordinance No. ____, Series of 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 THE SW 1/4 OF THE NW 1/4 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;

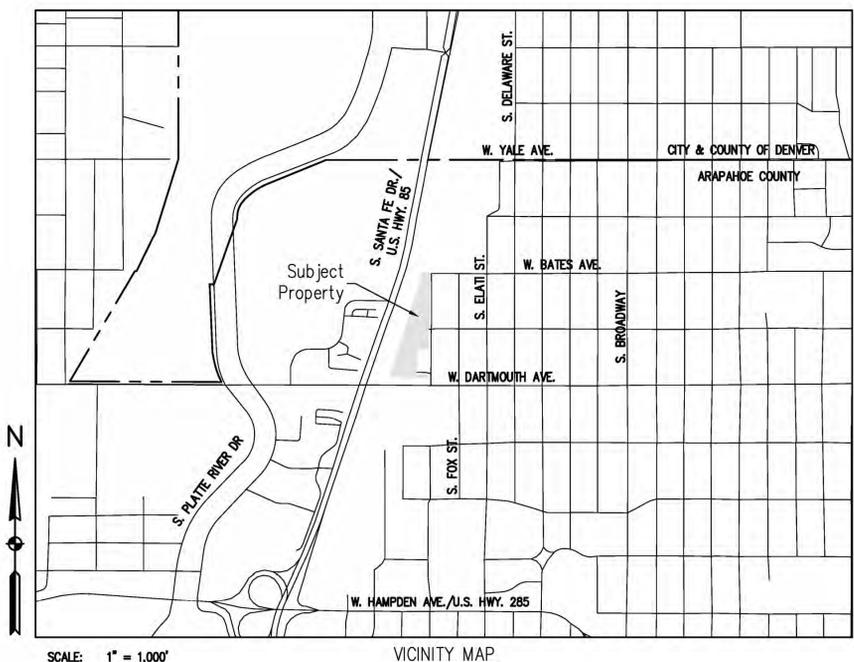
TOGETHER WITH THOSE CERTAIN PARCELS OF LAND CONVEYED TO W.H. INVESTMENTS INC., A COLORADO CORPORATION, BY STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A REMAINDER PARCEL OF LAND NO. 23R OF THE STATE DEPARTMENT OF HIGHWAYS, DIVISION OF HIGHWAYS, STATE OF 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°01'26" 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°01'24" 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.



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)

- 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 ND 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/SPECIALITY 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 (USES CONTINUED ON NEXT PAGE)

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 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 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

W H INVESTMENTS, INC. ARAPAHOE COUNTY
W H PLANNED UNIT DEVELOPMENT
700 W Cornell Ave, 3001, 3011, & 3025 S Galapago St, 3002, 3016, & 3065 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
P1

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

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

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

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
CITY OF ENGLEWOOD
DISTRICT PLAN / ARCHITECTURAL IMAGES & DETAILS

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	2 OF 4

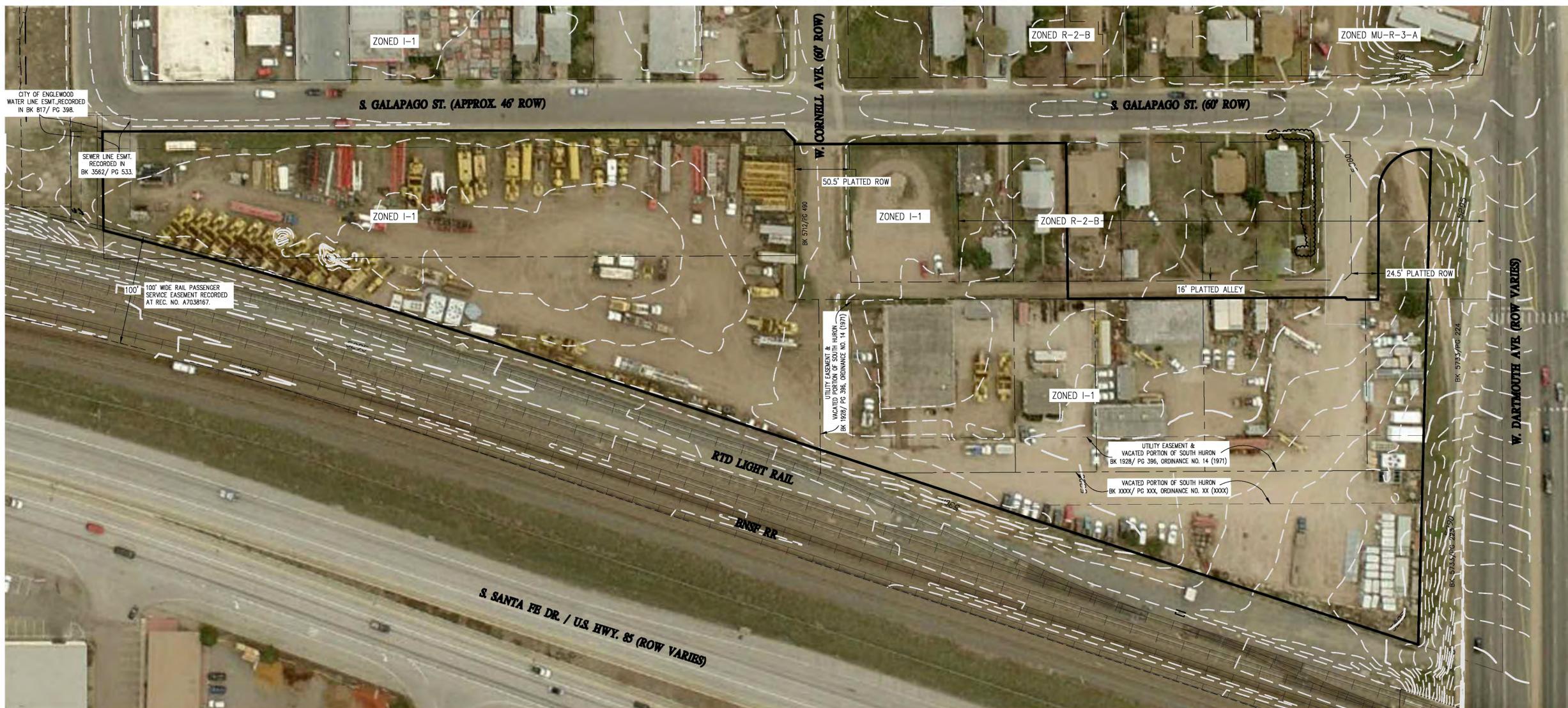
P2

N:\PLANNING\Drawings\200_PUD_2013-01-03.dwg, 1/4/2013 10:43:13 AM, Cory Miller

W H PLANNED UNIT DEVELOPMENT

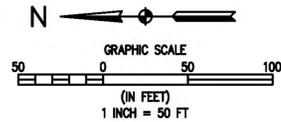
A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34 AND
THE NE ¼ OF SECTION 33, T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 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

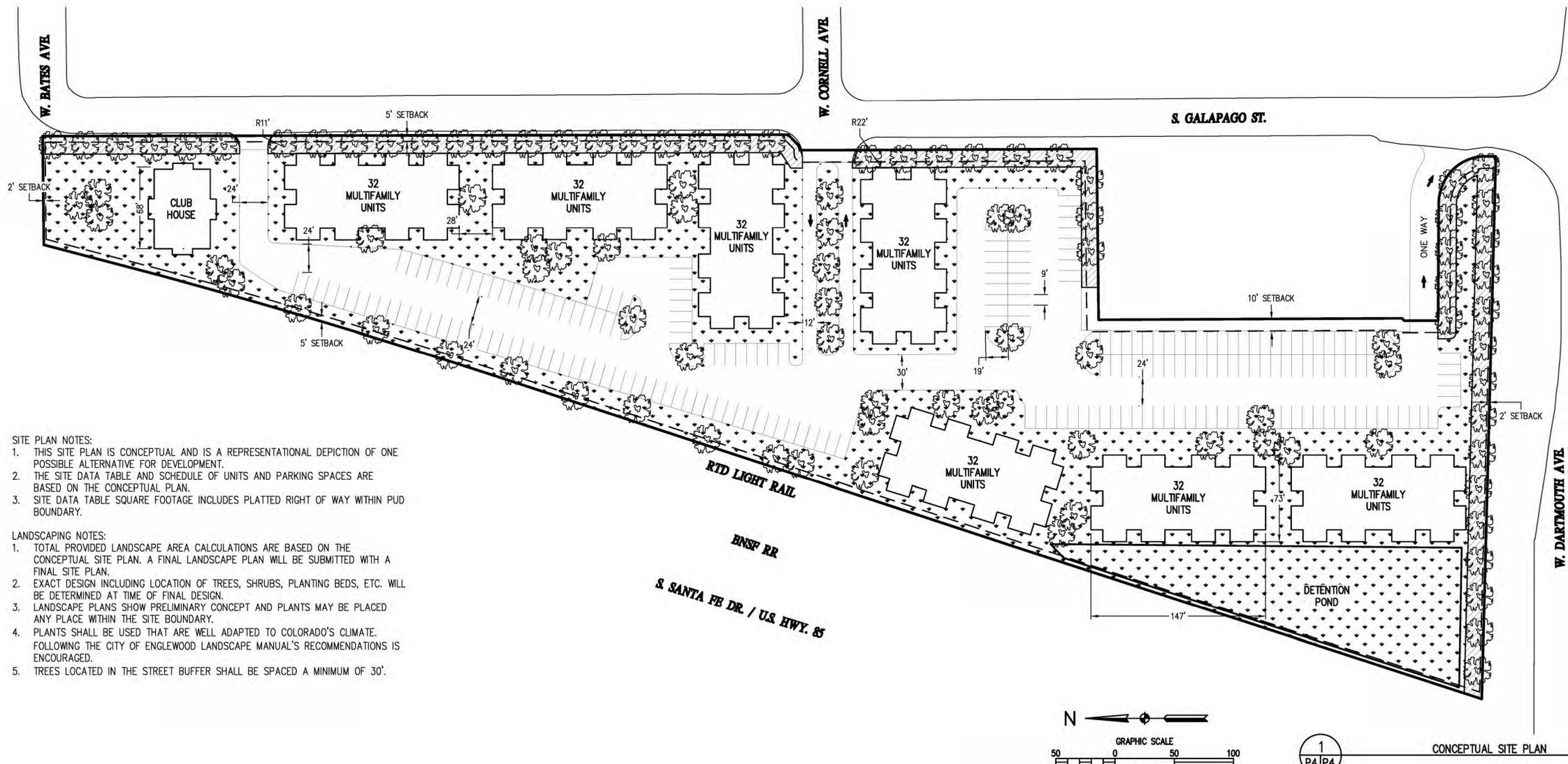
INITIAL SUBMITTAL	9/25/12
DRAWING SIZE	24" x 36"
SURVEY FROM	SURVEY DATE
BASELINE	
JOB NO.	PL200
DRAWING NAME	200_PUD_2012-10-29.dwg
SHEET	3 OF 4

P3

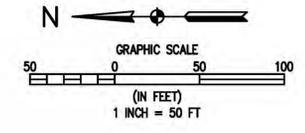
W H PLANNED UNIT DEVELOPMENT

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'.



1
P4/P4

CONCEPTUAL SITE PLAN

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

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

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



**2940 S. Galapago St.
Englewood Co, 80110
303-789-2227**

February 7, 2013

To Whom It May Concern:

It is without reservation that I am recommending the approval of rezoning for the Winslow Crane properties and southern half of the former General Iron site. I believe the planning commission should give a favorable recommendation for rezoning. Bryant Winslow and Sand Creek Investors have done an excellent job in addressing the most pressing environmental issues, including the soil contamination and establishing and executing appropriate treatments.

The initiation of a PUD is essential in the future marketing of both the north and south sites as residential, not just industrial or commercial as it is currently zoned. As a landowner and neighboring business to a proposed residential development, I believe that this would be a great fit for this north Englewood community. The project is designed to rescue an area of the city that has seen decades of decay. It will offer residents both affordable housing as well as business opportunities. I think it will spark revitalization that could spread throughout the surrounding neighborhoods and into other parts of north Englewood.

In summary, I am 100% behind the request for rezoning. I think this is the right move for the council to take in advancing the development of north Englewood.

If you have any questions, please don't hesitate to contact me at 303-961-5423

Thank You,

Rick Hallett

Owner
Wind River Spas

1

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2012/2013

COUNCIL BILL NO. 69
INTRODUCED BY COUNCIL
MEMBER WOODWARD

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.

A Public Hearing was held on the 4th day of February, 2013.

Read by title and passed on final reading on the 19th day of February, 2013.

Published by title in the City's official newspaper as Ordinance No. ____, Series of 2013, on the 22nd day of February, 2013.

Published by title on the City's official website beginning on the 20th day of February, 2013 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

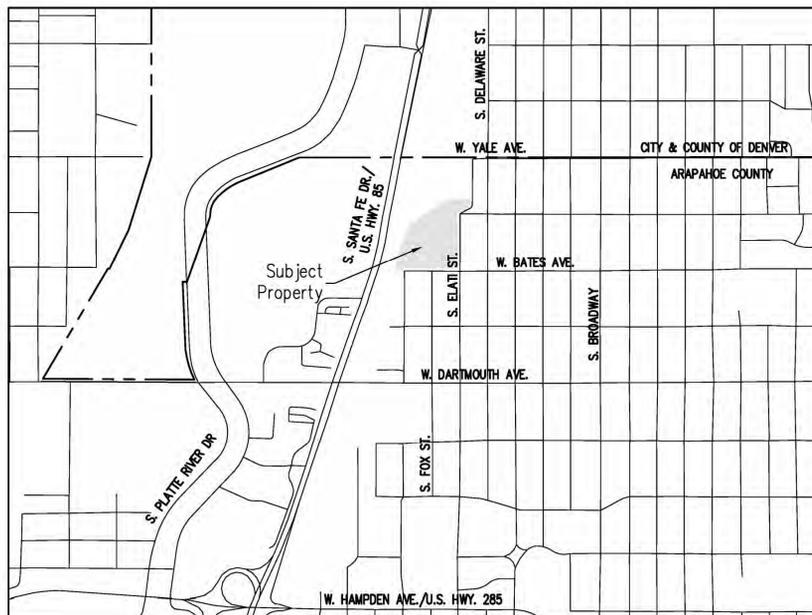
I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of the Ordinance passed on final reading and published by title as Ordinance No. ____, Series of 2013.

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 69°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. 2869250 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: _____ 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
700 12TH STREET, SUITE 220 • GOLDEN, COLORADO 80401
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



DESIGNED BY: EW
DRAWN BY: EW/CM
CHECKED BY: VH

DATE: 10/30/12

PREPARED BY: EN, CM

REVISION DESCRIPTION: DISTRICT PLAN, SITE PLAN, LANDSCAPING

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

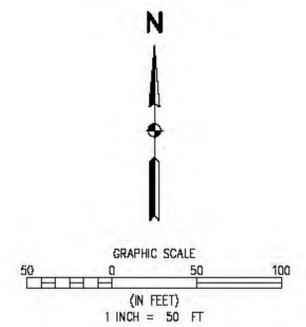
A PARCEL OF LAND LOCATED IN THE NW ¼ OF SECTION 34,
T4S, R68W OF THE 6TH P.M.,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

SHEET 3 OF 4
EXISTING SITE PLAN



LEGEND

	PUD BOUNDARY
	INTERIOR PARCELS
	EASEMENTS
	ALIQUOT 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

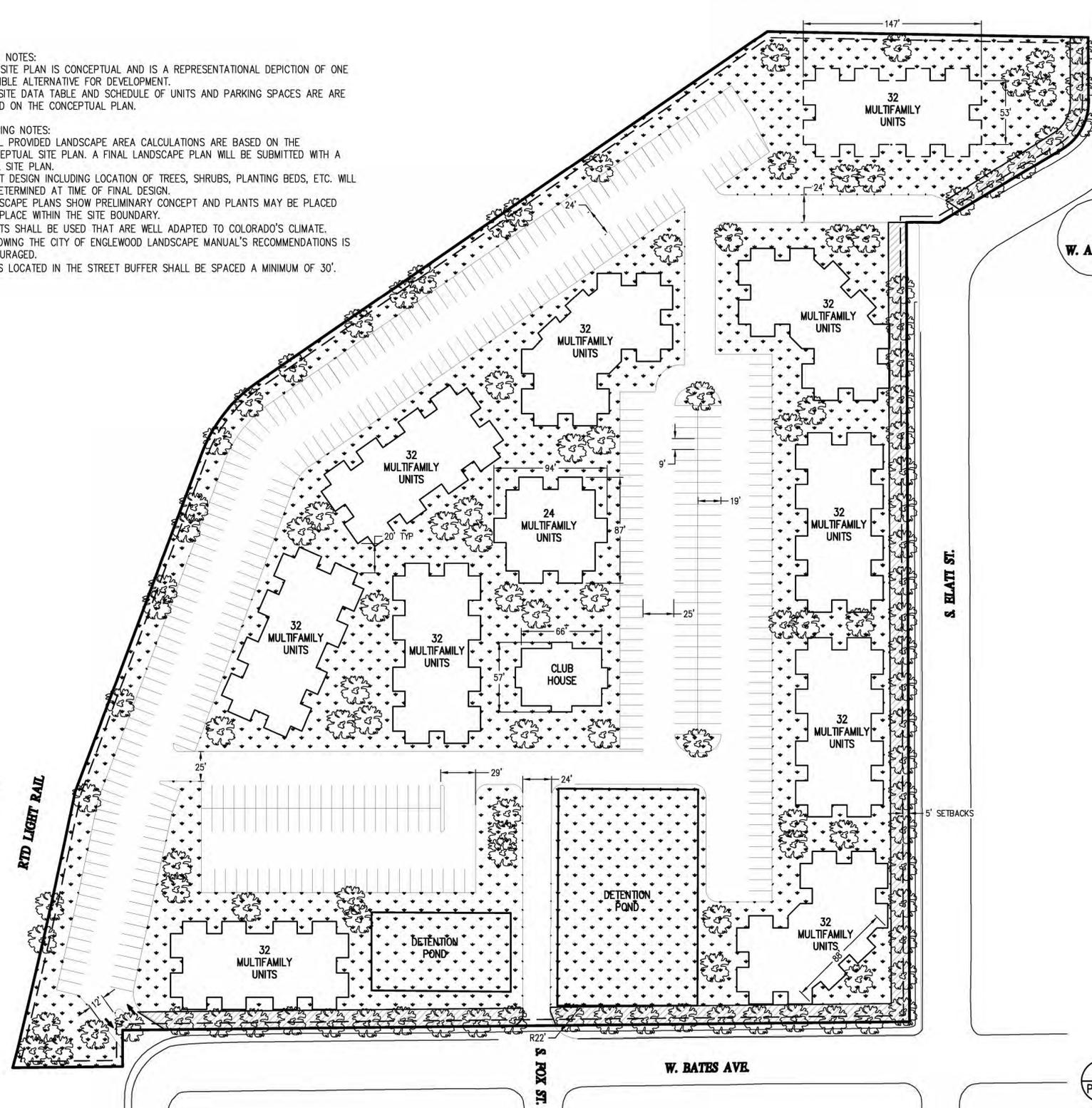
SITE PLAN NOTES:

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'.

S SANTA FB DR / US HWY. 85
BNSF RR
RTD LIGHT RAIL

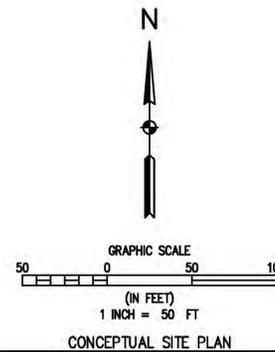


LEGEND

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

SITE DATA TABLE		
TYPE	AREA (SQ. 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



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P4/P4

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

SAND CREEK INVESTORS, L.L.C.
ARAPAHOE COUNTY
CITY OF ENGLEWOOD
SAND CREEK PLANNED UNIT DEVELOPMENT
601 W BATES AVE
CONCEPTUAL 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 FROM: SURVEY DATE:
BASELINE
JOB NO.: PL200
DRAWING NAME:
200_PUD_2012-10-29.dwg
SHEET 4 OF 4