

**Agenda for the
Regular Meeting of the
Englewood City Council
Monday, December 2, 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 November 18, 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. City Council will recognize the student artists whose artwork is included in the 2014 Englewood Calendar.
 - Billie Dornfeldt, Clayton Elementary School
 - Tess Bray, East High School
 - Jamie Valdez, Colorado's Finest Alternative High School
 - Vincent Pino, Clayton Elementary School
 - Emilee Cirbo, Clayton Elementary School
 - Alize Galvan, Englewood High School
 - Russell Watson, Charles Hay World School
 - Jake Hurtado, All Souls School
 - Isaiah Mendez, Cherrelyn Elementary School
 - Aushia Davis, Englewood Middle School
 - Sophie Castro, All Souls School
 - Shawn Michaelis, Colorado's Finest Alternative High School
 - Dominic Priefert, Clayton Elementary School

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.

- b. Jerrell Black, Director of Parks and Recreation and Fire Chief Andrew Marsh will be present to recognize Parks and Recreation staff for their efforts during a recent pool rescue at the Englewood Recreation Center.

- 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.
 - a. Recommendation from the NonEmergency Retirement Board to remove James Jordan as a regular member due to poor attendance.
- 9. Consent Agenda Items.
 - a. Approval of Ordinances on First Reading.
 - b. Approval of Ordinances on Second Reading.
 - i. Council Bill No. 61, authorizing the application for, and acceptance of, a grant from the Colorado State Library in the amount of \$7,637.
 - c. Resolutions and Motions.
- 10. Public Hearing Items. (None scheduled.)
- 11. Ordinances, Resolutions and Motions
 - a. Approval of Ordinances on First Reading.
 - i. Council Bill No. 62 -- Recommendation from the NonEmergency Employees Retirement Plan Board to approve a bill for an ordinance reducing the number of Board Members necessary for a quorum and correcting dates in sections 3-4 of the Englewood Municipal Code related to the NonEmergency Employees Retirement Plan.
Staff Source: Frank Grylewicz, Director of the Finance and Administrative Services Department.

- ii. Council Bill No. 63 - Recommendation from the Community Development Department to adopt a bill for an ordinance approving the proposed Chick-fil-A Speer's Broadway Planned Unit Development. Staff further recommends setting a Public Hearing for December 16, 2013 to consider public testimony on this matter. City Council may also consider the proposed ordinance on second reading at its December 16 meeting. **Staff Source: Audra L. Kirk, Planner I.**
 - iii. Council Bill No. 64 - Recommendation from the Community Development Department to adopt a bill for an ordinance approving the Speer's Broadway Addition Filing No. 2, First Amendment Major Subdivision. Staff further recommends setting a Public Hearing for December 16, 2013 to consider public testimony on this matter. City Council may also consider the proposed ordinance on second reading at its December 16 meeting. **Staff Source: Audra L. Kirk, Planner I.**
 - b. Approval of Ordinances on Second Reading.
 - c. Resolutions and Motions.
 - i. Recommendation from the Finance and Administrative Services Department to approve a resolution authorizing a supplemental appropriation to the 2013 Budget for holiday lighting on Broadway. **Staff Source: Frank Gryglewicz, Director of Finance and Administrative Services.**
 - ii. Recommendation from the Fire Department to approve a resolution authorizing application for an Assistance to Firefighters Grant from the Federal Emergency Management Agency. **Staff Source: Andrew Marsh, Fire Chief, and Kraig Stovall, Training Chief.**
 - iii. Recommendation from the Department of Parks and Recreation to approve, by motion, a bid to replace the wet well and pump house at the Broken Tee Englewood Golf Course. Staff recommends awarding the bid to the lowest acceptable bidder, The Industrial Group, in the amount of \$183,000. **Staff Sources: Dave Lee, Manager of Open Space and Wayne Niles, Golf Course Supervisor.**
12. General Discussion.
- a. Mayor's Choice.
 - b. Council Members' Choice.
13. City Manager's Report.
14. City Attorney's Report.
15. Adjournment.

City of Englewood
Department of Finance
and Administrative
Services

Memorandum

To: Mayor Randy Penn and City Council
From: Brad Hagan, Chairperson of the NonEmergency Employees Retirement Board
Date: November 13, 2013
Re: Board Member James Jordan

James Jordan, Citizen Appointee to the NonEmergency Employees Retirement Board, has failed to comply with the Board's attendance policy. Mr. Jordan has missed four of the past six meetings with three of the absences were unexcused.

In accordance with the attendance policy, Mr. Jordan was given notice that his lack of attendance was unacceptable at the August meeting but was permitted to remain on the Board. He did not provide notice that he was unable to attend the November 12, 2013 meeting. The NonEmergency Employees Retirement Board has declared Mr. Jordan's seat vacant and is requesting City Council appoint a citizen to fill the remainder of term that expires February 1, 2015.

CC James Jordan

NONEMERGENCY EMPLOYEE RETIREMENT PLAN BOARD
July 19, 1995

NonEmergency Employee Retirement Plan Board Policy Regarding Attendance of Meetings

All absences shall be recorded in the minutes of the meeting. The Board Members will determine if absences are "excused" or "unexcused" at the next meeting and record their determination in the minutes.

Board members will be given notice after two unexcused absences or three absences, excused or not, within a twelve month period. Board members will be provided an opportunity to present their arguments before the board takes any action.

BY AUTHORITY

ORDINANCE NO. _____
 SERIES OF 2013 _____

COUNCIL BILL NO. 61
 INTRODUCED BY COUNCIL
 MEMBER OLSON

AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF AN INTERGOVERNMENTAL PUBLIC LIBRARY GRANT FROM THE COLORADO STATE LIBRARY.

WHEREAS, the State Grants for Libraries Act (C.R.S. 24-90-401) provides for State grants for libraries; and

WHEREAS, this Grant is subject to requirements of the funded program as specified in the guidelines which include a commitment to obtain educational resources that libraries would otherwise be unable to afford; and

WHEREAS, authorized activities include:

- Expenditures for educational resources to support the educational and informational needs and activities of residents, students, or faculty.
- Expenditures for educational resources that support or enhance opportunities for early literacy and early learning.
- An end-of-grant report that describes how the grant funds were used and statistical and/or anecdotal reports on the benefits of the grant-funded resources.; and

WHEREAS, the Englewood City Council was appraised of the availability of funds through the Colorado State Library at the September 16, 2013 Study Session; and

WHEREAS, the Colorado State Library has awarded the Englewood Public Library \$7,637 for the funding period October 1, 2013 through June 1, 2014.

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

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes the acceptance of the Colorado Public Library Grant to the Englewood Public Library in the amount of \$7,637, attached hereto as Exhibit A.

Introduced, read in full, and passed on first reading on the 18th day of November, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 22nd day of November, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 20th day of November, 2013 for thirty (30) days.

Read by title and passed on final reading on the 2nd day of December, 2013.

Published by title in the City's official newspaper as Ordinance No. ____, Series of 2013, on the 6th day of December, 2013.

Published by title on the City's official website beginning on the 4th day of December, 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

COLORADO DEPARTMENT OF EDUCATION
COLORADO STATE LIBRARY AWARD NOTIFICATION
STATE GRANTS FOR LIBRARIES ACT
201 EAST COLFAX AVE., ROOM 304
DENVER, CO 80203

Subgrantee Information:
City of Englewood / Englewood Public Library

Date: October 28, 2014
Action # 1
Action Type Budget Approval

Current Year Allocation: \$ 7637

Legislative and Fiscal Data:

Program Title: State Grants for Libraries
Authority: State Grants for Libraries Act (C.R.S. 24-90-401)
Funding Period: October 1, 2013 – June 30, 2014
State Grant Code: 3207

Terms and Conditions of Award:

- This grant award is made subject to the provisions of all applicable acts and regulations.
- This grant award is made subject to the applicable provisions of the State Grants for Libraries Act C.R.S. 24-90-401.
- The CDE may terminate a grant award upon thirty (30) days notice if it is deemed by CDE that the applicant is not fulfilling the requirements of the funded program as specified in the guidelines.

Program Requirements:

The program requirements include a commitment to obtain educational resources that libraries would otherwise be unable to afford, to the end that the state will receive the corresponding benefits of a better educated and informed population.

Authorized Activities:

- Expenditures for educational resources to support the educational and informational needs and activities of residents, students, or faculty.
- Expenditures for educational resources that support or enhance opportunities for early literacy and early learning.

Fiscal Requirements:

- If any finding of misuse of these funds are discovered, project funds will be returned to CDE
- An end-of-grant report that describes how the grant funds were used and statistical and/or anecdotal reports on the benefits of the grant-funded resources.
- Cashing of award check will indicate grantee's acceptance of the award and compliance with the State statutory and regulatory requirements.

This Subaward Agreement represents the entire agreement and understandings between the Parties with respect to its subject matter. Any modifications to this agreement shall be made in writing and must be signed by the authorized representatives of both parties.

10/29/13

Colorado State Library

Date

**PUBLIC LIBRARY GRANT ELIGIBILITY FORM
FY 2013-2014 STATE GRANTS FOR LIBRARIES
COLORADO STATE LIBRARY**

FY 2013-2014 State Grants for Libraries are provided by the Colorado State Library to enable public libraries, school libraries, and academic libraries to obtain educational resources they would otherwise be unable to afford, to the end that the state will receive the corresponding benefits of a better educated and informed population. (C.R.S. 24-90-402)

**Due Date: Tuesday, October 1, 2013
5:00p.m**

- Please read the FY2013-2014 State Grants for Libraries Guidelines carefully to understand eligibility requirements, eligible uses, timeline for expenditure of funds, and reporting requirements.
- Complete and submit the appropriate Grant Eligibility Form by **October 1, 2013**, to certify that the library meets the requirements to receive funding and intends to use the funds as required by law.
- Secure the appropriate signatures on this Grant Eligibility Form. Omitting required signatures may disqualify the applicant.
- Completed forms may be provided via E-mail, Mail, Fed-Ex, Courier, or Hand-Delivered.
- The State Library receives no Mail or Fed-Ex deliveries on the weekends.
- All Mail goes to a central processing unit before delivery to State Library which can delay receipt.
- Allow at least 3 business days for processing.

Send original (or scanned, signed copy) to:

Colorado Department of Education
Colorado State Library
Attn: Susan Burkholder
201 East Colfax Avenue, Room 304
Denver, Colorado 80203-1799
email:
Courier Code: C912



cde

COLORADO DEPARTMENT of EDUCATION

Public Library Grant Eligibility Form

State Grants to Libraries 2013-2014

Name of library/library district Englewood Public Library
Contact Person Name and Title Dorothy Hargrove, Library-Director
Telephone 303-762-2553
Email

This certifies that the Englewood Public Library meets all requirements to receive funding. Please type in an X for Yes or No for each requirement:

Eligibility Requirement	Yes	No
1. Will utilize this funding to purchase eligible educational resources to augment learning and early literacy efforts of the library	X	
2. Legally established and operated under Colorado Library Law.	X	
3. Borrows and lends to other Colorado libraries without a charge	X	
4. Belongs to the Colorado Libraries Collaborate Program http://www.cde.state.co.us/cdelib/clc	X	
5. Makes no charges to primary clientele to use the interlibrary loan service or access the Internet	X	
6. Meets the Internet access by minors requirements in C.R.S. 24-90-404(C)(I,II,III) http://www.cde.state.co.us/cdelib/librarylaw/Par4.htm	X	
7. Staffing and service hours – has paid staff available in the library for a minimum of 20 hours each week	X	
8. Reporting – will submit report to State Library by August 15, 2014	X	
9. Under the TABOR amendment, can the institution accept the amount allocated to the institution?	X	

Maintenance of Effort Requirements. This State Grants for Libraries funding is designed to supplement, not supplant, local funding for libraries. To be eligible, applicants must demonstrate their effort to obtain funds from existing local revenue sources. Please provide the following library collection budget information for your current fiscal year and the previous three years of actual expenses:

	Library collection budget (including database subscriptions), minus any grants to the library for collections
FY2010 (actual)	\$189,462
FY2011 (actual)	\$180,624
FY2012 (actual)	\$185,520
FY2013 (budgeted)	\$185,300

If the FY2013 library collection budget is less than the average of the previous three years, the Colorado State Library will contact you for additional information to determine your eligibility.

Chair of Board of Trustees or other appropriate authority:

Type name and title: Gary Sears, City Manager, City of Englewood

Signature



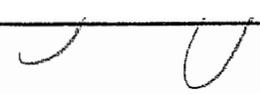
Date

9/12/13

Library Director:

Type name and title: Dorothy Hargrove, Director of Library Services

Signature



Date

9/17/13

For State Library use only:

Meets eligibility requirements Yes _____ No _____ Grant Award \$ _____

Assistant Commissioner Date

Grants Administrator

Date

COUNCIL COMMUNICATION

Date December 2, 2013	Agenda Item 11 a i	Subject A bill for an ordinance reducing the number of board members necessary for a quorum and correcting an error in the NonEmergency Employees Retirement Plan (NERP)
Initiated By City of Englewood, Finance and Administrative Services Department		Staff Source Frank Gryglewicz, Director

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

The City Council has not discussed this specific issue but has supported various amendments, Plan changes, and corrections in the past.

RECOMMENDED ACTION

The NonEmergency Employees Retirement Plan Board recommends City Council approve the attached bill for an ordinance reducing the number of NERP Board members necessary for a quorum from five to four and correcting the date in section 3-4-17-3.B.1 and amending the effective date of Section 3-4-1 to December 1, 2013.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

Reducing the number of Board members necessary for a quorum will help the NERP Board conduct business when fewer board members are available; this is becoming more important as long-time members are term limited and qualified replacements are more difficult to recruit.

This bill for an ordinance makes the following changes to the NonEmergency Employees Retirement Plan:

The proposed bill for an ordinance provides for the following amendments:

1. Amend Section 3-4-11-1 by revising the first sentence of the third paragraph to read as follows:
Four (4) members of the Retirement Board shall constitute a quorum.
2. Amend the second sentence of Section 3-4-17-3.B.1 by revising the phrase "For distributions made after December 31, 2007" to read "For distributions made after December 31, 2006."
3. Restate the Plan effective December 1, 2013 amending Section 3-4-1 to incorporate amendments 1 and 2 above.

These amendments do not change Plan benefits.

FINANCIAL IMPACT

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

LIST OF ATTACHMENTS

Minutes from August 20, 2013 NonEmergency Employees Retirement Board Meeting
Proposed Bill for an Ordinance

NONEMERGENCY EMPLOYEES RETIREMENT BOARD MEETING
August 20, 2013

Chairperson Hagan called the regular meeting of the Englewood NonEmergency Employees Retirement Plan Board to order at 3:10 p.m. in the Public Works Conference Room of the Civic Center, 1000 Englewood Parkway, Englewood, Colorado.

Members Present: Frank Gryglewicz, Director of Finance and Administrative Services (left at 4:17 p.m.)
Bradley Hagan, Chairperson, Employee Representative
James Jordon, Council Appointee
John Moore, Council Appointee
Mahendra Patel, Secretary, Employee Representative
Jim Woodward, Council Member

Members Absent: None

Others Present: Eric Overbey, Innovest Portfolio Solutions
Wendy Dominguez, Innovest Portfolio Solutions
Diane Hunt, Gabriel Roeder Smith and Company (GRS)
Joe Herm, Gabriel Roeder Smith and Company
Dan Brotzman, City Attorney (left at 3:25 p.m.)

A quorum was present.

* * * * *

Approval of Minutes

MR. GRYGLEWICZ MOVED TO APPROVE THE MINUTES OF THE MAY 14, 2013 REGULAR MEETING WITH THE CORRECTION ON PAGE TWO CHANGING THE WORD "MORALITY TABLES" TO "MORTALITY TABLES." MR. PATEL SECONDED.

Ayes: Gryglewicz, Hagan, Jordan, Moore, Patel, Woodward
Nays: None
Absent: None

The motion carried.

Discussion of Memo from Daniel Brotzman

The Board reviewed Mr. Brotzman's memo agreeing with the recommendation from Mary Brauer, Pension Attorney. The memo states that the changes are to correct the mortality table errors. The participants benefits with increases will receive the increased amount and the retroactive increase and the participants whose benefits are reduced will receive the lesser benefit going forward without a deduction for excess payments previously received.

MR. MOORE MOVED TO ADD AN ADENDMENT TO THE MAY 14, 2013 MOTION CORRECTING THE BENEFITS BECAUSE OF THE USE OF AN OLD MORTALITY TABLE AND ALLOWING FOR THE RETIREES TO HAVE PAYMENTS CHANGED TO THE CORRECT BENEFIT AND RETROACTIVE ADJUSTMENTS TO THOSE WITH INCREASES AND NO RETROACTIVE ADJUSTMENTS FOR THOSE WITH DECREASES, THE ADJUSTMENTS ARE AS OUTLINED ON THE HANDOUT. MR. GRYGLEWICZ SECONDED.

Ayes: Gryglewicz, Hagan, Jordan, Moore, Patel, Woodward
Nays: None
Absent: None

The motion carried.

Discussion of Board Term Limitations

Mr. Moore stated the Board perpetually has problems filling vacant Board positions which increase the likelihood of not obtaining a quorum. The Board discussed changing the number of members necessary for a quorum and other options. Discussion followed regarding alternates, the experience necessary for Board Members, and term limits. The Board also discussed amending the Plan document and how potential changes might increase the probability of obtaining a quorum.

MR. MOORE MOVED RECOMMENDING CITY COUNCIL AMEND THE NERP PLAN DOCUMENT REDUCING THE QUORUM FROM FIVE TO FOUR MEMBERS. MR. GRYGLEWICZ SECONDED.

Ayes: Gryglewicz, Hagan, Jordan, Moore, Patel, Woodward
Nays: None
Absent: None

The motion carried

Dan Brotzman left 3:25 p.m.

Innovest Portfolio Solutions, LLC

Ms. Dominguez introduced Eric Overbey. Mr. Overbey heads Innovest's due diligence department.

The Board discussed changing the order of the agenda so fund search presentations go first and then discuss portfolio performance after the other agenda items.

Mr. Overbey explained the need to replace the Perkins Mid Cap Value Fund. Two replacement funds options are John Hancock Disciplined Mid Cap Value and Touchstone T S & W Mid Cap Value Fund. Mr. Overbey reviewed the pros and cons of each fund and how the funds differ from Perkins.

The Board discussed the volatility, past performance, and the asset allocations of the two funds. The Board reviewed the share classes available and the fees associated with each share class.

MR. MOORE MOVED TO REPLACE THE PERKINS MID CAP VALUE WITH THE JOHN HANCOCK DISCIPLINED MID CAP VALUE FUND. MR. GRYGLEWICZ SECONDED.

Ayes: Gryglewicz, Hagan, Jordan, Moore, Patel, Woodward
Nays: None
Absent: None

The motion carried

Ms. Dominguez explained the need to replace the J.P. Morgan Highbridge Dynamic Commodities Fund. The PIMCO Commodities Fund will be retained. Mr. Overbey reviewed the pros and cons of the fund of the Credit Suisse Commodity Return Strategy Fund.

Mr. Gryglewicz asked if the Credit Suisse Commodity fund followed the Dow Jones Commodity Index, why buy the fund rather than an index fund. Mr. Overbey explained the differences and that some of SEC regulations limitations.

MR. MOORE MOVED TO REPLACE THE J. P. MORGAN HIGHBRIDGE FUND WITH THE CREDIT SUISSE COMMODITY STRATEGY FUND. MR. GRYGLEWICZ SECONDED.

Ayes: Gryglewicz, Hagan, Jordan, Moore, Patel, Woodward
Nays: None
Absent: None

The motion carried

The trades will be made as soon as possible.

Gabriel Roeder Smith and Company

Ms. Hunt reviewed the studies requested by the Board. Studies build on each other study.

Study 1 – Decrease the investment return assumption from 7.5% to 7.0%.

Study 2 – Changes from Study 1 plus decrease the inflation assumption from 3.0% to 2.5%.

Study 3 – Changes from Study 2 plus update the mortality assumption to RP-2000.

Study 4 – Changes from Study 3 plus revise the retirement rate assumption.

An analyzed the impact of revising the retirement assumption of those eligible from 100% retirement at first eligibility (but no earlier than age 61) to the following schedule:

Age	Current Proposed	
	Rate	Rate
61	100%	50%
62	100%	50%
63	100%	30%
64	100%	30%
65	100%	100%

Study 4 was included by GRS based on the observations of the Plan's past experience with Members not retiring as soon as they are eligible for Special Early Retirement (Rule of 88.)

Ms. Hunt reviewed results of the studies indicating both potential increases and decreases in funding liabilities.

Mr. Moore inquired about the timeline of changing the assumptions. Ms. Hunt suggested the assumption changes need to be approved prior to the next Plan valuation. He also inquired about the timeline from the City's budgeting perspective. The Plan contributions are delayed to the beginning of the year following the actuarial report that provides the contribution amounts for the budgeting process. The delay allows that assumptions approved for the January 1, 2014 report will be reflected in the 2015 Budget.

Mr. Moore asked GRS if these studies were compared to the GRS capital market assumptions or if it were benchmarked against the NERP peer group, where the Plan would stand. Ms. Hunt stated that for other plans with a higher equity ratio, they are finding 7.0 to 7.5 percent returns and she thinks a 7.5 percent assumption is high for the NERP investment allocation and from the actuarial position that 7.0 percent is still within the viable range for the long term. Mr. Moore questioned if the Board determined to make the assumption changes, should the Board consider lowering the capital market percentage below 7.0.

Discussion continued on the additional studies and the appropriateness of the assumptions. The Board agreed the salary scale assumption should be reduced if the City's Human Resources Department forecast is lower.

Ms. Hunt said mortality experience for the City of Denver and State of Wyoming prompted both to change to the RP-2000 mortality table.

Mr. Moore lent support for each study with the caveat that the salary scale should be studied further to verify forecasted increases in the future. He supports making the changes; however, he defers putting the amendment on the table until more information about the City's forecasted salary scale can be determined. Mr. Gryglewicz will provide the information for the next meeting.

Ms. Hunt asked if the Board would like to review the GRS capital market analysis. She also commented that next year it may be worthwhile to perform funding projections of twenty to twenty-five years out. This will provide a forecast of the funding ratio if the City makes the actuarially required contributions.

Ms. Wescoat asked if the changes are made to the mortality tables, would the Plan need amendments. Ms. Hunt said that the joint and survivor optional factors are based upon the mortality tables. Mr. Moore said that the Plan document mortality tables for calculation of optional benefits do not need to match the mortality tables assumptions used for the actuarial report, but is a good idea to review the Plan from time to time and update it and that was done at the beginning of 2012.

Ms. Hunt will provide Ms. Wescoat an estimated cost of the capital market assumptions study. A phone poll will be performed if necessary.

Mr. Gryglewicz left at 4:17 p.m.

Innovest Portfolio Solutions, LLC – Continued

Ms. Dominguez continued the presentation of last quarter's market performance.

Mr. Overbey presented the analysis of each fund in the Plan.

Henry O'Dell Retiree Death Notification

Ms. Wescoat explained the Henry O'Dell Retiree Death Notification was listed separately on the agenda because his final payment was returned by the bank. Mr. O'Dell died in at an assisted living residence. He contacted Ms. Wescoat in 2009 to request that no contact or information be provided to any family member. When Ms. Wescoat contacted the assisted living residence after his death, she was told that the family had not responded after repeated contacts regarding the death and Mr. O'Dell was buried with no information from any friends or family. Ms. Wescoat relayed this information to Mr. Brotzman and he said since there are no beneficiaries the funds should be returned to the Plan. Mr. Moore asked if the funds would be sent to Colorado Treasurer and Ms. Wescoat said Mr. Brotzman said not to send the funds to the state.

Retirement Approvals and Notifications:

- a. Consideration of Retirement Benefit for Barbara Krecklow
- b. Notification of Retirement Benefit Request for Janet Grimmett
- c. Consideration of Retirement Benefit for Dennis Stowe
- d. Notification of DROP Application Withdrawn for Randy Pierce
- e. Notification of DROP Application for James Black
- f. Benefit Approval for the Beneficiary of Thomas Chesher

Mr. Stowe's retirement benefit was scheduled to begin in June but he has not completed his paperwork, so his benefit will be approved at a future Board meeting after the paperwork is completed. Mr. Pierce withdrew his DROP application prior to completing the irrevocable agreement.

CHAIRPERSON HAGAN MOVED TO APPROVE THE ITEMS LISTED ON THE BENEFIT APPROVALS AND NOTIFICATIONS. MR. MOORE SECONDED.

Ayes:	Hagan, Jordan, Moore, Patel, Woodward
Nays:	None
Absent:	Gryglewicz

The motion carried.

Review of James Jordan's Attendance

Mr. Jordan has attended only three of the past four meetings. Mr. Moore inquired if it is Mr. Jordan's intention to attend future meetings. Mr. Jordan said he will attempt to attend all of the meetings.

Member Choice

The Board considered changing the date of the next Board meeting because Council Member Woodward, current Council liaison, may not to run for reelection. Mr. Woodward will remain on City Council and the Board until November 18 (the end of his term) regardless of his decision to run for another Council term. November 12, 2013 will remain the next meeting date.

The Board discussed future vacancies due to terms ending.

The Board adjourned at 4:45 p.m.

/s/ Carol Wescoat

Carol Wescoat
Recording Secretary

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013 _____

COUNCIL BILL NO. 62
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE AMENDING TITLE 3, CHAPTER 4, SECTIONS 1, 11(1) AND 17(3), OF THE ENGLEWOOD MUNICIPAL CODE 2000 AMENDING THE NONEMERGENCY EMPLOYEES RETIREMENT BOARD PLAN AND AMENDING AND RESTATING THE EFFECTIVE DATE OF THE PLAN DESCRIBED IN SECTION 3-4-1 TO DECEMBER 1, 2013.

WHEREAS, the Englewood Municipal Code (E.M.C.) established a Retirement Board for nonemergency City employees called the Nonemergency Employees Retirement Board (NEERB) 2-7-1 E.M.C.; and

WHEREAS, the NEERB is the Trustee of the Retirement Plan Fund to hold, manage and control the Fund in accordance with the Englewood Municipal Code (3-4-11 and 3-4-12 E.M.C.); and

WHEREAS, the Plan may be amended, or altered by the City (13-4-14 E.M.C.); and

WHEREAS, long-time members of the NonEmergency Employees Retirement Board are term limited and qualified replacements are more difficult to recruit; and

WHEREAS, reducing the number of Board members necessary for a quorum will help the NonEmergency Employees Retirement Board conduct business when fewer Board members are available; and

WHEREAS, the date for distributions has been changed from December 31, 2007 to December 31, 2006 to correct a typographical error; and

WHEREAS, with the passage of this Ordinance the NonEmergency Employees Retirement Plan shall be restated and effective December 1, 2013, to incorporate these amendments; and

WHEREAS, the NonEmergency Employees Retirement Board approved these modifications at their meeting on August 20, 2013.

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

Section 1. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 4, Section 1, "*Purpose*" of the Englewood Municipal Code 2000, to read as follows:

3-4-1: Purpose

Effective as of December ~~31, 2012~~ 2013, the City Council of the City adopted the amended and restated Plan, as set forth herein, to continue and replace the Plan previously in effect. The Plan and Retirement Fund are intended to meet the requirements of Sections 401(a) and 501(a) of the Internal Revenue Code of 1986, as amended. The Plan, previously known as the "City of Englewood Retirement Plan," is known as the "City of Englewood Nonemergency Employees Retirement Plan."

The Plan and the Retirement Fund forming a part hereof, were established and shall be maintained for the exclusive benefit of the eligible Employees of the City and their Beneficiaries.

No part of the Retirement Fund can ever revert to the City except as hereinafter provided, or be used for or diverted to purposes other than the exclusive benefit of the Employees of the City and their Beneficiaries.

This amendment and restatement of the Plan shall not, in any way, affect the rights of former Employees who participated in said Plan and who either retired or otherwise terminated their employment prior to December ~~31, 2012~~ 2013. The rights, if any, of such former Employees and of their Beneficiaries and the amounts of their benefits, if any, shall continue to be governed by the provisions of the Plan as it was in effect on ~~December~~ November 30, ~~2012~~ 2013, or the date, if earlier, of their retirement or termination of employment, unless specifically provided for otherwise herein.

Section 2. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 4, Section 11, Subsection 1, "*Retirement Board*" of the Englewood Municipal Code 2000, to read as follows:

3-4-11-1: Retirement Board.

There is hereby created a board to be known as the NonEmergency Employees Retirement Board of the City of Englewood ("Retirement Board") which shall be composed of seven (7) members. One (1) member shall be an elected member of the City Council who shall be selected by a majority of the members of City Council. One (1) member shall be the City Treasurer. Two (2) members shall be employees of the City who are Members of the Plan, who shall be selected by a vote of all such Members in accordance with such procedures as the City Manager may adopt, from time to time. Three (3) members shall be electors of the City who shall be selected by a majority of the members of the City Council. In addition, the City Manager, or his designee, shall serve in an advisory capacity, as an ex official, nonvoting member.

Members of the Retirement Board shall be appointed for four (4) year terms, provided the said member continues to possess the qualifications provided herein during the member's term and, further provided that:

- A. The Council member shall serve during his term of office as a Council member; and
- B. The City Treasurer shall serve during his tenure in office as City Treasurer.

Should a vacancy occur in the membership of the Retirement Board, the same shall be filled for the duration of the unexpired term only, in the same manner as provided herein. Prior to entering upon the performance of the duties of a member of the Retirement Board, each member thereof shall take and subscribe an oath that he accepts the obligations imposed upon him by the provisions of this Plan and that he shall faithfully perform the duties of such office.

~~Five~~ Four (~~5~~ 4) members of the Retirement Board shall constitute a quorum. All actions taken by the Board shall be approved by a majority vote of a quorum of the Retirement Board members. All actions, decisions and determinations of the Board shall be recorded in the minutes of the Retirement Board and, unless inconsistent with the provisions of the Plan, shall be binding and conclusive upon all interested parties.

No member of the Board shall receive compensation for his service on the Board but a member may be reimbursed for reasonable expenses incurred in connection with his duties as a member of the Board.

Section 3. The City Council of the City of Englewood, Colorado hereby authorizes amending Title 3, Chapter 4, Section 17, Subsection 3(B)(1), "Definitions", of the Englewood Municipal Code 2000 to read as follows:

3-4-17-3: Direct Rollovers.

B. Definitions:

1. *Eligible Rollover Distribution.* An eligible rollover distribution is any distribution of all or any portion of the balance to the credit of the distributee, except that an eligible rollover distribution does not include: any distribution that is one of a series of substantially equal periodic payments (not less frequently than annually) made for the life (or life expectancy) of the distributee or the joint lives (or joint life expectancies) of the distributee and the distributee's designated beneficiary, or for a specified period of ten (10) years or more; any distribution to the extent such distribution is required under Code Section 401(a)(9); and the portion of any distribution that is not includable in gross income (determined without regard to the exclusion for net unrealized appreciation with respect to employer securities). For distributions made after December 31, ~~2007~~ 2006, a portion of a distribution shall not fail to be an eligible rollover distribution merely because the portion consists of after-tax Employee contributions which are not includible in gross income. However, such portion may be transferred only to an individual retirement account or annuity described in Section 408(a) or (b) of the Code, or in a direct trustee-to-trustee transfer to a qualified trust described in Section 401(a) of the Code which is exempt from tax under Section 501(a) of the Code or to an annuity contract described in Section 403(b) of the Code, provided such trust or contract provides for separate accounting for amounts so transferred (and earnings thereon) including separate accounting for the portion of such distribution which is includible in gross income and the portion of such distribution which is not so includible.

[**EDITOR'S NOTE:** 3-4-17-3(B) 2 through 5 contains no changes and are therefore not included here]

Section 4. Safety Clauses. The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City of Englewood, that it is

promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The City Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 5. Severability. If any clause, sentence, paragraph, or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance or its application to other persons or circumstances.

Section 6 Inconsistent Ordinances. All other Ordinances or portions thereof inconsistent or conflicting with this Ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 7. Effect of repeal or modification. The repeal or modification of any provision of the Code of the City of Englewood by this Ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purposes of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 8. Penalty. The Penalty Provision of Section 1-4-1 EMC shall apply to each and every violation of this Ordinance.

Introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 6th day of December, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 4th day of December, 2013 for thirty (30) days.

ATTEST:

Randy P. Penn, Mayor

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Loucrishia A. Ellis

COUNCIL COMMUNICATION

DATE: December 2, 2013	AGENDA ITEM: 11 a ii	SUBJECT: Ordinance Approving the rezoning of 3085 South Broadway and 3066 – 3090 South Acoma Street from a MU-B-2 and MU-R-3-A zone districts to a Planned Unit Development (PUD)
INITIATED BY: Community Development		STAFF SOURCE: Audra L. Kirk, Planner I

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

There has been no previous Council action concerning the proposed Chick-fil-A at Speer's Broadway Planned-Unit Development (PUD).

PREVIOUS PLANNING COMMISSION ACTION

The Planning and Zoning Commission considered the proposed Chick-fil-A Speer's Broadway PUD at a Public Hearing conducted on November 5, 2013. The Commission considered testimony and voted 7-2 to forward the proposed Chick-fil-A PUD to City Council with a favorable recommendation for adoption.

RECOMMENDED ACTION

Staff recommends adoption of a proposed bill for an ordinance approving the Chick-fil-A Speer's Broadway PUD and setting December 16, 2013 as the date for Public Hearing to consider public testimony on the PUD. It is understood that Council may also consider the proposed bill for an ordinance on second reading at the December 16, 2013 Council Meeting.

BACKGROUND

The building located at 3085 South Broadway was used as an indoor amusement establishment from 1994 – 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

The property's existing zoning designations would not accommodate the proposed development; therefore, ZC3, LLC began the process of requesting a rezoning to a PUD.

PUD OVERVIEW

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

The proposed Chick-fil-A at Speer's Broadway PUD would allow for a drive through restaurant and associated parking. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley. The parking lot near Acoma Street will be screened by a four foot solid wall.

Permitted Uses: The proposed Chick-fil-A at Speer's Broadway PUD will allow a drive-through restaurant in addition to many other commercial uses already allowed in the MU-B-2 zone district.

Dimensional Standards: The proposed dimensional standards (setbacks, lot size, etc.) for the Chick-fil-A Speer's Broadway PUD are very close to the existing underlying MU-B-2 zone district, and are outlined on page one of the PUD drawings.

Setbacks: A setback is the minimum distance a structure must be located from a property line. The proposed PUD's setbacks are as follows:
From (East) Broadway - 0 or 5 feet maximum
From (South) Dartmouth - 0 or 5 feet maximum
From (North) - 0 feet
From (West) Acoma - 0 feet

The Chick-fil-A Speer's Broadway PUD shall comply with all applicable design standards set forth in the Unified Development Code unless otherwise modified by the PUD. Relief from front setback requirements may be provided for drive-through uses provided a strong development edge is provided. The Chick-fil-A Speer's Broadway PUD does provide a strong development edge, and will be using the exception to the setback requirement.

Building Height: The proposed maximum building height in the PUD is 60 feet.

Parking: The proposed Chick-fil-A Speer's Broadway PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building; based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. Chick-fil-A will be providing a total of 6 bicycle parking spaces.

Traffic: The Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon, with intersections of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the Chick-fil-A site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site.

Staff agrees with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours. Staff closely reviewed this Traffic Impact Study and is in agreement with the study's recommendations.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended.

Landscaping: The UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The Chick-fil-A Speer's Broadway PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes a 4 foot high fence/wall between the parking lot and existing residential uses at the western boundary along South Acoma. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

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

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

City Council is to review the Chick-fil-A Speer's Broadway PUD request, and following the public hearing, may approve, deny, or approve the rezoning with conditions. In its review of the application, City Council recommendations should include findings on each of the following points:

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

The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the city". A typical Chick-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.

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

The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

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

The Chick-fil-A Speer's Broadway PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

FINANCIAL IMPACT

The proposed Chick-fil-A Speer's Broadway redevelopment will generate approximately \$105,000 in tax revenue annually.

LIST OF ATTACHMENTS

Planning Commission Staff Report including:

Exhibit C - Neighborhood Meeting

Exhibit D - Xcel Energy Letter

Exhibit E - Century Link Letter

Planning Commission Minutes (November 5, 2013)

Planning Commission Findings of Fact

Proposed Bill for an Ordinance



CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

TO: Planning and Zoning Commission
THRU: Chris Neubecker, Senior Planner ✓
FROM: Audra L. Kirk, Planner I ✓
DATE: November 5, 2013

SUBJECT: Case ZON2013-002 - Public Hearing
Chick-fil-A at Speer's Broadway PUD

Case SUB2013-008 - Public Hearing
Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

APPLICANT:

ZC3, LLC
8757 Mallard Place
Littleton, CO 80126

PROPERTY OWNER:

3085 South Broadway Partners, LLC
1873 South Bellaire Street #825
Denver, CO 80222

PROPERTY ADDRESSES:

3085 South Broadway	PIN# 1971-34-2-18-030
3066 South Acoma Street	PIN# 1971-34-2-18-011
3072 South Acoma Street	PIN# 1971-34-2-18-012
3086 South Acoma Street	PIN# 1971-34-2-18-013
3090 South Acoma Street	PIN# 1971-34-2-18-014

REQUEST:

The applicant has submitted an application to rezone the parcels above from MU-R-3-A, and MU-B-2 zone districts to Planned Unit Development (PUD). The proposed PUD would allow a drive through restaurant. The applicant has also submitted an application for a Major Subdivision for the property contained in the PUD.

RECOMMENDATION:

Case ZON2013-002: The Department of Community Development recommends that the Planning and Zoning Commission review the Chick-fil-A at Speer's Broadway PUD request and forward a favorable recommendation for approval to City Council.

Case SUB2013-008: The Community Development Department recommends approval of the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision. Staff recommends that the final plat be forwarded to Council with a recommendation for approval.

LEGAL DESCRIPTIONS:

PIN#: 1971-34-2-18-030 LOTS 25-32 BLK 24 SPEERS BDWY ADD TOG WITH THAT PART OF VACATED S BROADWAY ST ADJ ON THE EAST

PIN#: 1971-34-2-18-011 S 1/2 OF 17 ALL OF 18 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-012 LOTS 19-20 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-013 LOTS 21-22 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-014 LOTS 23-24 BLK 24 SPEERS BDWY ADD 3090 S ACOMA

EXISTING ZONE DISTRICTS:

MU-R-3-A Low Density Residential and Limited Office Zone District, and MU-B-2 General Arterial Business Zone District.

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located on five parcels.

Parcel fronting Broadway is located at the northwest corner of South Broadway and West Dartmouth Avenue. Land to the north, east and south of this parcel is zoned MU-B-2 Mixed-Use General Arterial Business District and contains commercial uses.

Parcels fronting Acoma are located at the northeast corner of South Acoma Street and West Dartmouth Avenue. Land to the north of these parcels are zoned MU-R-3-A Low Density Residential and Limited Office Zone District. Land to the west of these parcels are zoned MU-R-3-B Medium to High Density Residential and Limited Office Zone District. Land south of these parcels (south of Dartmouth Avenue) is zoned R-2-B Medium Density one and Multi-Dwelling unit Residential Zone District.

PUD AND SUBDIVISION PROCEDURE:

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

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

BACKGROUND:

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

The building located at 3085 South Broadway has been used as an indoor amusement establishment from 1994 - 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

NEIGHBORHOOD MEETING SUMMARY:

The applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site. Neighborhood meeting notes are attached to this report (See Exhibit C).

CITY DEPARTMENT AND DIVISION REVIEW:

The Chick-fil-A at Speer's Broadway PUD, Speer's Broadway Addition Filing 2 Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Chick-fil-A at Speer's Broadway PUD and Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.

OUTSIDE AGENCY COMMENTS:

Preliminary plans of the proposed Chick-fil-A at Speer’s Broadway PUD and Speer’s Broadway Addition Filing 2, 1st Amendment Major Subdivision were referred to RTD, Xcel Energy, Century Link, and Comcast. Xcel Energy and Century Link provided written comments that are attached as Exhibits D-E. There were no objections in the comments received provided an easement is retained for existing facilities, and that the applicant continues working with the agencies’ individual processes. If any other formal comments are received before the public hearing, Staff will present them during the hearing. RTD did not provide comments.

PUD OVERVIEW:

The proposed Chick-fil-A at Speer’s Broadway PUD would include a drive-through Chick-fil-A restaurant and associated parking. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley with parking and access to the drive through on the west side of the vacated alley. Residences on Acoma Street that face east will be screened by a four foot solid wall.

Permitted Uses: The Chick-fil-A at Speer’s Broadway PUD will allow a drive-through restaurant in addition to many other commercial uses as outlined on page one of the PUD.

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

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
MU-R-3-A District (west side of proposed PUD)								
One-Unit Dwelling	6,000	None	40	50	32	25	5	20
One-Unit Dwelling on a Small Lot	4,000	None	35	40	32	25	3	20
Multi-Unit Dwelling (Maximum Units Based on Lot Area & Width)	3,000 per unit	None	60	25 per unit	32	25	5	25
Private Off-Street Parking	12,000	None	70	None	n/a	25	15	15

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
Office, Limited	15,000	1.5 (Excluding the gross floor area of parking structures)	50	None	32	25	15	25
All Other Allowed Uses	24,000	None	60	200	32	25	25	25
MU-B-2 District (east side of proposed PUD)								
Multi-Unit Dwelling	None	None	None	None	60	0 and no more than 5 feet	0	5
All Other Allowed Uses	None	None	None	None	60	0 and no more than 5 feet	0	5
Proposed Chick-fil-A at Speer's Broadway PUD								
All Allowed Uses	None	None	None	None	60	Varies depending on street frontage: 0 to 5 feet, see PUD		

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

- From (East) Broadway – 0 or 5 feet maximum
- From (South) Dartmouth – 0 or 5 feet maximum
- From (North) – 0 feet
- From (West) Acoma - 0 feet

Building Height: The proposed maximum building height in the PUD is 60 feet.

Parking: The proposed Chick-fil-A Speer's Broadway PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building, based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. Chick-fil-A will be providing a total of 6 bicycle parking spaces.

Traffic: The Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon; with intersections

of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the Chick-fil-A site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site

Staff agrees with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma, would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, it is fair to say that the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours.

In summary, please note that staff closely reviewed this Traffic Impact Study and is in agreement with the study findings.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended.

Landscaping: The UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The Chick-fil-A Speer's Broadway PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes a 4 foot high fence/wall between the parking lot and existing residential uses at the western boundary along South Acoma. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

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

PUD SUMMARY:

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

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

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

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

The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the city". A typical Chick-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.

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

The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

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

The Chick-fil-A Speer's Broadway PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

SUBDIVISION SUMMARY:

The proposed Preliminary Plat for Speer's Broadway Addition, Filing No. 2, 1st Amendment has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. The Speer's Broadway Addition, Filing No. 2, 1st Amendment includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.

Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. Therefore, the Community Development Department recommends approval of the Speer's Broadway Addition, Filing No.2 1st Amendment. If the Commission requires no changes from the Preliminary Plat to the Final Plat, staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

SUBDIVISION CONSIDERATIONS:

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

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

The proposed Chick-fil-A Speer's Broadway PUD use is quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.

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

The proposed lots are compatible with dimensions established by the Chick-fil-A Speer's Broadway PUD.

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

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

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

The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.

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

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

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

Existing sidewalks will remain.

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

Six bicycle parking facilities are required for this proposed subdivision. Sidewalks are provided.

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

All required easements have been included on the plat. See Preliminary Plat.

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

The easements necessary for public uses and utilities are dedicated on the subdivision plat.

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

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

ATTACHMENTS:

Exhibit A: Chick-fil-A at Speer's Broadway PUD

Exhibit B: Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

Exhibit C: Neighborhood Meeting Summary – July 31, 2013

Exhibit D: Xcel Energy – Letter dated August 6, 2013

Exhibit E: CenturyLink – Letter dated June 27, 2013

Chick-fil-A Neighborhood Meeting 7/31/13
6:00 p.m.
Mayflower Congregational Church
3001 South Acoma Street

29 people attended the meeting

Zell Cantrell from ZC3 gave a brief presentation of the proposed project. He explained that ZC3 and Merrick & Company have submitted for a Planned Unit Development, to rezone the properties at 3085 South Broadway to allow for a drive through restaurant, and to allow for the properties along Acoma to be used as a parking lot. Mr. Cantrell explained that the alley would be re-routed to exit onto either Acoma or to Broadway. He also explained that the building and the drive through are designed so that pedestrians will never have to cross the drive through as they do at other drive through restaurants.

Following are some questions from the public, and answers provided by the applicants:

Q: What is the timing? I live in one of the houses that will be torn down.

We would like to be open spring of next year, but it may be more like summer of next year. 2014.

Q: Do you know how close you are to a school zone?

I believe that we are only 1 to 2 blocks from the nearest school.

Q: How close is the nearest Chick-fil-A?

The nearest one is at Riverpoint in Sheridan.

Q: Will this new restaurant affect my water pressure?

No.

Q: Do you still use Styrofoam cups?

Yes, but we are looking for other solutions.

Q: Don't you own the Styrofoam cup company?

No.

Q: Was a traffic study done on Dartmouth?

Yes, it is available at the City of Englewood.

Q: Traffic flow is difficult now, how are you going to handle increased traffic?

We will increase the left hand turns at Broadway and Dartmouth to extend queuing.

Q: Will you be taking property along Dartmouth?

No, that is not our intention.

Q: Walking along Broadway and Dartmouth is already very dangerous, and I have complained to the city already, how will this be addressed?

Q: Acoma is already narrow, and I need to back into my drive to avoid hitting people as I pull out, added parking on Acoma could make this even more dangerous.

We can restrict parking on Acoma.

Q: Right now, there is too much green light time on Broadway and not enough on Dartmouth, how will this be addressed?

We can change the timing on Dartmouth to increase green light time.

Q: Is there any way to get permit parking for Acoma?

(JJ) Sure.... Just go to the city. You will need to get a majority approval from residents of the block.

Q: Can you reduce the speed limit on Acoma?

(JJ) Yes, if that is the desire of the block.

Q: Can you add a stop sign at Yale and one at Dartmouth?

That is something that we can discuss with the City.

Q: I am a new business with 3 parking spots, most of my customers park on the street. The traffic that is being created will piss my customers off.

We are currently over parked. The city requires us to have 46 spots and we are at 54. Parking on the street should not be an issue.

Q: What are the hours?

6:00 a.m. to 10:00 p.m.

Q: How will the PUD affect our property values?

(JJ) This will be better than a vacant lot.

Q: How many jobs will this produce?

There will be temporary construction jobs. Once the store is open there will be approximately 100 employees.

Q: I would rather have a Chick-fil-A than a Gothic or a Felt. Chick-fil-A maintains their property.

Q: What would the delivery times be?

That has not been determined, but they are location specific, and never very early.

Q: Will you still provide spirit nights, college scholarships, community involvement? I'm younger and I wouldn't have gone to college without Chick-fil-A. CFA changed my life.

Yes! CFA is very involved in the community! We only have franchise owners that are willing to be connected to the community. We do not allow absentee franchise owners. We have 1700 franchise owners, the maximum number of stores is 2, and there are only a handful of those. We typically get 20,000 applications for franchises a year and only pick 50.

Q: Have you purchased the building yet?

No, we are under contract.

Q: Where is the trash enclosure? Is it possible to put it closer to the alley?

Yes, that is a possibility, and a good idea.

Q: I don't like you tearing down two houses.

Q: Will this CFA have a playground?

Yes.

Q: Is anything about the design bothering you? (to cfa rep)

Yes, it's not often that we are not well received, and it doesn't make me comfortable. This is probably only the second meeting in eight years that I've had this many concerns. We will listen to your concerns and try to accommodate them whenever possible.

Q: What's in place for the smell of fried food?

There is a hood vent that will help to eliminate odors. To be honest, we have never had a complaint of food smelling.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660

August 6, 2013

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

Attn: Audra Kirk

Re: 3085 South Broadway – Chick-fil-A – 2nd referral, Case # ZON2013-002

Public Service Company of Colorado (PSCo) has reviewed the plans for **3085 South Broadway – Chick-fil-A – 2nd referral**. Please be aware PSCo owns and operates existing gas and electric facilities within the proposed project area, including the alley proposed to be vacated. PSCo acknowledges the planned sixteen-foot (16') easement to be retained within this alley vacation area.

If the property owner/developer/contractor has not already done so, they must contact the **Builder's Call Line at 1-800-628-2121 to re-apply** for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Pertaining to the previous plans, the developer is reminded to refer to the attached planting guidelines with specific reference to the planned trees in the two islands in the alignment with the current alley, and the planned third tree from the left along West Dartmouth Street, and their proximity to the existing overhead electric lines.

As a safety precaution, PSCo would also like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction. If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

EXHIBIT D

Guidelines for Planting In or Near Rights-of-Way and Utility Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20 feet should **not** be planted within transmission line rights-of-way.
- Trees growing taller than 20 feet should **not** be planted within distribution line rights-of-way. However, they may be planted **at least** 20 feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted **at least** 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18 inches below grade at maturity should be used.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple
Amur Maple
Assorted Fruit Trees
Autumn Brilliance Serviceberry
Camperdown Elm
Canada Red Cherry
Centurion Flowering Crabapple
Cockspur Thornless Hawthorn
Cumulus Serviceberry
European Mountain Ash
Goldenrain tree
Nannyberry
Newport Plum
Princess Kay Plum
Radiant Flowering Crabapple
Robin Hill Serviceberry
Rocky Mountain Birch
Spring Snow Flowering Crabapple
Toba Hawthorne
Washington Hawthorne

Malus 'Adams'
Acer ginnala
Apple, Sour Cherry, Peach, Plum
Amelanchier grandiflora
Ulmus glabra 'Camperdownii'
Prunus virginiana 'Shubert'
Malus 'Centurion'
Crataegus crus-galli inermis
Amelanchier laevis 'Cumulus'
Sorbus aucuparia
Koelreuteria paniculata
Viburnum lentago
Prunus x cerasifera 'Newport'
Prunus nigra 'Princess Kay'
Malus 'Radiant'
Amelanchier x grandiflora 'Robin Hill'
Betula fontinalis
Malus 'Spring Snow'
Crataegus x mordenensis 'Toba'
Crataegus phaenopyrum cordatum

EVERGREENS

Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

Pinus nigra 'Hornbrookiana'
Picea glauca albertiana conica
Pinus mugo
Pinus edulis



July 27, 2013

City of Englewood
Community Development Department
Ms. Audra L. Kirk, Planner I
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: ZON2013-002
Chick-Fil-A
3085 S. Broadway, Englewood, Colorado

Dear Ms. Kirk,

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

CenturyLink has no objection to the proposal.

The Developer is encouraged to contact CenturyLink Field Engineer Ron Hickman at 720.578.5139, or at ron.hickman@centurylink.com, to discuss removal of any existing CenturyLink facilities serving the existing site and for conduit recommendations for extending telecommunications services to the new building.

Sincerely,

Charles Place
Right of Way Manager
CenturyLink
7759 S. Wheeling Ct.
Englewood, CO 80112

720.578.5132

EXHIBIT E

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 5, 2013**



I. CALL TO ORDER

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

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

It was determined that a quorum was present.

Absent: None

Staff: Alan White, Director
Chris Neubecker, Senior Planner
Audra Kirk, Planner I
Nancy Reid, Assistant City Attorney



**II. APPROVAL OF MINUTES
October 22, 2013**

Welker moved;

Fish seconded: TO APPROVE THE OCTOBER 22, 2013 MINUTES

Chair Brick asked if there were any modifications or corrections. There were no changes to the minutes.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.



III. PUBLIC HEARING

ZON2013-002 Chick-fil-A at Speer's Broadway PUD

Roth moved;

Bleile seconded: To open the Public Hearing for SUB2013-008 Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

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

NAYS: None

Audra Kirk, Planner I, was sworn in. Ms. Kirk presented the Staff Report outlining the proposed PUD and Subdivision at the northwest corner of Broadway and Dartmouth Avenue. The proposed development is a Chick-fil-A restaurant.

Members of the Planning and Zoning Commission were given the opportunity to ask questions of Ms. Kirk regarding the information presented. Mr. Knoth inquired about the timing of the traffic light at the intersection and Ms. Kirk deferred the question to the Public Works Department.



Zell Cantrell, applicant for the proposed PUD, was sworn in. Mr. Cantrell presented the details of the development and provided slides with illustrations of the site plan and elevations of the proposed Chick-fil-A restaurant.



Mr. Cantrell answered questions from the Commissioners regarding the development. He fielded questions regarding the design of the development with regard to the building, landscaping, parking and traffic management.



Mr. Steve Lewis, Director of Restaurant Development, Chick-fil-A corporate office, Atlanta Georgia, was sworn in. Mr. Lewis described the corporate culture and history of Chick-fil-A including information regarding Chick-fil-A's involvement in the community. He explained the Chick-fil-A urban strategy and their approach to infill development and standalone stores in the absence of vacant land for building stores.



Mr. Fish inquired about the purchase of the two residential properties in addition to the commercial property; Mr. Cantrell stated that they are under contract with one seller, contingent on entitlements and discretionary approvals of the development.



Mr. Roth asked about the volume of traffic that can be expected with the development. According to the traffic study, approximately 111 additional vehicles would be using the property during peak daytime hours and 75 during evening hours. According to the traffic study, 60% of the traffic is anticipated to use the Acoma access point.



Mr. Welker continued the questioning regarding the topic of traffic congestion and impact on pedestrian access to the site.



Curtis Rowe, Traffic Engineer, Kimley Horn and Associates, 990 S. Broadway, was sworn in. He provided details regarding the anticipated traffic patterns surrounding the restaurant.



Signage and lighting were also discussed; the signage will be a pole sign conforming to City Code. Parking on Acoma will not be impacted. The sight triangle will be intact as the wall on the west side of the property will be inside the detached sidewalk.



Bev Cummins, 3048 South Acoma, was sworn in. Ms. Cummins expressed that she is not in favor of the development plan.



Patrick Madrid, 3369 South Grant Street, was sworn in. Mr. Madrid is opposed to the development, being of the opinion that another type of business would be preferable. You can't build a community on fast food. People want to live near S. Pearl Street. Old South Gaylord and Littleton downtown. How do we want Englewood to develop? People won't move here for Chick-fil-A.

Jill Gustine, 3168 South Acoma Street, was sworn in. Ms. Gustine is opposed to the development because of potential traffic issues. We need to support small businesses. Pedestrian areas are needed to attract local investors. Need to focus on pedestrians and walkability, not more traffic. People vie to get into those walkable neighborhoods. Not fast food and car lots. Its terrifying to walk near here with kids.

Breridy Rice, 3167 South Acoma Street, was sworn in. Ms. Rice is opposed to the development because of potential traffic issues. Lots of young families around this area. Can't imagine kids on bikes on Acoma Street. Concern with property values. Chick-fil-A will not help.



Kevin Clark, 3167 South Acoma Street, was sworn in. Mr. Clark is opposed to the development and expressed concern about the type of business.



Danielle Nougier, 3084 South Bannock Street, was sworn in. Ms. Nougier is opposed to the development because of traffic issues.



Erica Bond, 3133 South Acoma Street, was sworn in. Ms. Bond is opposed to the development because of traffic issues.

Chris Diedrich, 2946 South Bannock Street, was sworn in. Mr. Diedrich is opposed to the development because of the type of business.



Bob Hurt, 2956 South Sherman Street, was sworn in. Mr. Hurt is in favor of the development.



Linda Orloski, 9088 West Flamingo Way, was sworn in. Ms. Orloski is in favor of the development.



Chair Brick stated that the Public portion of the hearing ended.



Staff Rebuttal

Audra Kirk, Planner I, addressed the issue of the sight triangles and commented that the plan would be reviewed when the construction drawings are submitted for permit. A photometric lighting plan is included in the plans provided and the lighting does not encroach into the adjacent property. Economic benefits from the restaurant are estimated to be \$105,000 per year in tax revenue.

Chair Brick requested that Director White be sworn in.



Alan White, Community Development Director, was sworn in. Mr. White responded to Chair Brick's question as to whether or not other entities had shown interest in the property. In the last 6-1/2 years, there have been other proposals but none that advanced beyond the initial inquiry.



Mr. Fish inquired about traffic generated by different types of businesses. Director White responded that the traffic from this particular use would fall into the medium to high trip generation category, but that many customers are already travelling on these roads.



Ms. Townley asked how the development would fit with the Master Plan for bicycle traffic and bike lane on Dartmouth. Director White responded that the current plan does not impact the plan for a bike lane.



Mr. Welker asked if there was a possibility of increasing the width of the right of way on Broadway or Dartmouth. Planner Kirk responded that was not previously discussed. Mr. Welker asked if there were plans to mitigate the conflict between parking on Acoma and the turn into the property. Planner Kirk stated that there is accommodation in the current plan, which removes a few parking spaces on Acoma directly behind this site.



Rebuttal by Applicant

Job generation would be 75 people when the store opens and would most likely be 50-65 people once the store has operated for a while.

This store is projected to generate approximately \$3 million in annual sales.

Businesses adjacent to other Chick-fil-A stores historically benefit from increased traffic.

Chick-fil-A stores are typically one owner operations, i.e. owners only own one location. It is a family oriented corporate culture and supports the local community.

The traffic study was conducted twice, once prior to the proposal submission in July and a second time, in September, after the report was submitted at the suggestion of the Traffic Department.



Chair Brick requested a motion to close the Public Hearing.

Fish moved;

Knob seconded: TO CLOSE THE PUBLIC HEARING REGARDING ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

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

NAYS: None
ABSTAIN: None
ABSENT: None



MOTION TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD



Discussion by the Commissioners regarding the acceptance of the Staff's recommendation.



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

Knoth moved;

King seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE SUB2013-008 CHICK-FIL-A AT SPEER'S BROADWAY ADDITION FILING 2, 1ST AMEMDMENT MAJOR SUBDIVISION

No discussion regarding motion.

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



IV. PUBLIC FORUM

Mr. Kevin Clark (previously sworn in) asked what the appropriate avenue would be to pursue placement of a stop sign at Eastman and Acoma. Attorney Nancy Reid directed him to Public Works in order to bring the topic to the Traffic Division.



V. ATTORNEY'S CHOICE

City Attorney did not have any comments.

VI. STAFF'S CHOICE

Chris Neubecker, Senior Planner, suggested that the rules of Public Forum with regard to Planning and Zoning Commission meetings be reviewed. It was agreed that this would be addressed at a future meeting.

VII. COMMISSIONER'S CHOICE

There were no additional comments from the Commissioners.

The meeting adjourned at 10:00 p.m.

Julie Bailey, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

IN THE MATTER OF CASE #SUB2013-008)	
SPEER'S BROADWAY ADDITION FILING 2,)	
1 ST AMENDMENT MAJOR SUBDIVISION)	
FINDINGS OF FACT, CONCLUSIONS)	
AND RECOMMENDATIONS RELATING)	FINDINGS OF FACT AND
TO THE UNIFIED DEVELOPMENT CODE.)	CONCLUSIONS OF THE
)	CITY PLANNING AND
)	ZONING COMMISSION
INITIATED BY:)	
Community Development Department)	
1000 Englewood Parkway)	
Englewood, CO 80110)	

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

Commission Members Absent: None

This matter was heard before the City Planning and Zoning Commission on November 5, 2013 in the City Council Chambers of the Englewood Civic Center.

Testimony was received from staff. The Commission received notice of Public Hearing, the Staff Report, and a copy of the proposed Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision which were incorporated into and made a part of the record of the Public Hearing.

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

FINDINGS OF FACT

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.
2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.
4. **THAT** on November 5, 2013 the Public Hearing on Case SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision was brought before the Planning Commission by the Department of Community Development, a department of the City of Englewood.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
9. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
10. **THAT** the Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

CONCLUSIONS

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.
2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** all testimony received from staff members, applicant team members, and the general public has been made part of the record of the Public Hearing.
4. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
9. **THAT** the discussed Subdivision plan be forwarded to City Council.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that Case #SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision should be referred to the City Council with a favorable recommendation.

This decision was reached upon a vote on a motion made at the meeting of the City Planning and Zoning Commission on November 5, 2013 by Mr. Knoth, which motion states:

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE
SUB2013-008 SPEER'S BROADWAY ADDITION FILING 2
1ST AMENDMENT MAJOR SUBDIVISION

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

NAYS: Bleile
ABSTAIN: None
ABSENT: None

Motion carried.

These Findings and Conclusions are effective as of the meeting on November 5, 2013.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION

John Brick, Chair

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. 63
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE APPROVING THE REZONING OF 3085 SOUTH BROADWAY AND 3066 – 3090 SOUTH ACOMA STREET FROM A MU-B-2 AND MU-R-3-A ZONE DISTRICTS TO A PLANNED UNIT DEVELOPMENT (PUD).

WHEREAS, a Planned Unit Development (PUD) rezoning results in the creation of a unique zone district that offers the City additional forms or qualities of development or amenities not possible through other zone districts; and

WHEREAS, the minimum size for a PUD rezoning is one-half (1/2) acre in area; and

WHEREAS, Zell Cantrell submitted an application for the proposed PUD for a Chick-fil-A restaurant; and

WHEREAS, the site consists of a former indoor amusement establishment located at 3085 South Broadway (formerly Funtastic Nathan's); two single family homes built in 1907 and 1912 and two additional lots facing Acoma Street which were used as parking lots for the indoor amusement establishment; and

WHEREAS, all of these properties were sold to the current owner in January 2011 for the development of Chick-fil-A restaurant; and

WHEREAS, the rezoning of the properties to a Planned Unit Development (PUD) creates opportunities for redevelopment of the entire site; and

WHEREAS, the proposed "Chick-fil-A At Speer's Broadway PUD" conforms to the City's Comprehensive Plan strategy of redevelopment; and

WHEREAS, the proposed "Chick-fil-A At Speer's Broadway PUD" would allow for a drive through restaurant and associated parking in addition to many other commercial uses already allowed in the MU-B-2 zone district. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley. The parking lot near Acoma Street will be screened by a four foot solid wall consistent with the requirements; and

WHEREAS, the proposed dimensional standards (setbacks, lot size, etc.) for the "Chick-fil-A At Speer's Broadway PUD" are very close to the existing underlying MU-B-2 zone district, and are outlined on page one of the PUD drawings; and

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

- From (East) Broadway – 0 or 5 feet maximum
- From (South) Dartmouth – 0 or 5 feet maximum
- From (North) – 0 feet
- From (West) Acoma – 0 feet

WHEREAS, the “Chick-fil-A At Speer’s Broadway PUD” shall comply with all applicable design standards set forth in the Unified Development Code unless otherwise modified by the PUD. Relief from front setback requirements may be provided for drive-through uses provided a strong development edge is provided. The Chick-fil-A Speer’s Broadway PUD does provide a strong development edge, and will be using the exception to the setback requirement; and

WHEREAS, the proposed maximum building height in the PUD is 60 feet; and

WHEREAS, the proposed PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building; based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. This will be a total of 6 bicycle parking spaces; and

WHEREAS, the Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015, as well as for 2035 long-term twenty year horizon, with intersections of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site.

Public Works and Community Development agree with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and

Broadway, and the installation of new left turn lanes at Dartmouth and Acoma would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours. Staff closely reviewed this Traffic Impact Study and is in agreement with the study's recommendations; and

WHEREAS, the proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended; and

WHEREAS, the UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project; and

WHEREAS, the proposed Drainage Plan and Preliminary Drainage Report were reviewed and approved by the City's Public Works Department; and

WHEREAS, the Englewood Planning and Zoning Commission held a Public Hearing November 5, 2013, reviewed and recommended the rezoning of this property as a PUD without additional conditions to the Englewood City Council.

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

Section 1. The City Council of the City of Englewood, Colorado hereby approves the rezoning of 3085 South Broadway and 3066 – 3090 South Acoma Street from a MU-B-2 and MR-R-3-A zone districts to a Planned Unit Development (PUD), attached hereto as Exhibit A.

Section 2. The Englewood City Council finds that:

- The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plant Strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the City". A typical Chic-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.
- The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.
- The "Chick-fil-A At Speer's Broadway PUD" is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

Introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 6th day of December, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 4th day of December, 2013 for thirty (30) days.

Randy P. Penn, Mayor

ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Loucrishia A. Ellis

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

PROPERTY DESCRIPTION:

THE SOUTH 1/2 OF LOT 17, AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, TOGETHER WITH THAT PORTION OF VACATED SOUTH BROADWAY STREET ADJOINING LOTS 25 TO 32 AS VACATED BY ORDINANCE NO. 4, SERIES OF 1923, AS RECORDED AUGUST 11, 1977 IN BOOK 2632 AT PAGE 393, SPEER'S BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE ADDITIONALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, WHENCE THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 34 BEARS N00°10'22"W A DISTANCE OF 1314.25 FEET;

THENCE N59°35'59"W A DISTANCE OF 58.07 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING 4.50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 25 IN SAID BLOCK 24;

THENCE S89°17'51"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DARTMOUTH AVENUE A DISTANCE OF 270.36 FEET;

THENCE N00°10'43"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH ACOMA STREET A DISTANCE OF 187.50 FEET;

THENCE N89°19'55"E ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID LOT 17 AND THROUGH THE PLATTED 16 FEET WIDE ALLEY IN SAID BLOCK 24 A DISTANCE OF 140.94 FEET;

THENCE N00°10'33"W ALONG THE EASTERLY LINE OF A PLATTED 16.0 FOOT WIDE ALLEY IN SAID BLOCK 24 A DISTANCE OF 12.49 FEET;

THENCE N89°18'54"E ALONG THE NORTHERLY LINE OF SAID LOT 32 IN BLOCK 24 A DISTANCE OF 129.44 FEET;

THENCE S00°10'22"E ALONG A LINE 4.50 FEET EASTERLY OF AND PARALLEL WITH THE PLATTED WESTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY STREET A DISTANCE OF 199.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 52,272 SQUARE FEET, (1.200 ACRES) MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE ASSUMED AND ARE BASED UPON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH. PRINCIPAL MERIDIAN, BEARING BEING N00°10'22"W A DISTANCE OF 1314.25 FEET BETWEEN THE MONUMENTS SHOWN HEREON.

BENCHMARK

CITY OF ENGLEWOOD BENCHMARK NGS-V409, A 3-5/8" DIA. BRASS DISK SET FLUSH IN NE CORNER OF CONCRETE BRIDGE ABUTMENT AT THE NE CORNER OF S. BROADWAY ST. AND HAMPDEN AVENUE (HIGHWAY NO. 285) INTERSECTION, BRASS DISK STAMPED "VERTICAL CONTROL MARK, V409, 1984 NATIONAL GEODETIC SURVEY". ELEVATION= 5334.82 DATUM = NGVD 88.

RELATIONSHIP TO THE CITY OF ENGLEWOOD'S UNIFIED DEVELOPMENT CODE

THE PROVISIONS OF THIS CHICK-FIL-A SHALL GENERALLY COMPLY WITH ALL APPLICABLE USE, DEVELOPMENT AND DESIGN STANDARDS SET FORTH IN THE UNDEFINED DEVELOPMENT CODE OF THE CITY OF ENGLEWOOD THAT ARE NOT OTHERWISE MODIFIED OR WAIVED ACCORDING TO THIS REZONING APPROVAL.

WHERE ITEMS IN THIS PUD CONFLICT WITH THE UDC, THE CONDITIONS OF THE PUD SHALL PREVAIL.

THE PROPOSED REZONING MEETS THE FOLLOWING CRITERIA: THE PROPOSED DEVELOPMENT WILL MEET OR EXCEED THE DEVELOPMENT QUALITY STANDARDS, LEVEL OF PUBLIC AMENITIES, OR LEVELS OF DESIGN INNOVATION OTHERWISE APPLICABLE UNDER THE UNDEFINED DEVELOPMENT CODE OF THE CITY OF ENGLEWOOD, AND WOULD NOT BE POSSIBLE OR PRACTICABLE UNDER A STANDARD ZONE DISTRICT WITH CONDITIONAL USES OR WITH A REASONABLE NUMBER OF ZONING VARIANCES OR ADMINISTRATIVE ADJUSTMENTS.

THE APPROVED PUD ZONING SHALL NOT LAPSE, BUT SHALL REMAIN IN AFFECT UNTIL SUPERSEDED BY A SUBSEQUENT REVISION OF THE APPROVAL PUD DOCUMENT.

SHOULD ANY PART OF THESE REGULATIONS AND STIPULATIONS BE DECLARED INVALID OR UNENFORCEABLE BY COURT OR COMPETENT JURISDICTION, SUCH DECISION SHALL NOT AFFECT THE VALIDITY OF ENFORCEMENT OF THE REMAINING PROVISIONS OF THESE REGULATIONS.

RELATIONSHIP OF THE PUD TO THE PUD SITE PLAN

THE PROVISIONS OF THIS PUD WILL ESTABLISH ZONE DISTRICT STANDARDS WHOSE DETAILS OF DEVELOPMENT WILL BE DELINEATED IN THE PUD SITE PLAN APPLICATION.

MODIFICATION AND AMENDMENT OF THE PUD SITE PLAN

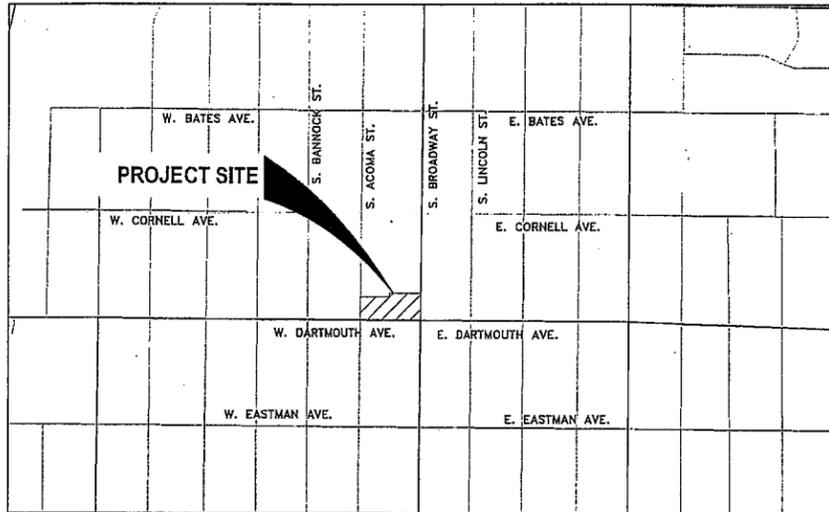
THE PUD SITE PLAN MAY BE MODIFIED OR AMENDED AS PROVIDED IN THE SUBSECTION OR ENTIRELY WITHDRAWN BY THE LANDOWNER.

THE CITY MANAGER OR DESIGNEE MAY APPROVE, OR APPROVE WITH CONDITIONS, AN ADMINISTRATIVE MODIFICATIONS TO THIS APPROVED PUD SITE PLAN WITHOUT NOTICE TO THE PUBLIC, IF THE PROPOSED CHANGE DOES NOT PRODUCE ANY OF THE FOLLOWING CONDITIONS:

1. AN INCREASE IN GROUND COVERAGE OF STRUCTURES OF TWENTY PERCENT (20%);
2. AN INCREASE IN EXTERNAL EFFECT CONCERNING TRAFFIC, SAFETY, NOISE, OR PROVISION OF UTILITIES WHICH HAVE A SIGNIFICANTLY ADVERSE IMPACT ON THE SURROUNDING RESIDENTIAL NEIGHBORHOODS;
3. A REDUCTION OR INCREASE IN BUILDING SETBACKS THAT WOULD VIOLATE THE REQUIREMENTS OF THE PUD STANDARDS BY MORE THEN TWENTY PERCENT (20%);
4. A REDUCTION IN THE AMOUNT OF OFF THE STREET PARKING BY MORE THAN 10%.

ANY PROPOSED AMENDMENT THAT DOES NOT QUALIFY FOR REVIEW AND APPROVAL AS AN ADMINISTRATIVE MODIFICATION TO THE PUD SITE PLAN SHALL BE REVIEWED AND APPROVED AS THE SAME MANNER AS AN APPLICATION FOR A NEW PUD SITE PLAN, AND SHALL BE SUBJECT TO THE SAME APPROVAL AS A NEW APPLICATION FOR A PUD SITE PLAN.

AN APPLICATION FOR ADMINISTRATIVE MODIFICATIONS TO THIS PUD SITE PLAN SHALL BE SUBJECT TO THE ADMINISTRATIVE RULES AND REGULATIONS ESTABLISHED BY THE MANAGER DESIGNEE. ANY PROPOSED AMENDMENT SHALL COMPLY WITH THE CURRENT REGULATION AND STANDARDS SET FORTH IN THE APPROVED PUD ZONE DISTRICT.



VICINITY MAP
NTS

PROJECT CONTACT

OWNER/APPLICANT
 CHICK-FIL-A, INC.
 5200 BUFFINGTON ROAD
 ATLANTA, GA 30349-2732
 (404)765-8000
 CONTACT: MR. STEVE LEWIS
 EMAIL: STEVE.LEWIS@CHICK-FIL-A.COM

CIVIL ENGINEER
 MERRICK & COMPANY
 2450 SOUTH PEORIA STREET
 AURORA, CO 80014
 (303) 751-0741
 CONTACT: MR. TROY KELTS
 EMAIL: TROY.KELTS@MERRICK.COM

LANDSCAPE ARCHITECT
 NATURAL DESIGN SOLUTIONS, INC.
 1470 MILLBROOK CT.
 CASTLE ROCK, CO 80109
 (303) 853-1654
 CONTACT: NEIL MCLEANE

SITE ARCHITECT
 MAYSE & ASSOCIATES, INC.
 14850 QUORUM DRIVE, SUITE 201
 DALLAS, TX 75254
 (972) 386-0338
 CONTACT: MR. GREG GUERIN

SHEET INDEX

- | | |
|------------|-----------------------------|
| 1. C-0.0 | COVER SHEET |
| 2. C-2.0 | SITE PLAN |
| 3. PS-1.0 | UTILITY PLAN |
| 4. C-3.0 | GRADING PLAN |
| 5. C-4.0 | SITE DETAILS |
| 6. L-1.0 | LANDSCAPE PLAN |
| 7. L-2.0 | LANDSCAPE DETAIL |
| 8. ES-2.1 | PHOTOMETRIC PLAN |
| 9. ES-2.2 | FIXTURE CUT SHEETS |
| 10. ES-2.3 | FIXTURE CUT SHEETS |
| 11. A-2.1 | EXTERIOR ELEVATIONS |
| 12. A-2.2 | EXTERIOR ELEVATIONS |
| 13. ALTA-1 | ALTA/ACSM LAND TITLE SURVEY |
| 14. ALTA-2 | ALTA/ACSM LAND TITLE SURVEY |

TABLE OF ALLOWED USES

RESIDENTIAL USES
 GROUP LIVING FACILITY, LARGE/SPECIAL
 GROUP LIVING FACILITY, SMALL
 SMALL TREATMENT CENTER
 MULTI-UNIT DWELLING

PUBLIC/INSTITUTIONAL USES
 GOVERNMENT AND CITY
 LIBRARY
 MUSEUM/CULTURAL
 PARK AND OPEN SPACE
 SCHOOL
 TELECOMMUNICATIONS-ALTERNATE TOWER
 TELECOMMUNICATIONS-ANTENNA
 TELECOMMUNICATIONS-TOWER STRUCTURE

COMMERCIAL USES
 PET STORE-LIVE ANIMAL STORE
 SMALL VET. HOSPITAL/CLINIC
 ASSEMBLY HALL/AUDITORIUM
 MEMBERSHIP ORGANIZATION
 DEPENDANT CARE CENTER - LESS THAN 24 HOURS
 FITNESS CENTER/SPA
 THEATRE/PERFORMANCE VENUE
 CHECK CASHING FACILITY
 FINANCIAL INSTITUTION W/ DRIVE THRU
 FINANCIAL INSTITUTION W/O DRIVE THRU
 BREWERY
 CATERER
 RESTAURANT/BAR/Tavern
 RESTAURANT W/ DRIVE THRU
 TAKE OUT AND DELIVERY ONLY
 MEDICAL/SCIENTIFIC-CLINIC
 MEDICAL/SCIENTIFIC-HOSPITAL
 MEDICAL/SCIENTIFIC-LABORATORY

OFFICE, TYPE 1
 OFFICE, TYPE 2
 DRY CLEANER, DROP OFF ONLY
 RETAIL SALES - INSTRUCTIONAL SERVICE
 MASSAGE THERAPY
 MORTUARY
 PERSONAL CARE
 SERVICE-PIVOT STUDIO/LAB, PRINTER, TAILOR
 EQUIPMENT RENTAL - LIMITED
 REPAIR SHOP-NOT INCLUDING AUTO
 ANTIQUE STORE
 ART GALLERY
 AUCTION HOUSE
 BUY-BACK/SECOND-HAND/THRIFT STORE-LARGE
 BUY-BACK/SECOND-HAND/THRIFT STORE-SMALL
 CONVENIENCE STORE
 GROCERY/SPECIAL FOOD STORE
 INTERNET SALES LOCATION
 LIQUOR STORE
 RETAIL SALES-GENERAL MERCHANDISE
 TRADE OR BUSINESS SCHOOL
 RADIO/TELEVISION BROADCASTING STUDIO
 AUTOMOBILE PAWNBROKER
 AUTOMOBILE SERVICE/REPAIR-W/O BODY/PENDER - LIMITED
 AUTOMOBILE SERVICE STATION - LIMITED
 CAR WASH/AUTO DETAILING - LIMITED
 FUEL DISPENSING - LIMITED
 PARKING FACILITY-STRUCTURE - LIMITED
 PARKING FACILITY-SURFACE - LIMITED
 HOTEL

TABLE OF SETBACK REQUIREMENTS	
BUILDING SETBACK REQUIREMENTS	LANDSCAPE SETBACK REQUIREMENTS
FRONT: 0' OR 5' MAXIMUM (SOUTH BROADWAY)	FRONT: 6' (SOUTH BROADWAY)
LEFT SIDE: 0' OR 5' MAXIMUM (WEST DARTMOUTH AVENUE)	LEFT SIDE: 5' (WEST DARTMOUTH AVENUE)
RIGHT SIDE: 0' (RETAIL & RESIDENTIAL)	RIGHT SIDE: 5' (RETAIL & RESIDENTIAL)
REAR: 0' (SOUTH ACOMA STREET)	REAR: 5' (SOUTH ACOMA STREET)

PROJECT OWNER/APPLICANT SIGNATURE

I HAVE REVIEWED THE INFORMATION CONTAINED WITHIN THESE PLANS AND ACCEPT RESPONSIBILITY FOR THE REQUIREMENTS SET FORTH.

PERMITTEE/AFFILIATION _____ DATE _____

NOTARY CERTIFICATE
 STATE OF COLORADO
 COUNTY OF ARAPAHOE
 THE ABOVE SIGNATURE OF OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013, BY _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

 NOTARY PUBLIC

APPROVAL FOR THE CITY OF ENGLEWOOD

 PLANNING AND ZONING COMMISSION CHAIRPERSON

 PLANNING AND ZONING COMMISSION RECORDING SECRETARY

 MAYOR OF ENGLEWOOD

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

 OF _____

 CITY CLERK

CLERK AND RECORD OFFICE

THIS PLANNED UNIT DEVELOPMENT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, COLORADO AT _____M

THIS _____ DAY OF _____ 20____

RECEPTION NUMBER _____ BLOCK NUMBER _____

PAGE NUMBER _____

CLERK AND RECORDER _____ BY: DEPUTY _____



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 10/15/2013 EF

Mark Date By
 10/30/2013 EF

Mark Date By
 10/30/2013 EF

Seal

For and on Behalf of
 Merrick & Company

MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE

COVER SHEET

DWG EDITION ---

Job No. : 6511974

Store : 03336

Date : 7/9/13

Drawn By : JD

Checked By : TDK

Sheet

C-0.0



** LIMITED USES ARE ALLOWED ONLY IF REVIEWED AND APPROVED AS A LIMITED USE, IN ACCORDANCE TO THE LIMITED USE REVIEW PROCEDURES OF SECTION 16-2-13 EMC.

CHICK-FIL-A AT ENGLEWOOD 2013

EXHIBIT A

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



Chick-fil-A

5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 △ 08/27/2013 EF

Mark Date By
 △ 10/15/2013 EF

Mark Date By
 △ 10/30/2013 EF

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STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 UTILITY PLAN

DWG EDITION
 Job No. : 55117974
 Store : 03336
 Date : 7/9/13
 Drawn By : JD
 Checked By : TDK
 Sheet

PS-1.0

PLUMBING SITE PLAN DESIGN NOTES & KEY PLAN

- 1 2" DOMESTIC WATER LINE (TYPE K COPPER)
- 2 2" WATER METER
- 3 4" FIRE LINE (DIP)
- 4 4" WASTEWATER SERVICE LINE
- 5 GREASE INTERCEPTOR
- 6 3" VENT LINE TO GREASE INTERCEPTOR
- 7 4" KITCHEN WASTE LINE
- 8 4" ONE-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)
- 9 4" TWO-WAY CLEANOUT (TRAFFIC RATED) (PRIVATE)
- 10 6" PVC ROOF DRAIN PIPE
- 11 ELECTRIC TRANSFORMER
- 12 ELECTRIC METER PAINTED TO MATCH BUILDING
- 13 ELECTRIC SERVICE LINE
- 14 GAS METER PAINTED TO MATCH BUILDING
- 15 GAS SERVICE LINE
- 16 FIRE DEPARTMENT CONNECTION
- 17 KNOX BOX
- 18 12" PVC STORM PIPE
- 19 60" HOPE STORM PIPE
- 20 TYPE 13 STORM INLET
- 21 TYPE 16 OPEN THROAT STORM INLET
- 22 5" DIAMETER STORM MANHOLE
- 23 CONNECT IRRIGATION SYSTEM TO 2" DOMESTIC WATER SERVICE AFTER METER

LEGEND:

- F — PROPOSED FIRE SERVICE
- IRR — PROPOSED IRRIGATION LINE
- WTR — PROPOSED WATER MAIN
- SAN — PROPOSED SANITARY SEWER
- G — PROPOSED GAS
- E — PROPOSED ELECTRIC
- ST — PROPOSED STORM LINE
- RD — PROPOSED ROOF DRAIN
- SM — PROPOSED STORM MANHOLE
- SI — PROPOSED STORM INLET
- WM — WATER METER
- TR — ELECTRIC TRANSFORMER
- GT — GREASE TRAP
- C — CLEANOUT
- LP — PROPOSED LIGHT POLE
- XP — EXISTING PHONE
- VE — EXISTING ELECTRIC
- SS — EXISTING SANITARY SEWER
- EW — EXISTING WATER
- OU — EX OVERHEAD UTILITY/ELECTRIC
- ES — EXISTING STORM SEWER
- L — EX LIGHT POLE

NOTES:

1. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
2. ELEVATIONS SHOW ARE 53XX.XX
3. ADA PARKING STALLS SHALL HAVE A MAX. 2.0% SLOPE IN ANY DIRECTION.
4. CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

PROJECT CONTACTS

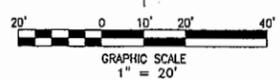
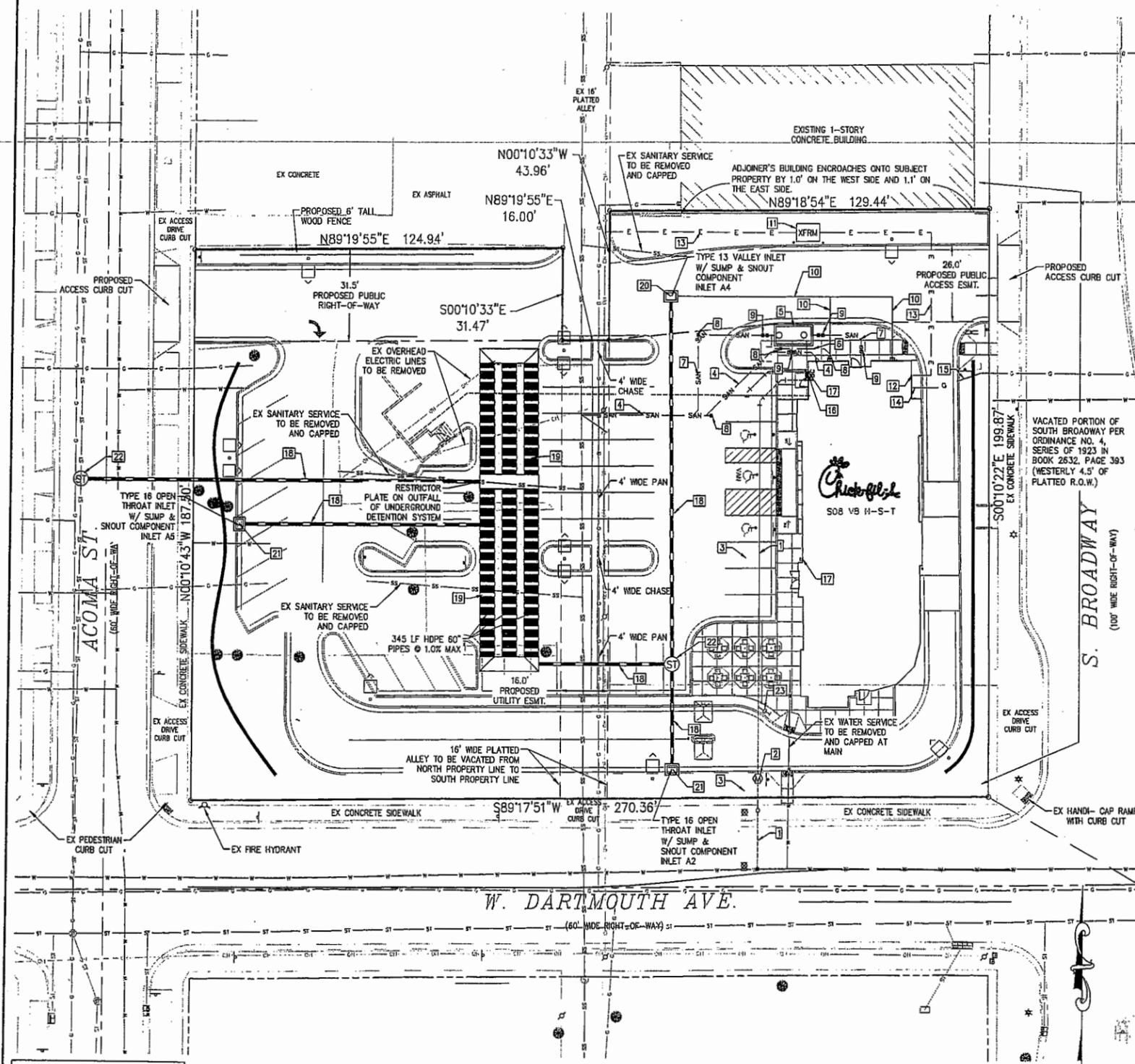
SANITARY SEWER
 CITY OF ENGLEWOOD WASTEWATER
 TREATMENT PLANT DEPARTMENT
 1000 ENGLEWOOD PARKWAY,
 ENGLEWOOD, CO 80110
 CONTACT: MR. JIM VERYSER
 (303) 782-2646 FAX: (303) 783-6894
 EMAIL: jverys@englewoodgov.org

WATER
 CITY OF ENGLEWOOD UTILITIES DEPARTMENT
 1000 ENGLEWOOD PARKWAY,
 ENGLEWOOD, CO 80110
 CONTACT: MR. JIM VERYSER
 (303) 782-2646 FAX: (303) 783-6894
 EMAIL: jverys@englewoodgov.org

STORM DRAINAGE
 CITY OF ENGLEWOOD PUBLIC
 WORKS DEPARTMENT/ENGINEERING DIVISION
 1000 ENGLEWOOD PARKWAY,
 ENGLEWOOD, CO 80110
 CONTACT: MR. LARRY G. HEMMIG
 (303) 782-2504 FAX: (303) 783-6893
 EMAIL: lhemmig@englewoodgov.org

GAS AND ELECTRIC
 XCEL ENERGY
 ADDRESS: 2070 SOUTH VALENTIA STREET,
 DENVER CO 80231
 CONTACT: MS. KAROLYN LANGLEY
 (303) 716-2034
 BUILDER'S CALL LINE: (800) 628-2121
 EMAIL: karolyn.langley@xcelenergy.com

TELEPHONE
 CENTURY LINK
 5325 ZUNI ST. ROOM 728,
 DENVER, CO 80221
 CONTACT: MR. RONALD HICKMAN
 (720) 578-5139
 EMAIL: Ronald.hickman@centurylink.com



CHICK-FIL-A AT SPEER'S BROADWAY PUD

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Chick-fil-A

5200 Buffington Rd.
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 △ 08/27/2013 EF

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Mark Date By
 △ 10/30/2013 EF

Seal

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STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

SHEET TITLE
 GRADING PLAN

DWG EDITION

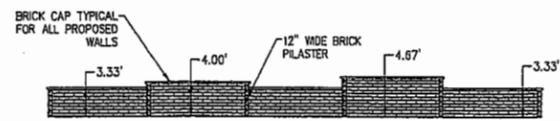
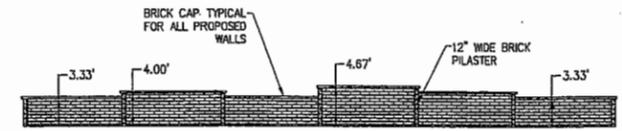
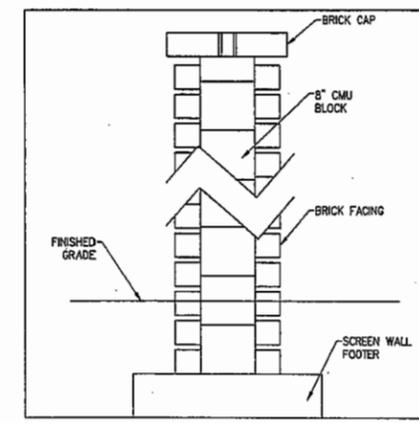
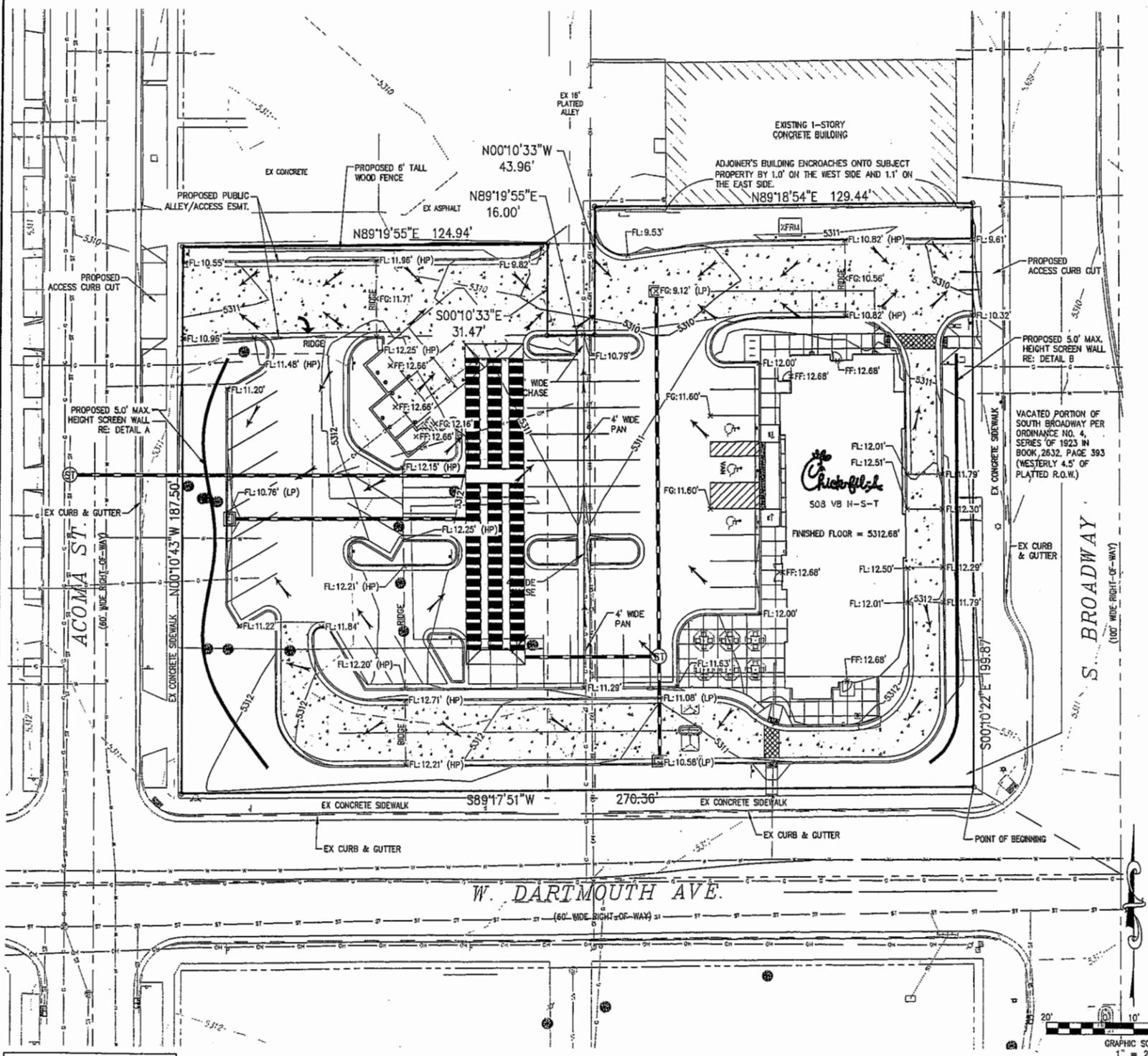
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 Store : 03336
 Date : 7/9/13
 Drawn By : JD
 Checked By : TDK

Sheet
C-3.0

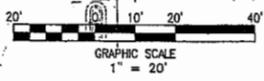
LEGEND:

- PROPERTY LINE
- 5555 --- PROPOSED MAJOR CONTOUR
- 5555 --- PROPOSED MINOR CONTOUR
- 5555 --- EXISTING MAJOR CONTOUR
- 5555 --- EXISTING MINOR CONTOUR
- DRAINAGE FLOW DIRECTION
- PROPOSED STORM LINE
- PROPOSED ROOFDRAIN
- ⊕ PROPOSED STORM MANHOLE
- ⊕ PROPOSED STORM INLET
- FL XX.XX'x FLOWLINE SPOT ELEVATION
- FF XX.XX'x FINISHED FLOOR SPOT ELEVATION
- FG XX.XX'x TOP OF CURB SPOT ELEVATION
- FL XX.XX' (HP) x HIGH POINT FLOWLINE SPOT ELEVATION
- FL XX.XX' (LP) x LOW POINT FLOWLINE SPOT ELEVATION

NOTES:
 1. ALL DIMENSIONS REFERENCE FLOWLINE, BUILDING FOUNDATION OR PROPERTY LINE UNLESS SPECIFIED OTHERWISE.
 2. ELEVATIONS SHOW ARE 53XX.XX
 3. ADA PARKING STALLS SHALL HAVE A MAX. 2.0% SLOPE IN ANY DIRECTION.

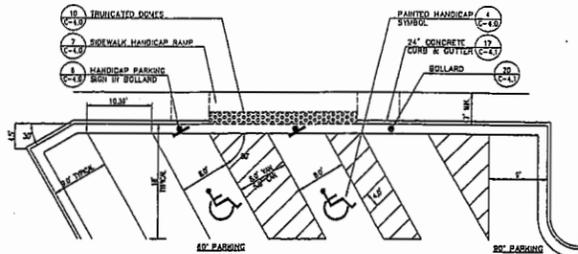


NOTES:
 1. THE MINIMUM HEIGHT OF THE SCREEN WALL WILL BE 3'-4" AND THE MAXIMUM HEIGHT OF THE SCREEN WALL WILL BE 4'-8".
 2. SCREEN WALL BRICK COLOR TO MATCH BUILDING

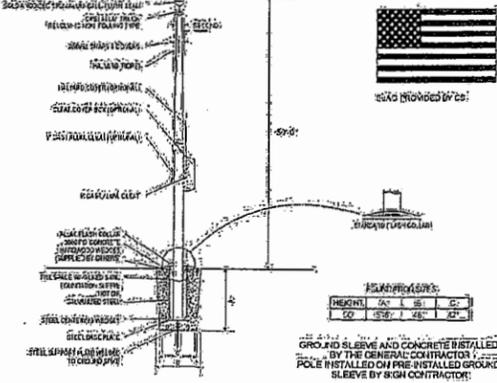


CHICK-FIL-A AT SPEER'S BROADWAY PUD

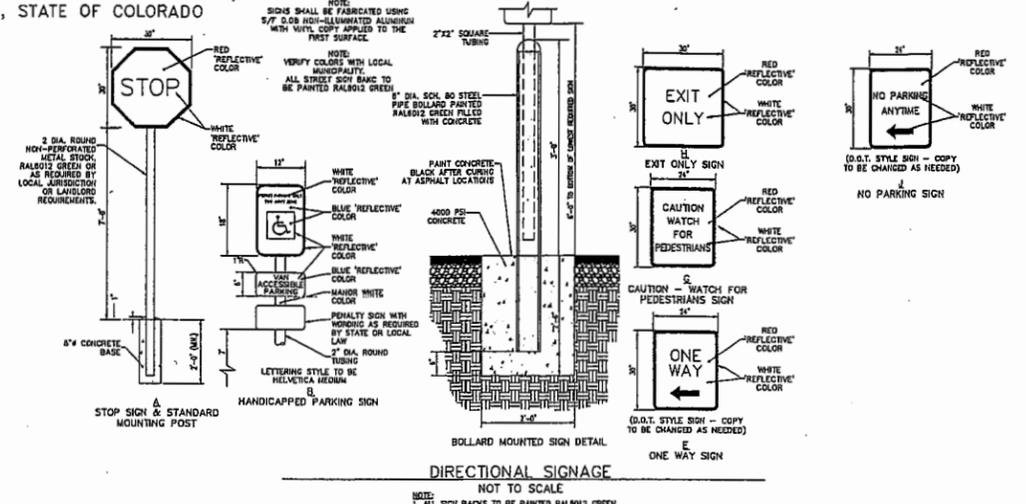
SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



- NOTES:**
- HANDICAP PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1:50 IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESSIBLE SPACE IS INSTALLED, IT IS TO BE A VAN SPACE.
 - PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS AND IF DIFFERENT THAN THIS SET, SHALL BE THE DIMENSIONING SHOWN ON THE SITE LAYOUT PLAN.
 - GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS.
 - CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
 - CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
 - NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIGNAL.
 - ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
- PARKING LOT STRIPING SPECIFICATIONS:**
- STANDARDS:**
- ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
 - SURFACES SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR FRESH PAINT, REMOVED ALL OIL, GREASE, DIRT, AND OTHER FOREIGN MATERIAL TO ENSURE ADEQUATE ADHESION. DO NOT APPLY PAINT ON SURFACE TEMPERATURES ARE BELOW 40°F.
 - APPLY STRIPING WILLIAMS 5577 PREMIUM AUTO ZONE MARKING PAINT ALSO WHITE OR ASOS YELLOW USING OTHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE—ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION.
- ADDITIONS:**
- ADHESIVE 1800-2700 PSI
 - NOSE 2" - 2" IS
 - TIP 4.015" - 0.017"
 - FEED 40-70 PSI
 - REDUCION ONLY IF NECESSARY, UP TO 1PT/GAL
- CONVENTIONAL:**
- GUN BUNGS 21 (BLEEDER) OR
 - FLUID NOZZLE 7/8"
 - AIR NOZZLE INTERNAL MIX #709
 - ATOMIZATION PRESSURE 40-70 PSI
 - FLUID PRESSURE 40-70 PSI
 - REDUCION ONLY IF NECESSARY, UP TO 1PT/GAL
- APPLY:**
- MIX PAINT THOROUGHLY BY BOMBING, STIRRING, OR POWER AGITATION.
 - BEFORE USE, APPLY AT 15 MILS WET TO ACHIEVE A SPREAD RATE OF 400-500 SQUARE FEET OF STANDARD 4" STRIPE PER GALLON.
 - APPLIED AT THIS RATE AT TO DEPENDS IF AND SOBS RELATIVE HUMIDITY, PAINT WILL DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
 - RECOMMENDATION TO RE-STRIPE THE LOT 45 DAYS AFTER STRIPING.



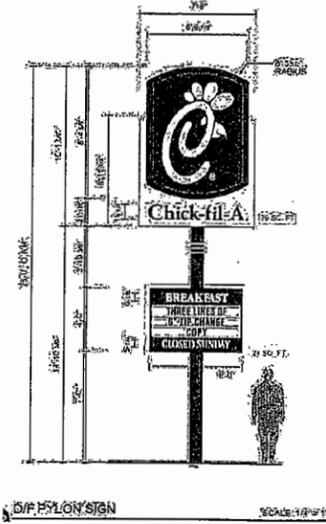
FLAGPOLE DETAIL
NOT TO SCALE



DIRECTIONAL SIGNAGE
NOT TO SCALE

STANDARD SIGNAGE
NOT TO SCALE

SIGNAGE	QTY	50 FT OF SIGNAGE AREA
PYLON SIGN	1	75
LARGE CFA BUILDING SIGN	2	34
MEDIUM CFA BUILDING SIGN	1	21
SMALL CFA BUILDING SIGN	1	13
TOTAL	4	143



PYLON SIGN DETAIL
NOT TO SCALE

SPECIFICATIONS:

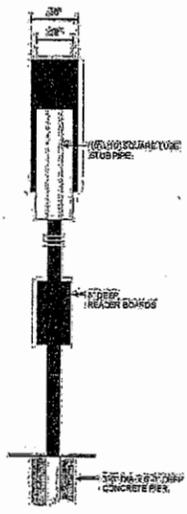
FRAMING: ALUMINUM BRACES, ADDRESS STRIP, CHASE TO CONCRETE REINFORCING, TRANSITION AND ANCHORS TO CONCRETE, WHITE PAINT TO LOGO.

CHICK-FIL-A LOGO: LOGO TO BE MOUNTED TO THE SIGN FACE WITH 3M 9950S CARBON FIBER TRANSPARENT VINYL ADHESIVE TAPE. SIGNAGE TO BE MOUNTED TO THE SIGN FACE WITH 3M 9950S CARBON FIBER TRANSPARENT VINYL ADHESIVE TAPE.

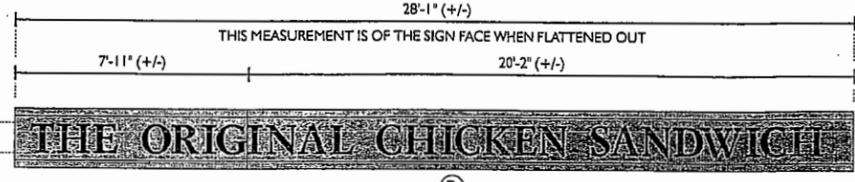
CHICK-FIL-A SIGN: SIGN TO BE MOUNTED TO THE SIGN FACE WITH 3M 9950S CARBON FIBER TRANSPARENT VINYL ADHESIVE TAPE. SIGNAGE TO BE MOUNTED TO THE SIGN FACE WITH 3M 9950S CARBON FIBER TRANSPARENT VINYL ADHESIVE TAPE.

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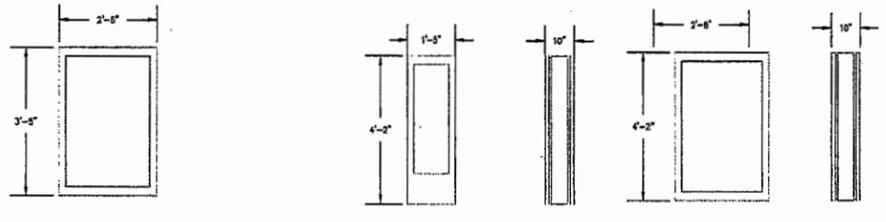
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CFA BUILDING SIGNAGE DETAIL
NOT TO SCALE

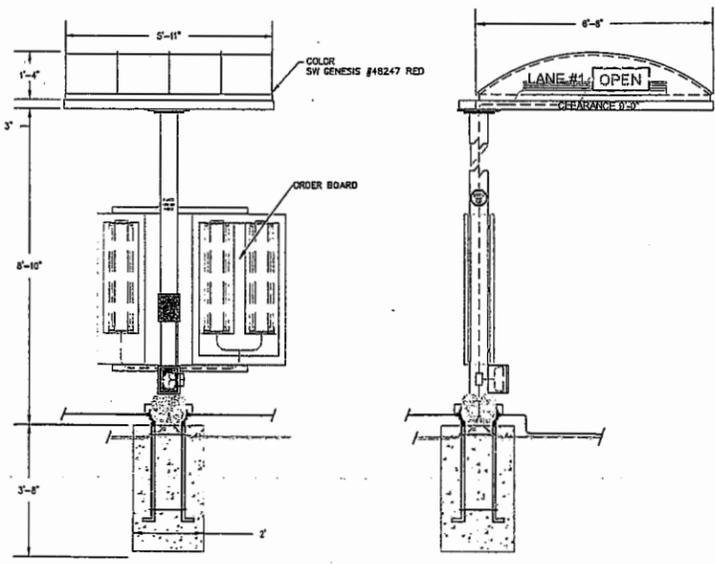


THE ORIGINAL CHICKEN SANDWICH
NOT TO SCALE



PREF-SELL MENU BOARD
NOT TO SCALE

ORDER BOARD
NOT TO SCALE



CANOPY ORDER STATION
NOT TO SCALE

CALL UNCC
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UTILITY MAPS CENTER OF COLORADO

5200 Buffington Rd.
Atlanta, Georgia
30349-2988

Revisions:
Mark Date By
8/27/2013 EF

Mark Date By
10/15/2013 EF

Mark Date By
10/30/2013 EF

Seal

For and on Behalf of
Merrick & Company

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
PH: 303-751-0741

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

3085 S. BROADWAY
ENGLEWOOD, CO 80113

SHEET TITLE
SITE DETAILS

DWG EDITION ---

Job No. : 65117974
Store : 03336
Date : 7/9/13
Drawn By : JD
Checked By : TDK

Sheet
C-4.0

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 - 08.27.13 JRO
 - 10.17.13 JRO

Mark Date By
 △

Seal

For and on Behalf of
 Merrick & Company

MERRICK & COMPANY
 5870 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE

LANDSCAPE
 PLAN

DWG EDITION

Job No. : 65117974

Store : 03336

Date : 7/9/13

Drawn By : JRO

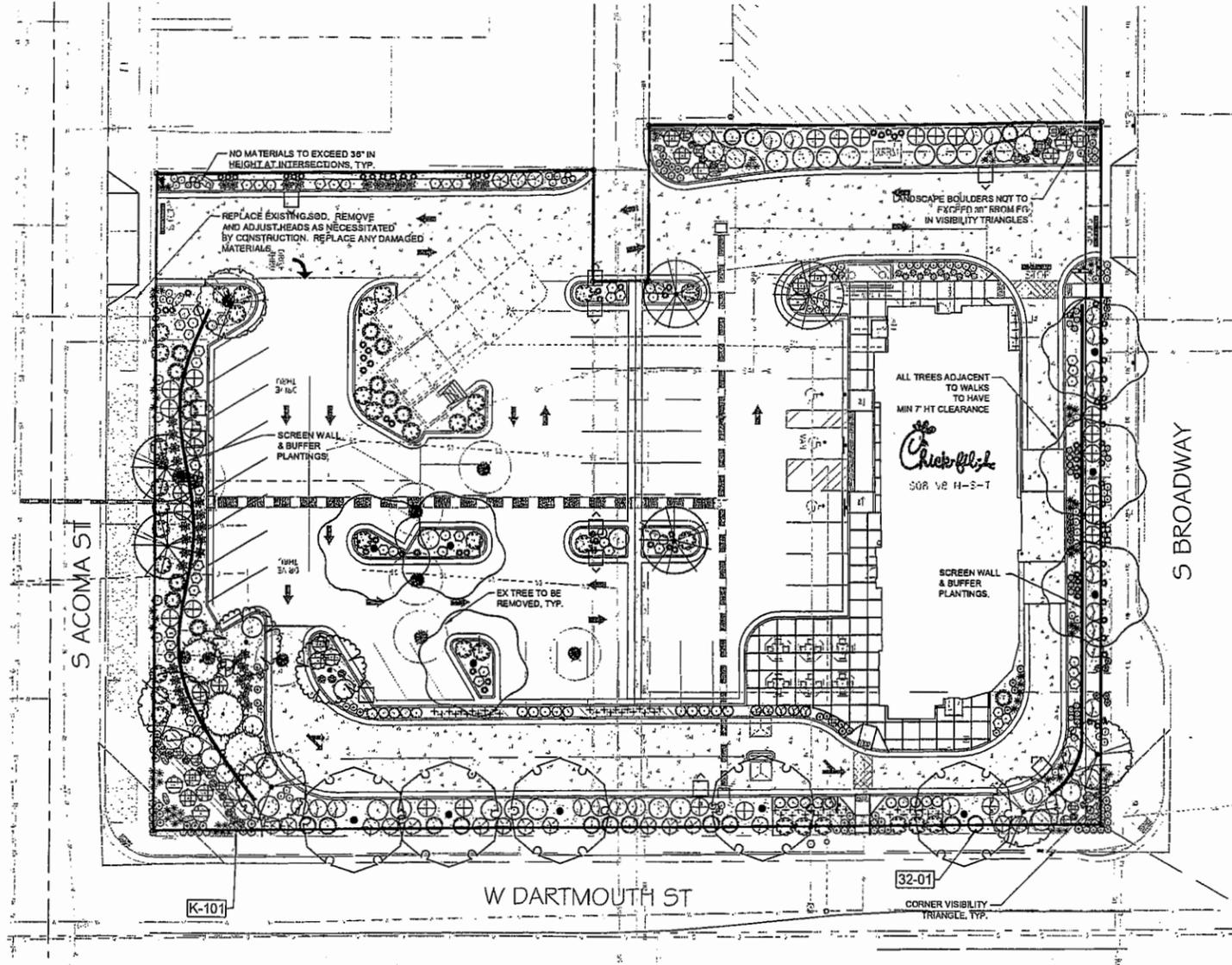
Checked By : NM

Sheet

L-10



CHICK-FIL-A AT ENGLEWOOD 2013



PLANT SCHEDULE					
TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
AT		ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE	B & B 2.5' CAL	6	
CO		CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B 2.5' CAL	6	
FM2		FRAXINUS MANDSHURICA 'MANGANA' / MANGANA ASH	B & B 2.5' CAL	2	
GD		GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B 2.5' CAL	8	
KP		KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	B & B 2.5' CAL	6	
PP		PINUS EDULIS / PINON PINE	B & B 0' HT	3 26	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
AL		AMORPHA CANESCENS / LEADPLANT	5 GAL	24	
AI		ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / BLACK CHOKEBERRY	5 GAL	26	
CF		CHAMAEBATIARIA MILLEFOLIUM 'FERNBUSH' / FERNBUSH	5 GAL	24	
CNN		CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS / DWARF BLUE RABBITBRUSH	5 GAL	37	
FP		FALLUGIA PARADOXA / APACHE PLUME	5 GAL	20	
RR		FRANGULA ALNUS 'FINE LINE' / FINE LINE BUCHTHORN	5 GAL	6	
JH		JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	5 GAL	14	
JM		JUNIPERUS SCOPULORUM 'GRAY GLEAM' / UPRIGHT JUNIPER	15 GAL	13	
POD		PHYSCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	5 GAL	17	
PBP		PRUNUS BEBBEYI 'PAWNEE BUTTES' / SAND CHERRY	5 GAL	36	
RG		RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL	20 28C	
GRASSES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
BGB		SCUTELOLOIA GRACILIS 'BLONDE AMBITION' / BLUE GRAMA	1 GAL	32	
PH		PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	1 GAL	23	
PVB		PANICUM VIRGATUM 'SHENANDOAH' / BURGUNDY SWITCH GRASS	1 GAL	63	
SB		SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM	1 GAL	84	
SS		SORGHASTRUM NUTANS 'SIOUX BLUE' / BLUE INDIAN GRASS	1 GAL	38	
SH		SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSSEED	1 GAL	38	
PERENNIALS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
AGR		AGASTACHE RUPESTRIS / SUNSET HYSSOP	1 GAL	32	
ACC		ARCTOSTAPHYLOS X COLORADOENSIS 'CHIEFTAIN' / MANZANITA	1 GAL	18	
ACP		ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA	1 GAL	17	
APC		ARTEMISIA X 'POWIS CASTLE' / POWIS CASTLE ARTEMISIA	1 GAL	10	
CW		CAMPANULA ROTUNDIFOLIA 'WHITE GEM' / WHITE HAREBELL	1 GAL	14	
CP		CERATOSTIGMA PLUMBAGINOIDES / DWARF PLUMBAGO	1 GAL	12	
EK		ERIOGONUM UMBELLATUM 'KANNAH CREEK' / KANNAH CREEK SULPHUR FLOWER	1 GAL	32	
GA		GALLARDIA ARISTATA 'ARIZONA SUN' / ARIZONA SUN BLANKET FLOWER	1 GAL	10	
OI		OENOTHERA MACROCARPA 'WICANA' / SILVER EVENING PRIMROSE	1 GAL	36	
PM		PENSTEMON MEXICALI 'PIKE'S PEAK PURPLE' / PENSTEMON	1 GAL	30	
PPM		PENSTEMON PINIFOLIUS 'MERSEA YELLOW' / YELLOW THREADLEAF BEARDTONGUE	1 GAL	14	
MULCHES	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
ROC		AGGREGATE MIXTURE / 80% 3/4" AND 20% 2-4 COBBLE WASHED ROCK. 3" DEPTH OVER PERMEABLE WEECO FABRIC	MULCH		0,175 SF
WM		MULCH WOOD CEDAR / SHREDDED CEDAR MULCH	MULCH		3,257 SF
SOI/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
SEG		SOD / TEXAS HYBRID BLUEGRASS	SOD		1,051 SF

1 LANDSCAPE PLAN

SCALE: 1" = 20'

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX	124 LF	

SYMBOL	ROCK DESCRIPTION	QTY	DETAIL
K-101	GRANITE/MOSS ROCK BOULDER-DECORATIVE. 1/2 TON AVG SIZE	7	

ALL NATIVE AND XERIC PLANTING AREAS TO BE AMENDED FOR DRAINAGE AS NECESSARY AND IN ACCORDANCE WITH CURRENT LANDSCAPE BMPs. ALL SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT OF RECORD PRIOR TO INSTALLATION.

Licensure Notes:

THIS DOCUMENT IS FOR CITY REVIEW AND APPROVAL ONLY.
 THIS DOCUMENT IS NOT A CONSTRUCTION DRAWING UNLESS STAMPED BY THE LANDSCAPE ARCHITECT OF RECORD. PROJECTS REQUIRE A STAMPED SET OF CONSTRUCTION DOCUMENTS FOR LANDSCAPE IMPROVEMENT INSTALLATION.

SITE CATEGORY REQUIREMENTS			
OVERALL REQUIRED LANDSCAPING (RLA): 25,206 SF SITE x 10% = 2521			
Trees (173/18 SF)	Shrubs (1 / 30 SF)	Groupings Veg	SE Req / Provided
Required / Provided	Required / Provided	Cover % Provided	5521 / 22221 = 22.18%
18 / 17 (includes perimeter per code)	111 / 111	85% (70% min)	
PERIMETER LANDSCAPING			
Frontage / Type	LF of Perimeter	Trees Req / Prov	Shrubs Req / Prov
South / Dartmouth	Drive Thru - 235'	8 / 8	8 / 8
East / Broadway	Drive Thru - 141'	8 / 8	8 / 8
West / Acoma St	Parking - 118'	4 / 4	4 / 4
PARKING LOT PLANTINGS: 1220 sq Islands			
Trees Req / Prov (1 per Island)			
18 / 18			
Shrubs, Perennials, Grasses Provided			
25.5 gal Shrubs; 22.1 gal Perennials/Grasses			
UTILITIES LIMIT TREE PLANTING IN SOME ISLANDS. ADDITIONAL PLANTS PROVIDED.			
BUFFER PLANTINGS			
Frontage and LF	Type	Trees Req / Prov	Shrubs Req / Prov
Acoma - Residential	Evergreen trees & plants + well		
Trash Enclosure	Upright plants		

EXISTING TREES ARE NOT VIABLE AND ARE NOT BEING RETAINED ON THIS SITE. PLEASE SEE PLAN FOR LOCATIONS.

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC CITY'S PREVAIL OVER WRITTEN CITY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS.

LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.
- EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.
- GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH GRADES UNDER CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
A. 1" BELOW CURB FOR ALL SEEDED AREAS.
B. 2.5" BELOW CURB FOR ALL SOODED AREAS.
C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.
- CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".
- AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.
- FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. FINE GRADE IN SOODED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS 1/2" AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.
- MULCHES: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEPTH. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE).

SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE 5" DIAMETER OF WOOD MULCH, 3" DEEP.
TREES IN COBBLE/ROCK MULCH TO RECEIVE 4" DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE 3" DIAMETER OF WOOD MULCH, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

- SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY SOIL GUARD BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER). ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 6:1 TO 3:1. FOR AREAS WITH 8:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (5"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.
- REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. SCARES OF 1" OR MORE SHALL BE PAINTED WITH ORGANIC TREE PAINT. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.
- CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

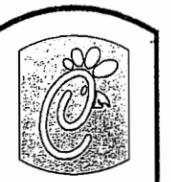
ALL SEEDED AND SOODED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED 2 TO 3 WEEKS AFTER SEEDLING EMERGENCE. AND ONCE IN MID TO LATE JUNE, IN EARLY TO MID AUGUST, AND ONCE IN LATE SEPTEMBER. SEEDED AND SOODED AREAS ARE ALSO TO RECEIVE 1/2 LB. OF ELEMENTAL SULFUR (OR EQUIVALENT MATERIAL) PER 1,000 S.F. APPLIED IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.
- ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACED AT A MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1887, OR CALL 811 BEFORE YOU DIG!
- STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.
- CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.
- ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- NEW PLANT MATERIAL MUST COMPLY WITH CURRENT COLORADO NURSERY ACT STANDARDS.

- CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.
- CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE
- MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE TACO SPECIFICATIONS HANDBOOK REVISED EDITION 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



Chick-fil-A

5200 Buffington Rd.
Atlanta, Georgia
30349-2998

Revisions:	Mark	Date	By
-	08.27.13	JRO	
-	10.17.13	JRO	

Mark	Date	By
△		

Seal

For and on Behalf of
Merrick & Company

MERRICK & COMPANY
9970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
PH: 303-751-0741

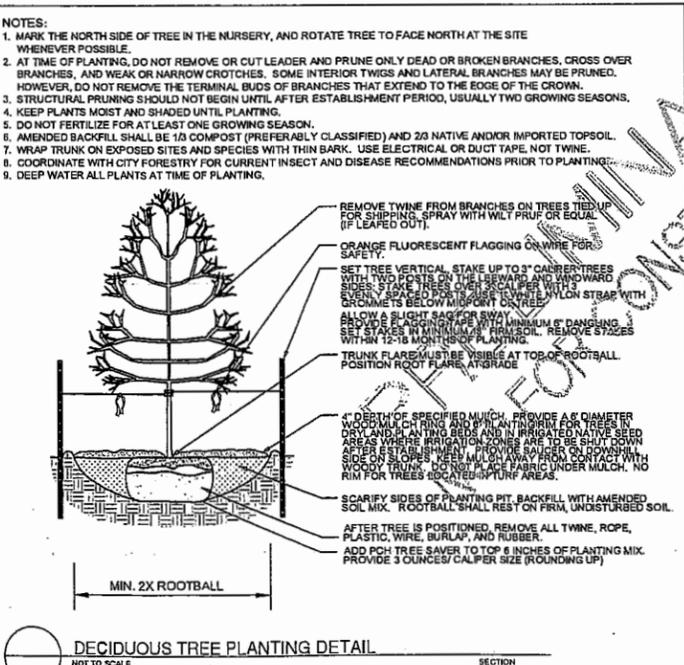
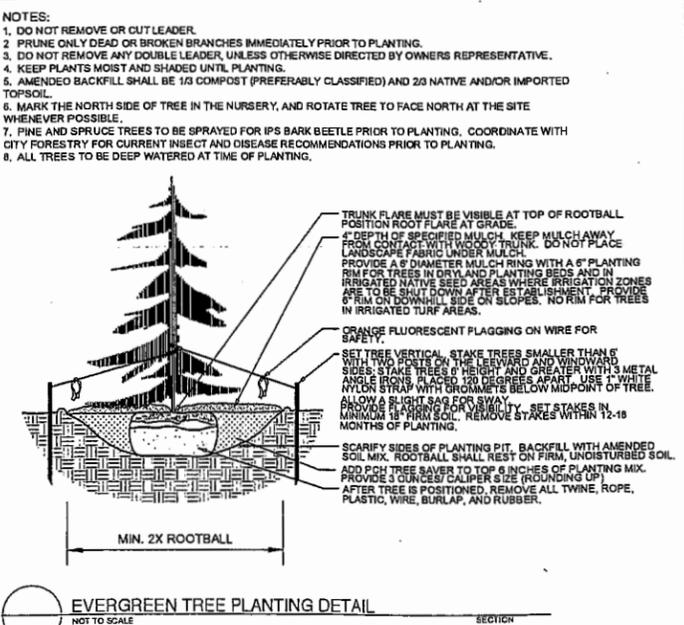
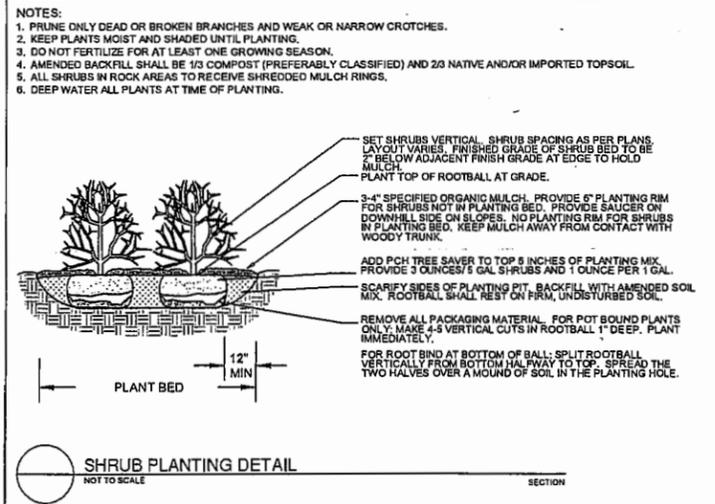
STORE
CHICK-FIL-A
FSU #033336-V09-NS
ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
LANDSCAPE
PLAN
DETAILS

DWG EDITION ---
Job No. : 55117974
Store : 03336
Date : 7/9/13
Drawn By : JRO
Checked By : JRO

Sheet
L-2.0



CHICK-FIL-A AT ENGLEWOOD 2013

SITE LIGHTING FIXTURE (LUMINAIRE) SCHEDULE - CHICK-FIL-A

MARK	QTY	SYMBOL	MANUFACTURER	CATALOG NUMBER	NO. LAMPS/TYPE	SYL LAMP NO.	LUMENS	WATTS	VOLTS	MOUNT HEIGHT	LLF
* OG1	1	□	LITHONIA	KSF2-250M-R4W-TB-SCWA-SPO9-DOB-LPI	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
* OG2	4	□	LITHONIA	KSF2-250M-R3-TB-SCWA-SPO9-HS-DOB-LP	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
* OG3	2	□	LITHONIA	KSF2-250M-R3-TB-SCWA-SPO9-DOB-LPI	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
* OG4	1	□	LITHONIA	KSF2-250M-R4SC-TB-SCWA-SPO9-DOB-LPI	1-M250/PS/U	64320	22500 EA	288 EA	120	27'	1
G	15	≡	LITHONIA	C-132-AL-MVOLT-OS1DIS	-FO28/835/XP/SS/ECC	22178	3050	25	120	11'	1
OB	6	⊙	LUMUX	SL563SS-PL26-120	1-CFTR26W/GX240/827	20767	1800	31	120	9.4'	1
* OC	3	○	KIM LIGHTING	LTV71-SP/18L3KUV/SS50/RG50	INTERGRAL	N/A	N/A	24	120	0	1
OH	2	⊙	LITHONIA	AFV-26TRT-4ARLD-MVOLT	1-CFTR26W/GX240/827	20767	1800	31	120	9'	1
OJ	9	≡	SECURITY	RWSC-50PMH-UD-DB-120 (DARK BRONZE)	1-MP50/U/MED	64587	3200	72	120	17'4"	1
OL	2	≡	SPI/ADVENT	TWA-50M-120-LPI	1-MP50/U/MED	64587	3400	72	120	17'4"	1
OM	2	□	RAB LIGHTING	PROVIDED BY CANOPY MANUFACTURER	INTERGRAL	N/A	N/A	60	120	9'/11'	1

POLE FIXTURE SCHEDULE

MARK	QTY	MANUFACTURER	CATALOG NUMBER	ANCHOR BOLT SET	POLE BASE HEIGHT	OPTIONS
OG1/2	5	LITHONIA	SSS-25-5C-DM19-BC-NACF-DOB	ABSSS-5	2'	
OG3/4	3	LITHONIA	SSS-25-5C-DM28-BC-NACF-DOB	ABSSS-5	2'	

NOTES:

- DRILL MOUNT THE ARMS/BRACKETS FOR THE LUMINAIRES TO THE POLES.
- POLE LIGHTING LUMINAIRES, BRACKETS, AND POLES TO HAVE DARK BRONZE FINISH.
- THE ASTERISK (*) BESIDE THE FIXTURE MARK IN THE ABOVE SCHEDULE INDICATES THE FIXTURE IS A NON-PROTOTYPICAL LIGHT FIXTURE PER THE CFA NATIONAL PROTOTYPE.
- EXTERIOR BUILDING FIXTURE MODEL NUMBERS ARE FOR PHOTOMETRIC PURPOSES ONLY. SEE SHEET E1.1 TO VERIFY MAKE AND MODEL.

CHICK-FIL-A AT SPEER'S BROADWAY PUD

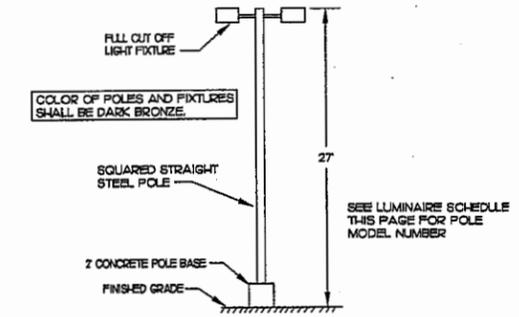
SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

STATISTICS

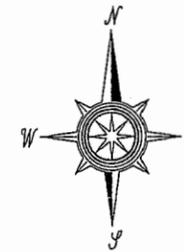
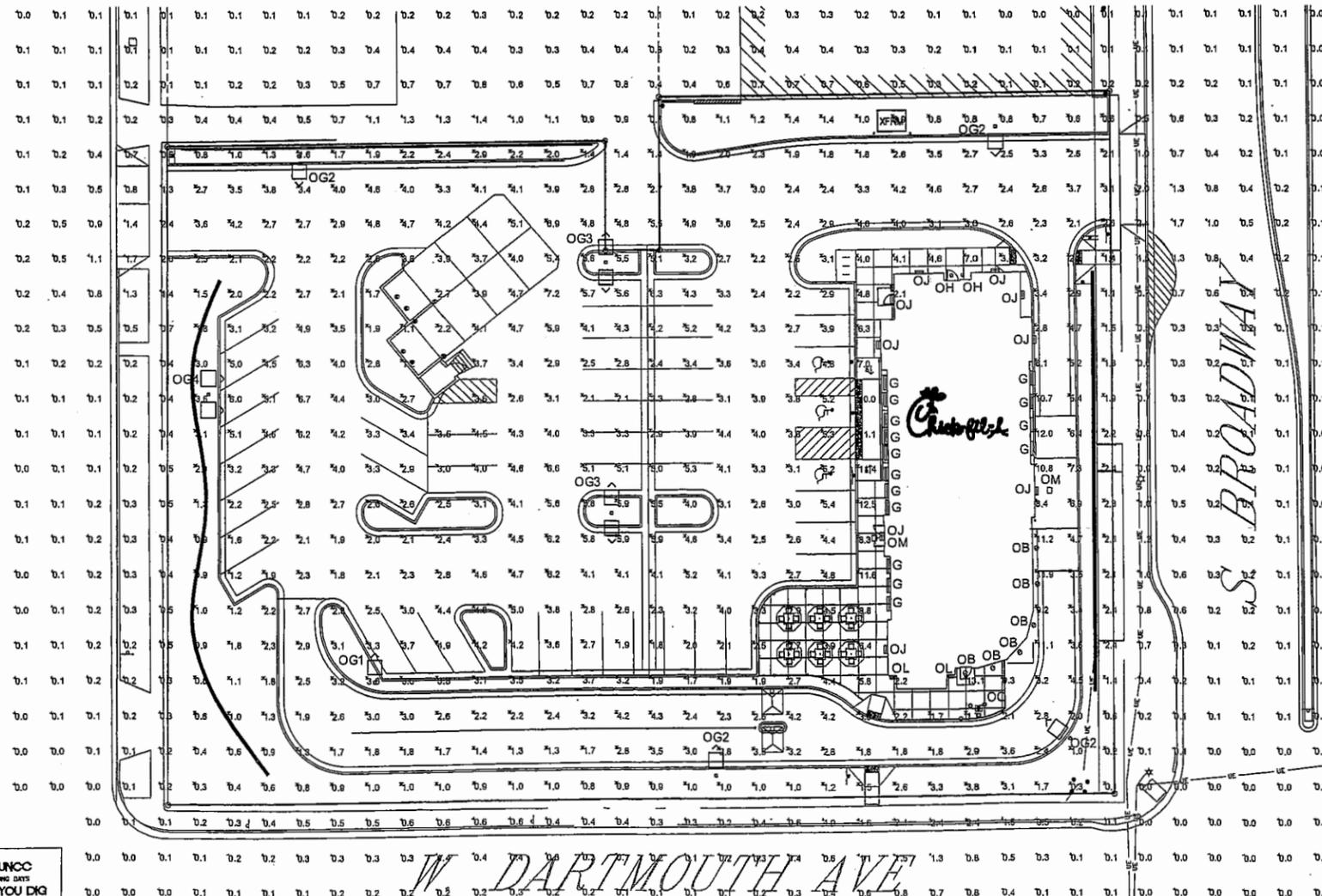
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.8 fc	13.1 fc	0.0 fc	N/A	N/A
Lot Summary	✱	3.3 fc	13.1 fc	0.1 fc	131.0:1	33.0:1
Parking Lot Summary	✱	3.8 fc	13.1 fc	1.1 fc	11.9:1	3.5:1

NOTES

- REFER TO LUMINAIRE SCHEDULE FOR TOTAL LLF.
- ALL FIXTURES SHALL HAVE FLAT LENSES.
- ALL LIGHTING (EXCEPT THAT NEEDED FOR SECURITY PURPOSES) SHALL BE TURNED OFF ONE HOUR AFTER CLOSING AND SHALL REMAIN OFF AT LEAST UNTIL ONE HOUR BEFORE OPENING THE FOLLOWING DAY.



2 SITE LIGHTING POLE DETAIL
NOT TO SCALE

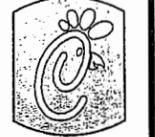


PRELIMINARY
NOT FOR CONSTRUCTION

1 PHOTOMETRIC PLAN
SCALE: 1"=20'-0"



CHICK-FIL-A AT ENGLEWOOD 2013



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:
Mark Date By
- 08.27.13 BTS

Mark Date By
△

Mark Date By
△

Kurzyske & Associates
CONSULTING ENGINEERS
825 Third Avenue, South
Nashville, Tennessee 37210
Telephone: (615) 255-5203
Fax: (615) 255-5207
Email: mail@kurzyske.com

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
Photometric
Plan

ISSUE DATE: ---

Job No. :CF1351
Store : 03336
Date : 7/9/13
Drawn By : BTS
Checked By: MTK

Sheet

ES2.1



CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



5200 Buffington Rd.
 Atlanta, Georgia
 30349-2998

Revisions:
 Mark Date By
 08/27/2013 EF

Mark Date By

Seal

MERRICK & COMPANY
 ARCHITECTS
 5976 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
 PH: 303-751-0741

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

3085 S. BROADWAY
 ENGLEWOOD, CO 80113

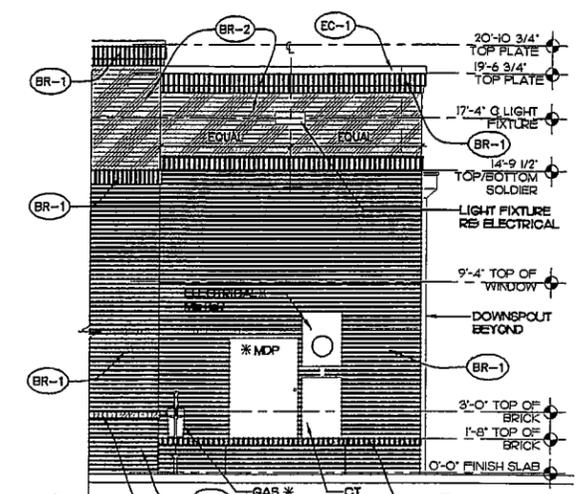
SHEET TITLE
 EXTERIOR ELEVATIONS

DWG EDITION

Job No. : 65117974
 Store : 03336
 Date : 7/9/13
 Drawn By : JD
 Checked By : TDK

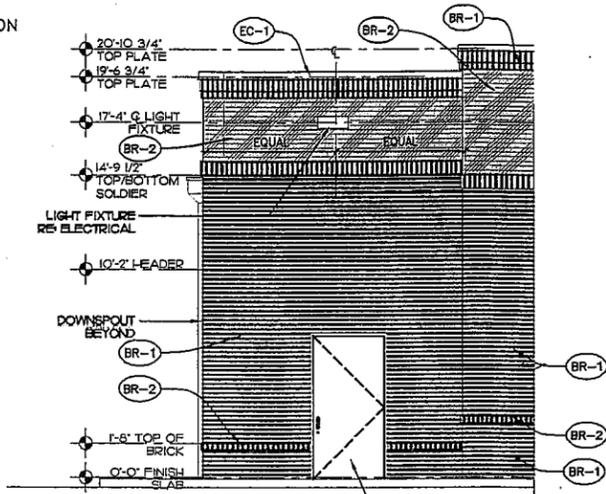
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A-2.1



1 SIDE ELEVATION - SERVICE YARD
 1/4" = 1'-0"

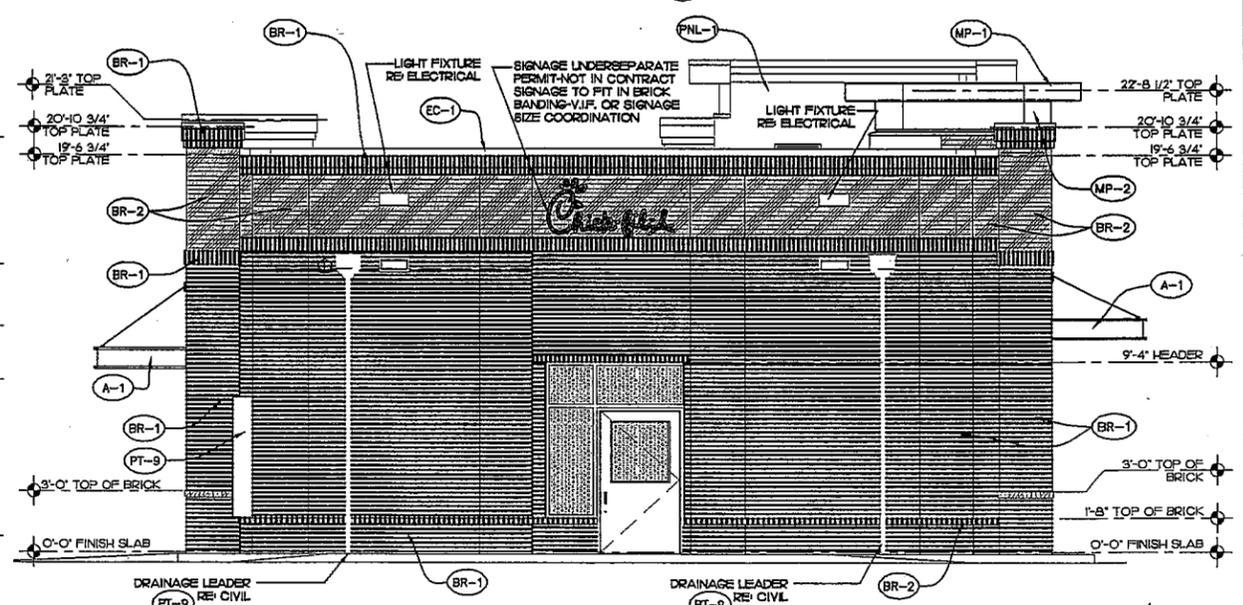
EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
BR-1	BRICK # 1 (MODULAR SIZE) CUNNINGHAM BRICK - RED VELOUR ACME EQUIVALENT - CRIMSON	MP-1	ALUMINUM FASCIA & SOFFIT DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (ALTERNATE: REGAL RED)
BR-2	BRICK # 2 (MODULAR SIZE) CUNNINGHAM BRICK - SILVERSTONE ACME EQUIVALENT - MISSION BLEND 1	MP-2	ALUMINUM FASCIA & SOFFIT DUROLAST/ EXCEPTIONAL METALS - COLOR - SIERRA TAN
EC-1	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - DARK BRONZE (MATTE)	A-1	ALUMINUM AWNING - COVERED PREFINISHED COLOR - DARK BRONZE SIZE - 8'-0" LENGTH x 4'-6" DEPTH
EC-2	PARAPET WALL COPING DUROLAST/ EXCEPTIONAL METALS - REGAL RED (MATTE)	A-2	STANDING SEAM METAL AWNING PREFINISHED COLOR TO MATCH R-1
PT-5	PAINT #5 SHERWIN WILLIAMS, #SW7031 "MEGA GREIGE" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN ON WALLS	R-1	STANDING SEAM METAL ROOF (INCLUDES MISC. METAL FASCIA AND TRIM COMPONENTS) DUROLAST/ EXCEPTIONAL METALS COLOR - MEDIUM BRONZE (MATTE)
PT-7	PAINT #7 SHERWIN WILLIAMS, #SW2807 "TICKWOOD (MEDIUM BROWN)" SEMI-GLOSS FINISH ON DOOR FRAMES, SATIN FINISH ON WALLS	ST-1	STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE)
PT-9	PAINT #9 SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #866-350 COLOR - DARK BRONZE (SEMI-GLOSS)	PNL-1	FIBER-CEMENT PANELS HARDIE BOARD - SMOOTH FINISH COLOR - PAINT #5



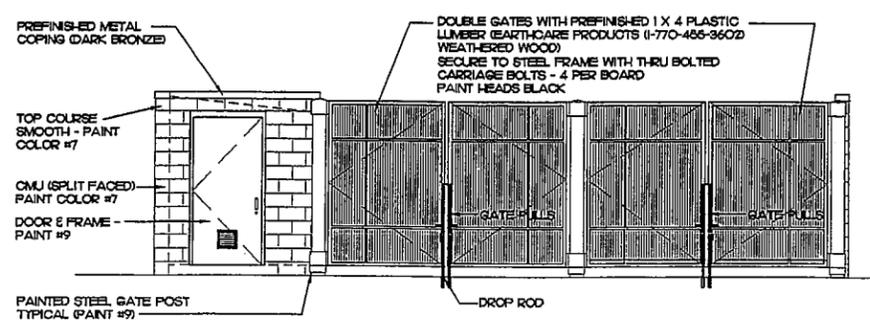
4 SIDE ELEVATION - SERVICE YARD
 1/4" = 1'-0"



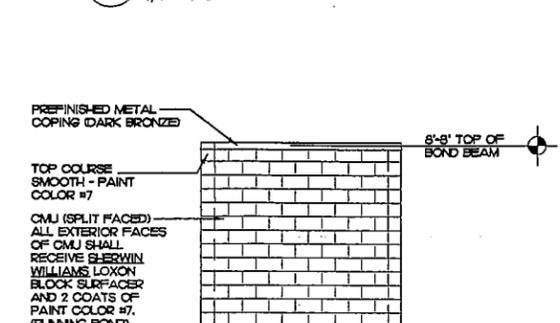
2 FRONT SOUTH ELEVATION
 1/4" = 1'-0"



3 REAR NORTH ELEVATION - SERVICE YARD
 1/4" = 1'-0"



5 REFUSE FRONT ELEVATION
 1/4" = 1'-0"



6 REFUSE SIDE ELEVATION
 1/4" = 1'-0"



EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
BR-1	BRICK # 1 (MODULAR SIZE) CUNNINGHAM BRICK - RED VELOUR ACME EQUIVALENT - CRIMSON	MP-1	ALUMINUM FASCIA & SOFFIT DURALAST/ EXCEPTIONAL METALS - DARK BRONZE (ALTERNATE: REGAL RED)
BR-2	BRICK # 2 (MODULAR SIZE) CUNNINGHAM BRICK - SILVERSTONE ACME EQUIVALENT - MISSION BLEND 1	MP-2	ALUMINUM FASCIA DURALAST/ EXCEPTIONAL METALS - COLOR - SIERRA TAH
ST-1	STOREFRONT YKK - YES 45 COLOR - DARK BRONZE (MATTE)	A-1	ALUMINUM AWNING - COVERED PREFINISHED COLOR - DARK BRONZE SIZE - 8'-0" LENGTH x 4'-6" DEPTH
EC-1	PARAPET WALL COPING DURALAST/ EXCEPTIONAL METALS - DARK BRONZE (MATTE)	A-2	STANDING SEAM METAL AWNING PREFINISHED COLOR TO MATCH R-1
EC-2	PARAPET WALL COPING DURALAST/ EXCEPTIONAL METALS - REGAL RED (MATTE)	R-1	STANDING SEAM METAL ROOF (INCLUDES MISC. METAL FASCIA AND TRIM COMPONENTS) DURALAST/ EXCEPTIONAL METALS COLOR - MEDIUM BRONZE (MATTE)
PT-5	PAINT # 5 SHERWIN WILLIAMS, #SW7031 COLOR - MEGA GREGE (SATIN)		
PT-9	PAINT # 9 SHERWIN WILLIAMS - SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 COLOR - DARK BRONZE (SEMI-GLOSS)	PNL-1	FIBER-CEMENT PANELS HARDIE BOARD - SMOOTH FINISH COLOR - PAINT # 5

NOTE:
ALTERNATE COLOR FOR ALL AWNINGS - REGAL RED [COLOR TO MATCH MP-1].

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



Revisions:
Mark Date By
△ 08/27/2013 EF

Mark Date By
△

Seal

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO 80111
PH: 303-751-0741

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

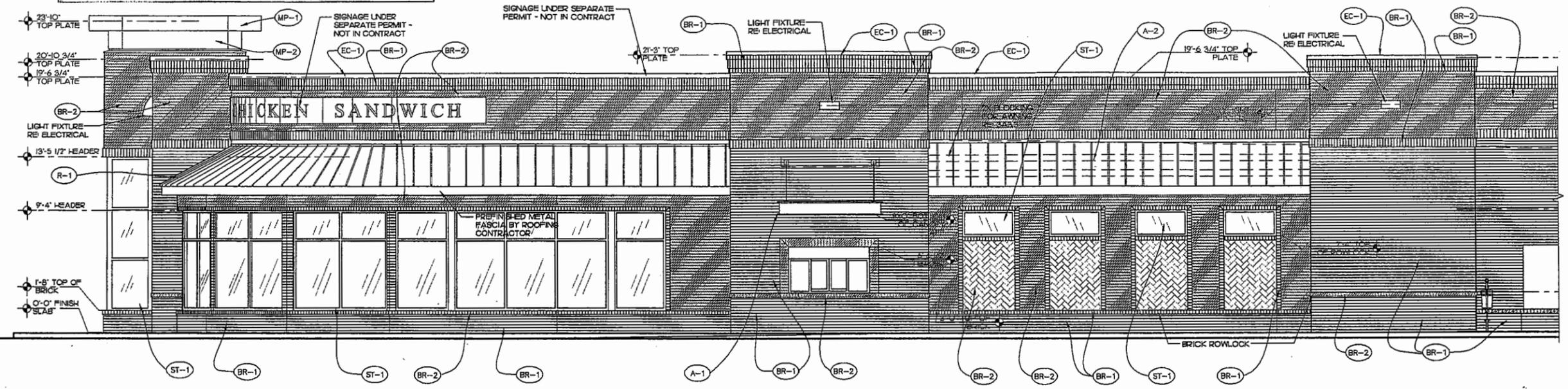
3085 S. BROADWAY
ENGLEWOOD, CO 80113

SHEET TITLE
EXTERIOR
ELEVATIONS

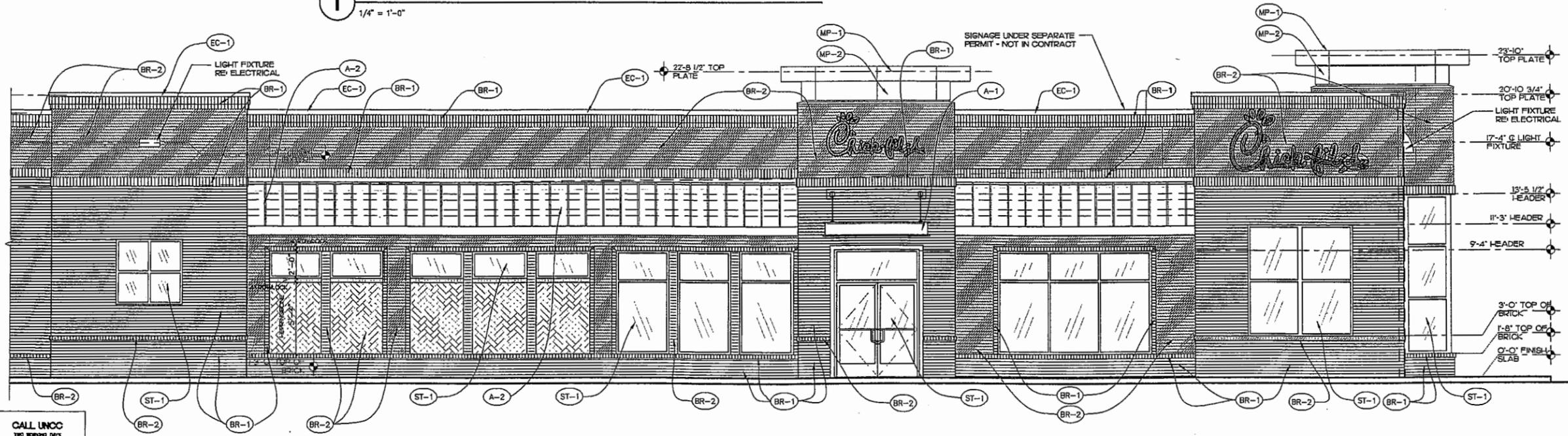
DWG EDITION

Job No. : 55117974
Store : 03336
Date : 7/9/13
Drawn By : JD
Checked By : TDK

Sheet
A-2.2



1 ENTRY WEST ELEVATION
1/4" = 1'-0"



2 D/T EAST ELEVATION
1/4" = 1'-0"



CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION
 LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34,
 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS
KSF2
OG
CFA-3336-ENGLEWOOD, CO

Material: 304 Stainless Steel
 Finish: Polished
 Mounting: Flush Mount

Item	Description	Quantity	Unit
1	Light Fixture	1	Each
2	Mounting Pole	1	Each

1 MFR SPECS FOR FIXTURE "OG"
 KSF2-250M-XX-TB-SCWA-SP08-DDB-LPI

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS
SSS
SQUARE STRAIGHT STEEL

Material: Square Straight Steel
 Finish: Galvanized
 Mounting: Flush Mount

Item	Description	Quantity	Unit
1	Light Fixture	1	Each
2	Mounting Pole	1	Each

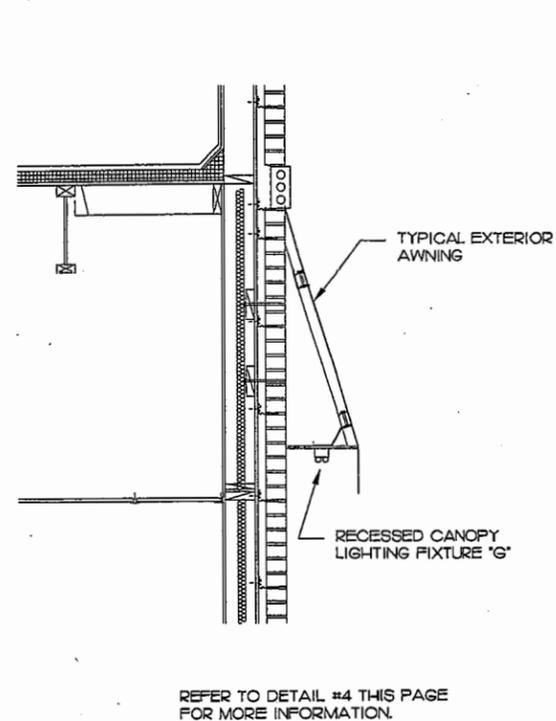
2 MFR SPECS FOR FIXTURE "OG" POLE
 SSS-25-SC-DDB

LITHONIA LIGHTING
FEATURES & SPECIFICATIONS
C-AL
GENERAL PURPOSE ALUMINUM SHIP

Material: General Purpose Aluminum Ship
 Finish: Anodized
 Mounting: Flush Mount

Item	Description	Quantity	Unit
1	Light Fixture	1	Each
2	Mounting Pole	1	Each

3 MFR SPECS FOR FIXTURE "G"
 C-1-32-MVOLT-AL-GE810IS



4 TYPICAL AWNING SECTION
 NOT TO SCALE

Lumux Lighting
SL563SS
 Recessed wall luminaires with stainless steel grade 316 bars. ETL listed for wet location, ADA compliant. Lamps supplied with the luminaires.

Construction: Low Copper die cast aluminum housing with grade 316 stainless steel bars and stainless steel screws and tempered frosted diffuser. Silicon O-ring gasket for weather light operation.

Electrical: Voltage: 120V, 277V
 Lamp: PL9, PL13, MH39 TB
 Socket: G23-2, G12

Diffuser: Opal Glass
 Finish: Stainless Steel

Installation: Unit comes with a galvanized steel hough-in box for Dry wall or Concrete pour installation. Opening size: 9 1/2" x 5.0" (Diameter, Length)

Ordering Guide: Lamp, Voltage, Finish, Options
 SL563SS/ PL9 120 V Stainless steel Spread Lens

5 MFR SPECS FOR FIXTURE "OB"
 SL563SS-PL26-120

LUMUX INC.
IMPORTANT SAFETY INSTRUCTIONS INSTALLATION
PREPARING THE LUMINAIRE SAVE THESE INSTRUCTIONS

- WARNING** - Before starting the installation, disconnect the power by turning off the circuit breaker or removing the fuse at the fuse box. Turning the power off using the light switch is not sufficient to prevent electrical shock.
- If you are replacing an existing luminaire, disconnect and remove the old luminaire.
- Flatten the supply electrical wires through the Conduit Pipe or Flex (by others).
- Place the Recessed Enclosure into the Ceiling Opening and fasten it with the Screws (by others).
- Install the Luminaire Electrical Enclosure and secure by using the two Machine Screws (provided) as shown in figure below.
- Make electrical connections: Connect grounding wire (green or bare copper) from the supply circuit to this green or bare copper wire from the luminaire. Connect the white wire(s) from the luminaire to the white wire of the supply circuit. Use U.L. Listed wire connectors (by others). Secure wire connectors with U.L. Listed electrical tape (by others).
- Replace the Ballast Gear Plate by using the three Machine Screws as shown in figure below.
- Install the lamp (by others) Do Not Exceed Recommended Wattage.
- Install Luminaire Face Plate with the eight Mounting Screws (provided) as shown in figure below.

IMPORTANT: In order to comply with established electrical code, the installer must seal the area around the Electrical Enclosure Canopy and the Ceiling, with type of caulking compound such as GE 100% or Dow Corning 100% silicone to provide a watertight seal in accordance with the differing surface textures of the ceiling.

NOTE: Install Recessed Enclosure flush to Surface.

6 MFR SPECS FOR FIXTURE "OB" INSTALLATION

KIM LIGHTING
Lightvault LTV71 Composite Housing LED
 model: 2-15-12 • 1021 pF

Type: LTV71
 Job: LTV71
 Fixture Catalog number: LTV71

Specifications:
 Lens Ring: Can be removed with standard tools. Optional leaded stainless steel lens ring is also available. Light output: 100 lumens per watt.
 Lens: Tempered clear acrylic lens. 1/4" thick. Built with long life, slightly curved. (Optional stainless steel is also available.)
 Lens Gasket: Use piece molded silicon. Unclamped wafer completely around lens flange.
 Composite Housing: High temperature, compression molded injection-molded, 1/4" wall, clear polycarbonate. Channel gap: No top lip to trap dirt and moisture. Molded in solid lens. Includes inserts to receive and hold screws. Separate driver and splice compartments. Individual cast aluminum internal cones, with silicone gaskets. Fits 2" NPT in bottom. 2 1/2" dia. in. optical area. Body and driver module epoxy bonded.
 Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory pre-wired to quick-disconnect plug. Drive board for 100W rating.
 Warning: Anti-static barrier on wiring to avoid static discharge. All components were tested for proper operation. All components were tested for proper operation. All components were tested for proper operation.
 Distribution: Specify "DR" for standard distribution. Specify "DR" for standard distribution. Specify "DR" for standard distribution.
 Drive-Over Capability: When properly installed and in correct position, the fixture will withstand an average traffic load of 5,000 lbs for vehicles traveling up to 15 mph.
 Limited Warranty: When installed in accordance with Lumux Lighting Inc. instructions and original manufacturer's instructions, the luminaire is warranted for 5 years. Luminaire is warranted for 5 years. Luminaire is warranted for 5 years.
 All other items are warranted as to be free of defects in material and workmanship for one year from date of purchase.
 Lumux Lighting Inc. 1021 pF

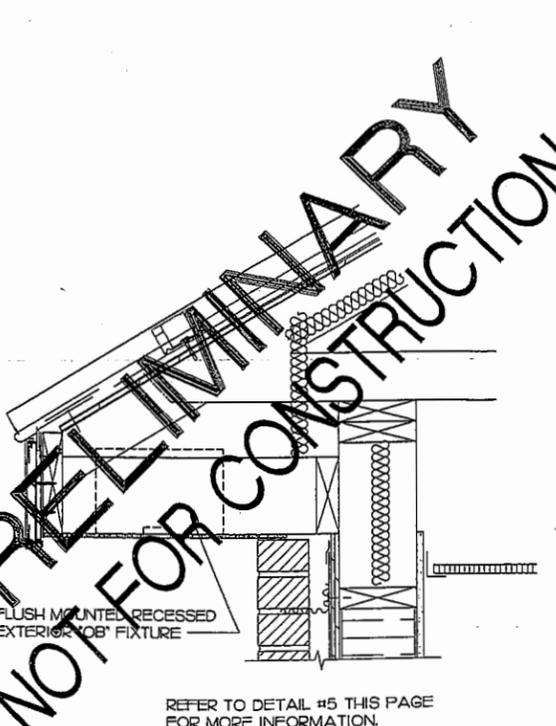
ORDERING INFORMATION:
 LTV71, 100W, 120V, 277V, 100W, 120V, 277V, 100W, 120V, 277V

OPTICAL SYSTEMS: LTV71, 100W, 120V, 277V, 100W, 120V, 277V, 100W, 120V, 277V

DISTRIBUTIONS: LTV71, 100W, 120V, 277V, 100W, 120V, 277V, 100W, 120V, 277V

INSTALLING AND RAILINGS: LTV71, 100W, 120V, 277V, 100W, 120V, 277V, 100W, 120V, 277V

7 MFR SPECS FOR FIXTURE "OC"
 LTV71-SP-18-3K-UY-SR50



8 TYPICAL "OB" INSTALLATION DETAIL
 NOT TO SCALE

Chick-fil-A
 5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:
 Mark Date By
 - 08.27.13 BTS

Mark Date By
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Mark Date By
 △

Kurzynske & Associates
 CONSULTING ENGINEERS
 825 Third Avenue, South
 Nashville, Tennessee 37210
 Telephone: (615) 255-5203
 Fax: (615) 255-5207
 Email: mail@kurzynske.com

STORE
 CHICK-FIL-A
 FSU #03336-V09-NS
 ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
 FIXTURE
 CUT SHEETS

ISSUE DATE: ---

Job No. : CF1351
 Store : 03336
 Date : 7/9/13
 Drawn By : BTS
 Checked By : MKT

Sheet
ES2.2

CHICK-FIL-A AT SPEER'S BROADWAY PUD

SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, SPEER'S BROADWAY ADDITION LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

FEATURES

OPTICAL SYSTEM

- Self-aligning, conical reflector or flame-diffuse reflector. Patented Variable-Beam™ Ray™ Optical Principle design. US Patent #5,600,000.
- 18-degree beam spread. Beam spread adjustable. Beam spread adjustment is shipped pre-installed. Post-installation adjustment possible without the use of tools from above or below the ceiling.
- Adjustable beam spread. Beam spread adjustable. Beam spread adjustment is shipped pre-installed. Post-installation adjustment possible without the use of tools from above or below the ceiling.

MECHANICAL SYSTEM

- 18-degree beam spread. Beam spread adjustable. Beam spread adjustment is shipped pre-installed. Post-installation adjustment possible without the use of tools from above or below the ceiling.
- Adjustable beam spread. Beam spread adjustable. Beam spread adjustment is shipped pre-installed. Post-installation adjustment possible without the use of tools from above or below the ceiling.

ELECTRICAL SYSTEM

- Flashed stainless steel reflector housing.
- Vertically-adjustable, positive-lock, intermediate socket.
- Class II, double-insulated, high-wattage, intermediate-voltage junction box.
- Shiny™ technology available.

LISTING

- Fixtures are UL listed for line-branch wiring, Non-IC recessed mounting and damp locations. Listed and labeled to comply with Canadian Standards.

ORDERING INFORMATION

Order the fixture using the following format: **AFV-26TRT-4AR-LD-MVOLT**

AFV	TRT	AR	LD	MVOLT
AFV	26TRT	4AR	LD	MVOLT

gotham

RADIUS WALL SCENCE

The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of light sources and finishes makes the lighting fixture while the radius surface in housing will complement a wide variety of design elements.

Fixture Specifications

FEATURES

- Available in multiple finishes.
- Available in multiple light sources.
- Available in multiple beam spreads.
- Available in multiple wattages.
- Available in multiple voltages.
- Available in multiple mounting options.

ORDERING INFORMATION

Order the fixture using the following format: **RWSC-50PMH-WD-DB-120**

gotham

ORDERING INFORMATION

Order the fixture using the following format: **TY20-WM-PAR-MHD-120-BK-ARMS-WET**

ADVENT

1 MFR SPECS FOR FIXTURE "OH"

AFV-26TRT-4AR-LD-MVOLT

2 MFR SPECS FOR FIXTURE "OJ"

RWSC-50PMH-WD-DB-120

FIXTURES ARE SPECIAL ORDERED FOR 50 WATT METAL HALIDE

3 MFR SPECS FOR FIXTURE "OL"

TY20-WM-PAR-MHD-120-BK-ARMS-WET

CLED2X26

52 Watt of energy efficient cooling resistant LED lighting. 100,000 hour LED lifespan. 5 year warranty. Flush mount fixture. Recessed LED light fixture.

LED Info

Wattage	52W	Driver Type	Constant Current
Color Temp	5000K (Cool)	Color Accuracy	0.32 A
L70 Lifetime	100,000	LED Lifetime	50,000
Color Rendering	90	Efficiency	88%

Technical Specifications

UL Listing: Suitable for wet locations

Lumen Maintenance: The LED will deliver 70% of its initial lumens at 100,000 hours of operation

Driver: Multi-chip 26W high output long life LED Driver. Constant Current, 720mA, Class 2, 6 KV Surge Protection, 100V-277V, 60-60 Hz, 100-240V A fuses

Thermal Management: Cool aluminum Thermal Management system for optimal heat sinking. The CLED is designed for cool operation, most efficient output and maximum LED life by minimizing LED junction temperature.

Housing: Precision die cast aluminum housing and lens framing

Finish: Chip and lead resistant polyester powder coat finish

Green Technology: RAB LEDs are Mercury, Arsenic and UV free

Patents: The design of the CLED is protected by U.S. Patent D558,040, D515,859, Canada Patent 221412 and patents pending in China, Taiwan and Mexico

Warranty: RAB LED products are warranted for color shift less than 200K shift, 3-step consistency, light output above 70% driver performance and a blemish free finish, all over a 5 year period. See our full warranty card at: <http://www.rablighting.com>

Color Stability: RAB LEDs exceed industry standards for chromatic stability.

Color Uniformity: RAB's range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2005.

Ambient Temperature: Suitable for use in 40°C ambient temperatures.

Fixture Efficiency: 62 Lumens per Watt

Color Accuracy: 69 CRI

Color Temperature (Nominal CCT): 5100 K

Cold Weather Starting: The minimum starting temperature is -40°F/-40°C

California Title 24: CLED complies with California Title 24 building and electrical codes.

RAB

PRODUCT SPECIFICATION

EH3512/EH3515 Series Enclosure

OUTDOOR, SMALL

Product Features

- Low Cost
- Great for emergency use
- The Case and Mounting Hardware Construction
- Power of 200Watt Max
- For Use in Wet Locations
- Only Easy to Install and Viewing Angle on Back of Enclosure
- Keypad for Remote Control Access
- Low Voltage for Remote Control Access
- Modular for Use in Emergency Use

Technical Specifications

Dimensions: 12.5" H x 6.5" W x 4.5" D

Weight: 1.5 lbs

Material: Aluminum

Finish: Powder Coat

Mounting: Flush Mount

Temperature Range: -40°F to 140°F

Humidity: 5% to 95% RH

IP Rating: IP67

UL Listing: Suitable for wet locations

Warranty: 5 Year

PELCO

4 MFR SPECS FOR FIXTURE "OM"

CR4-57SL-XX-120-E26 (PROVIDED BY CANOPY MFR)

5 MFR SPECS FOR SECURITY CAMERA

PRELIMINARY
NOT FOR CONSTRUCTION



5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark	Date	By
△		
△		
△		

Kurzynske & Associates
CONSULTING ENGINEERS
825 Third Avenue, South
Nashville, Tennessee 37210
Telephone: (615) 255-5203
Fax: (615) 255-5207
E-mail: mail@kurzynske.com

STORE
CHICK-FIL-A
FSU #03336-V09-NS
ENGLEWOOD

ENGLEWOOD, CO 80113

SHEET TITLE
FIXTURE
CUT SHEETS

ISSUE DATE: ---
Job No. : CF1351
Store : 03336
Date : 8/27/13
Drawn By : BTS
Checked By : MTK

Sheet
E52.3

COUNCIL COMMUNICATION

DATE: December 2, 2013	AGENDA ITEM: 11 a iii	SUBJECT: Ordinance Approving the Speer's Broadway Addition Filing 2, 1 st Amendment Major Subdivision
INITIATED BY: Community Development		STAFF SOURCE: Audra L. Kirk, Planner I

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

There has been no previous Council action concerning the proposed Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision.

PREVIOUS PLANNING COMMISSION ACTION

The Planning and Zoning Commission considered the proposed Broadway Addition Filing 2, 1st Amendment Major Subdivision on November 5, 2013. The Commission considered testimony and voted 8 – 1 to forward the proposed Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision with a favorable recommendation for adoption.

RECOMMENDED ACTION

Staff recommends adoption of a proposed bill for an ordinance approving the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision and setting December 16, 2013 as the date for Public Hearing to consider public testimony on the Major Subdivision. It is understood that Council may also consider the proposed bill for an ordinance on second reading at the December 16, 2013 Council Meeting.

BACKGROUND

The building located at 3085 South Broadway was used as an indoor amusement establishment from 1994 – 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

The property's existing zoning designations would not accommodate the proposed development; therefore, ZC3, LLC began the process of requesting a rezoning to a PUD and amending the current subdivision.

MAJOR SUBDIVISION OVERVIEW

The proposed Preliminary Plat for Speer's Broadway Addition, Filing No. 2, 1st Amendment has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. The Speer's Broadway Addition, Filing No. 2, 1st Amendment includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.
- Reservation of an easement for utilities in the vacated portion of the alley.

SUBDIVISION CONSIDERATIONS:

When considering a subdivision plat, City Council must consider the following:

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

The proposed Chick-fil-A Speer's Broadway PUD use is a quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.

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

The proposed lots are compatible with dimensions established by the Chick-fil-A Speer's Broadway PUD.

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

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

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

The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.

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

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

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

Existing sidewalks will remain.

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

Six bicycle parking facilities are required for this proposed subdivision. Sidewalks are provided.

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

All required easements have been included on the plat. See Preliminary Plat.

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

The easements necessary for public uses and utilities are dedicated on the subdivision plat.

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

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

FINANCIAL IMPACT

The proposed Chick-fil-A Speer's Broadway redevelopment will generate approximately \$105,000 in tax revenue annually.

LIST OF ATTACHMENTS

Planning Commission Staff Report including:

Exhibit C - Neighborhood Meeting

Exhibit D - Xcel Energy Letter

Exhibit E - Century Link Letter

Planning Commission Minutes (November 5, 2013)

Planning Commission Findings of Fact

Proposed Bill for and Ordinance



CITY OF ENGLEWOOD
COMMUNITY DEVELOPMENT

TO: Planning and Zoning Commission
THRU: Chris Neubecker, Senior Planner ✓
FROM: Audra L. Kirk, Planner I ✓
DATE: November 5, 2013

SUBJECT: Case ZON2013-002 - Public Hearing
Chick-fil-A at Speer's Broadway PUD

Case SUB2013-008 - Public Hearing
Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

APPLICANT:

ZC3, LLC
8757 Mallard Place
Littleton, CO 80126

PROPERTY OWNER:

3085 South Broadway Partners, LLC
1873 South Bellaire Street #825
Denver, CO 80222

PROPERTY ADDRESSES:

3085 South Broadway	PIN# 1971-34-2-18-030
3066 South Acoma Street	PIN# 1971-34-2-18-011
3072 South Acoma Street	PIN# 1971-34-2-18-012
3086 South Acoma Street	PIN# 1971-34-2-18-013
3090 South Acoma Street	PIN# 1971-34-2-18-014

REQUEST:

The applicant has submitted an application to rezone the parcels above from MU-R-3-A, and MU-B-2 zone districts to Planned Unit Development (PUD). The proposed PUD would allow a drive through restaurant. The applicant has also submitted an application for a Major Subdivision for the property contained in the PUD.

RECOMMENDATION:

Case ZON2013-002: The Department of Community Development recommends that the Planning and Zoning Commission review the Chick-fil-A at Speer's Broadway PUD request and forward a favorable recommendation for approval to City Council.

Case SUB2013-008: The Community Development Department recommends approval of the Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision. Staff recommends that the final plat be forwarded to Council with a recommendation for approval.

LEGAL DESCRIPTIONS:

PIN#: 1971-34-2-18-030 LOTS 25-32 BLK 24 SPEERS BDWY ADD TOG WITH THAT PART OF VACATED S BROADWAY ST ADJ ON THE EAST

PIN#: 1971-34-2-18-011 S 1/2 OF 17 ALL OF 18 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-012 LOTS 19-20 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-013 LOTS 21-22 BLK 24 SPEERS BDWY ADD

PIN#: 1971-34-2-18-014 LOTS 23-24 BLK 24 SPEERS BDWY ADD 3090 S ACOMA

EXISTING ZONE DISTRICTS:

MU-R-3-A Low Density Residential and Limited Office Zone District, and MU-B-2 General Arterial Business Zone District.

PROPERTY LOCATION AND SURROUNDING LAND USE:

The subject property of this PUD is located on five parcels.

Parcel fronting Broadway is located at the northwest corner of South Broadway and West Dartmouth Avenue. Land to the north, east and south of this parcel is zoned MU-B-2 Mixed-Use General Arterial Business District and contains commercial uses.

Parcels fronting Acoma are located at the northeast corner of South Acoma Street and West Dartmouth Avenue. Land to the north of these parcels are zoned MU-R-3-A Low Density Residential and Limited Office Zone District. Land to the west of these parcels are zoned MU-R-3-B Medium to High Density Residential and Limited Office Zone District. Land south of these parcels (south of Dartmouth Avenue) is zoned R-2-B Medium Density one and Multi-Dwelling unit Residential Zone District.

PUD AND SUBDIVISION PROCEDURE:

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

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

BACKGROUND:

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

The building located at 3085 South Broadway has been used as an indoor amusement establishment from 1994 – 2011 and has been vacant since then. Prior to 1994 the building was used as the Englewood Press building. All five properties were sold to the current owner on January 7, 2011.

Currently there are two single family homes located on two properties that front Acoma Street. These single family homes were built in 1907 and 1912 and have been single family residences since that time. Both single family homes will be demolished in order to provide access and parking for the proposed Chick-fil-A.

Two of the lots facing Acoma Street were used as parking lots for the indoor amusement establishment. A variance was granted for 3066 South Acoma in July 1973 to permit the installation of a parking lot on an undersized site and without the required 25 foot setback in an R-4 (previous zone district). There was a single family residence that was demolished in 1972 in order to construct the parking lot.

The structures at 3090 South Acoma were demolished in 1974 to be used as additional parking for Englewood Press. In 1994, Funtastic Nathan's applied for a conditional use permit to operate an indoor amusement establishment. A condition of the conditional use was that the use must comply with parking requirements. The lot at 3090 South Acoma was included in total parking calculations, and at that time, became part of the conditional use that was granted to 3085 South Broadway.

NEIGHBORHOOD MEETING SUMMARY:

The applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site. Neighborhood meeting notes are attached to this report (See Exhibit C).

CITY DEPARTMENT AND DIVISION REVIEW:

The Chick-fil-A at Speer's Broadway PUD, Speer's Broadway Addition Filing 2 Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Chick-fil-A at Speer's Broadway PUD and Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.

OUTSIDE AGENCY COMMENTS:

Preliminary plans of the proposed Chick-fil-A at Speer’s Broadway PUD and Speer’s Broadway Addition Filing 2, 1st Amendment Major Subdivision were referred to RTD, Xcel Energy, Century Link, and Comcast. Xcel Energy and Century Link provided written comments that are attached as Exhibits D-E. There were no objections in the comments received provided an easement is retained for existing facilities, and that the applicant continues working with the agencies’ individual processes. If any other formal comments are received before the public hearing, Staff will present them during the hearing. RTD did not provide comments.

PUD OVERVIEW:

The proposed Chick-fil-A at Speer’s Broadway PUD would include a drive-through Chick-fil-A restaurant and associated parking. Access to the site would be off of Broadway, Acoma and through the alley between Acoma and Broadway. The restaurant will be situated on the east side of the vacated alley with parking and access to the drive through on the west side of the vacated alley. Residences on Acoma Street that face east will be screened by a four foot solid wall.

Permitted Uses: The Chick-fil-A at Speer’s Broadway PUD will allow a drive-through restaurant in addition to many other commercial uses as outlined on page one of the PUD.

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

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
MU-R-3-A District (west side of proposed PUD)								
One-Unit Dwelling	6,000	None	40	50	32	25	5	20
One-Unit Dwelling on a Small Lot	4,000	None	35	40	32	25	3	20
Multi-Unit Dwelling (Maximum Units Based on Lot Area & Width)	3,000 per unit	None	60	25 per unit	32	25	5	25
Private Off-Street Parking	12,000	None	70	None	n/a	25	15	15

	Min Lot Area (sq ft)	Max FAR	Max Lot Coverage (%)	Min Lot Width (ft)	Max Height (ft)	Minimum Setbacks (ft)		
						Front	Each Side	Rear
Office, Limited	15,000	1.5 (Excluding the gross floor area of parking structures)	50	None	32	25	15	25
All Other Allowed Uses	24,000	None	60	200	32	25	25	25
MU-B-2 District (east side of proposed PUD)								
Multi-Unit Dwelling	None	None	None	None	60	0 and no more than 5 feet	0	5
All Other Allowed Uses	None	None	None	None	60	0 and no more than 5 feet	0	5
Proposed Chick-fil-A at Speer's Broadway PUD								
All Allowed Uses	None	None	None	None	60	Varies depending on street frontage: 0 to 5 feet, see PUD		

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

- From (East) Broadway – 0 or 5 feet maximum
- From (South) Dartmouth – 0 or 5 feet maximum
- From (North) – 0 feet
- From (West) Acoma - 0 feet

Building Height: The proposed maximum building height in the PUD is 60 feet.

Parking: The proposed Chick-fil-A Speer's Broadway PUD will follow the parking regulations outlined in 16-6-4 of the Unified Development Code (UDC) for a drive through restaurant. These requirements are 1 space per 100 s.f. of building, based on the proposed building size this equals 46 spaces, with 3 accessible parking spaces. Chick-fil-A will be providing an additional parking space for a total of 47 spaces. Bicycle parking will be required at a rate of one bicycle space each for 10 required parking spaces. Chick-fil-A will be providing a total of 6 bicycle parking spaces.

Traffic: The Traffic Impact Study looked into potential traffic related impacts on the street network connected with the proposed development. The analysis was completed for the period ending 2015; as well as for 2035 long-term twenty year horizon; with intersections

of Dartmouth and Broadway, Dartmouth and Acoma, and Acoma and Cornell included in this traffic study. The following is a brief summary of findings and recommendations:

- There are two access points to the Chick-fil-A site; right-in/right-out access located on Broadway, and full movement access from Acoma Street. It is believed that up to 70% of Chick-fil-A patrons will use the Acoma driveway
- The daily traffic volume on Acoma Street will notably increase; however, the level of traffic volume will stay in the range that could be found on some other local streets
- Increased travel demands could be expected at the Dartmouth and Broadway, and Dartmouth and Acoma intersections. To minimize these impacts, the study provides the following recommendations for consideration to implement with the proposed construction:
 - Lengthen the northbound left turn lane on Broadway at Dartmouth
 - Lengthen both eastbound and westbound left turn lanes on Dartmouth at Broadway
 - Establish new left turn lanes for the eastbound and westbound directions on Dartmouth at Acoma
 - Restrict parking along the east side of Acoma adjacent to the Chick-fil-A site

Staff agrees with the study conclusion that the proposed eastbound and westbound left turn lane modifications at Dartmouth and Broadway, and the installation of new left turn lanes at Dartmouth and Acoma, would require on-street parking restrictions on Dartmouth Avenue. Furthermore, it is noted in the study, that lengthening left turns on Dartmouth at Broadway may impact business and alley accesses along Dartmouth on both sides of Broadway. However, it is fair to say that the existing vehicle queues from the Dartmouth and Broadway intersection already extend past these driveways/alleys during the afternoon peak hours.

In summary, please note that staff closely reviewed this Traffic Impact Study and is in agreement with the study findings.

Signage: The proposed PUD will follow the signage regulations outlined in 16-6-13 of the UDC as amended.

Landscaping: The UDC requires that a minimum of 10% of the property be landscaped for commercial uses in the MU-B-2 zone districts. The Chick-fil-A Speer's Broadway PUD proposes a minimum of 22% of the property be landscaped. The PUD will meet the requirements of the UDC in terms of plant quantities and sizes; additionally, 50% of the required trees must be located between the building and street which will result in street trees for the project.

Screening and Fencing: The PUD proposes a 4 foot high fence/wall between the parking lot and existing residential uses at the western boundary along South Acoma. The fence/wall must be consistent with the overall building design. All other screening or fencing must comply with the requirements of the UDC.

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

PUD SUMMARY:

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

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

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

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

The Chick-fil-A Speer's Broadway PUD conforms to the Comprehensive Plan strategy of redevelopment. The Business and Employment Strategic Plan Objective 1-2 states, "Actively engage in expanding existing Englewood businesses and attracting new businesses to the city". A typical Chick-fil-A store will generate approximately \$3.0 million in sales, which would equate to approximately \$105,000 in tax revenue to the City of Englewood.

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

The Chick-fil-A Speer's Broadway PUD is consistent with adopted and generally accepted development standards established by the City of Englewood. The application was reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. All comments were addressed by the applicant.

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

The Chick-fil-A Speer's Broadway PUD is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

SUBDIVISION SUMMARY:

The proposed Preliminary Plat for Speer's Broadway Addition, Filing No. 2, 1st Amendment has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies. The Speer's Broadway Addition, Filing No. 2, 1st Amendment includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.

Issues identified by the DRT were addressed by the applicant and there were no objections from the outside agencies provided that the applicant continues working with the agencies' individual processes. Therefore, the Community Development Department recommends approval of the Speer's Broadway Addition, Filing No.2 1st Amendment. If the Commission requires no changes from the Preliminary Plat to the Final Plat, staff recommends that the Final Plat be forwarded to Council with a recommendation for approval.

SUBDIVISION CONSIDERATIONS:

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

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

The proposed Chick-fil-A Speer's Broadway PUD use is quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.

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

The proposed lots are compatible with dimensions established by the Chick-fil-A Speer's Broadway PUD.

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

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

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

The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.

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

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

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

Existing sidewalks will remain.

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

Six bicycle parking facilities are required for this proposed subdivision. Sidewalks are provided.

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

All required easements have been included on the plat. See Preliminary Plat.

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

The easements necessary for public uses and utilities are dedicated on the subdivision plat.

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

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

ATTACHMENTS:

Exhibit A: Chick-fil-A at Speer's Broadway PUD

Exhibit B: Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision

Exhibit C: Neighborhood Meeting Summary – July 31, 2013

Exhibit D: Xcel Energy – Letter dated August 6, 2013

Exhibit E: CenturyLink – Letter dated June 27, 2013

Chick-fil-A Neighborhood Meeting 7/31/13
6:00 p.m.
Mayflower Congregational Church
3001 South Acoma Street

29 people attended the meeting

Zell Cantrell from ZC3 gave a brief presentation of the proposed project. He explained that ZC3 and Merrick & Company have submitted for a Planned Unit Development, to rezone the properties at 3085 South Broadway to allow for a drive through restaurant, and to allow for the properties along Acoma to be used as a parking lot. Mr. Cantrell explained that the alley would be re-routed to exit onto either Acoma or to Broadway. He also explained that the building and the drive through are designed so that pedestrians will never have to cross the drive through as they do at other drive through restaurants.

Following are some questions from the public, and answers provided by the applicants:

Q: What is the timing? I live in one of the houses that will be torn down.

We would like to be open spring of next year, but it may be more like summer of next year. 2014.

Q: Do you know how close you are to a school zone?

I believe that we are only 1 to 2 blocks from the nearest school.

Q: How close is the nearest Chick-fil-A?

The nearest one is at Riverpoint in Sheridan.

Q: Will this new restaurant affect my water pressure?

No.

Q: Do you still use Styrofoam cups?

Yes, but we are looking for other solutions.

Q: Don't you own the Styrofoam cup company?

No.

Q: Was a traffic study done on Dartmouth?

Yes, it is available at the City of Englewood.

Q: Traffic flow is difficult now, how are you going to handle increased traffic?

We will increase the left hand turns at Broadway and Dartmouth to extend queuing.

Q: Will you be taking property along Dartmouth?

No, that is not our intention.

Q: Walking along Broadway and Dartmouth is already very dangerous, and I have complained to the city already, how will this be addressed?

Q: Acoma is already narrow, and I need to back into my drive to avoid hitting people as I pull out, added parking on Acoma could make this even more dangerous.

We can restrict parking on Acoma.

Q: Right now, there is too much green light time on Broadway and not enough on Dartmouth, how will this be addressed?

We can change the timing on Dartmouth to increase green light time.

Q: Is there any way to get permit parking for Acoma?

(JJ) Sure.... Just go to the city. You will need to get a majority approval from residents of the block.

Q: Can you reduce the speed limit on Acoma?

(JJ) Yes, if that is the desire of the block.

Q: Can you add a stop sign at Yale and one at Dartmouth?

That is something that we can discuss with the City.

Q: I am a new business with 3 parking spots, most of my customers park on the street. The traffic that is being created will piss my customers off.

We are currently over parked. The city requires us to have 46 spots and we are at 54. Parking on the street should not be an issue.

Q: What are the hours?

6:00 a.m. to 10:00 p.m.

Q: How will the PUD affect our property values?

(JJ) This will be better than a vacant lot.

Q: How many jobs will this produce?

There will be temporary construction jobs. Once the store is open there will be approximately 100 employees.

Q: I would rather have a Chick-fil-A than a Gothic or a Felt. Chick-fil-A maintains their property.

Q: What would the delivery times be?

That has not been determined, but they are location specific, and never very early.

Q: Will you still provide spirit nights, college scholarships, community involvement? I'm younger and I wouldn't have gone to college without Chick-fil-A. CFA changed my life.

Yes! CFA is very involved in the community! We only have franchise owners that are willing to be connected to the community. We do not allow absentee franchise owners. We have 1700 franchise owners, the maximum number of stores is 2, and there are only a handful of those. We typically get 20,000 applications for franchises a year and only pick 50.

Q: Have you purchased the building yet?

No, we are under contract.

Q: Where is the trash enclosure? Is it possible to put it closer to the alley?

Yes, that is a possibility, and a good idea.

Q: I don't like you tearing down two houses.

Q: Will this CFA have a playground?

Yes.

Q: Is anything about the design bothering you? (to cfa rep)

Yes, it's not often that we are not well received, and it doesn't make me comfortable. This is probably only the second meeting in eight years that I've had this many concerns. We will listen to your concerns and try to accommodate them whenever possible.

Q: What's in place for the smell of fried food?

There is a hood vent that will help to eliminate odors. To be honest, we have never had a complaint of food smelling.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303.571.3660

August 6, 2013

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

Attn: Audra Kirk

Re: 3085 South Broadway – Chick-fil-A – 2nd referral, Case # ZON2013-002

Public Service Company of Colorado (PSCo) has reviewed the plans for **3085 South Broadway – Chick-fil-A – 2nd referral**. Please be aware PSCo owns and operates existing gas and electric facilities within the proposed project area, including the alley proposed to be vacated. PSCo acknowledges the planned sixteen-foot (16') easement to be retained within this alley vacation area.

If the property owner/developer/contractor has not already done so, they must contact the **Builder's Call Line at 1-800-628-2121 to re-apply** for any new gas or electric service, or modification to existing facilities. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Pertaining to the previous plans, the developer is reminded to refer to the attached planting guidelines with specific reference to the planned trees in the two islands in the alignment with the current alley, and the planned third tree from the left along West Dartmouth Street, and their proximity to the existing overhead electric lines.

As a safety precaution, PSCo would also like to remind the developer to call the **Utility Notification Center at 1-800-922-1987** to have all utilities located prior to any construction. If you have any questions about this referral response, please contact me at (303) 571-3306.

Sincerely,

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

EXHIBIT D

Guidelines for Planting In or Near Rights-of-Way and Utility Facilities (Including Approved Species List)

OVERHEAD TRANSMISSION & DISTRIBUTION LINES

- Trees growing taller than 20 feet should **not** be planted within transmission line rights-of-way.
- Trees growing taller than 20 feet should **not** be planted within distribution line rights-of-way. However, they may be planted **at least** 20 feet (horizontally) from overhead electric distribution lines.
- Trees with a maximum mature height of less than 20 feet may be planted beneath overhead electric transmission and distribution lines except when near structures. Please see list of compatible tree species listed below.

OVERHEAD TRANSMISSION & DISTRIBUTION LINE STRUCTURES

- Trees should be planted **at least** 15 feet from transmission and distribution poles and structures.
- Shrubs, ground covers, and flowerbeds can be planted up to the base of poles and structures. However, plant material may be destroyed during groundline inspection of wood structures for underground decay. Damaged or destroyed plant material will not be replaced.

UNDERGROUND ELECTRIC OR GAS LINES

- Avoid placement of shrubs and trees over underground facilities and in front of the access doors of pad-mounted underground equipment. This will help avoid having to move and possibly destroy plants during maintenance and repair operations. Damaged or destroyed plant material will not be replaced.
- If planting above underground facilities cannot be avoided, plant materials with roots that extend **less than** 18 inches below grade at maturity should be used.
- **Please call UNCC for locates before you dig! (800) 922-1987.**

The following tree and shrub species have been approved by PSCo's Vegetation Management Department for planting near overhead lines:

DECIDUOUS

Adams Flowering Crabapple
Amur Maple
Assorted Fruit Trees
Autumn Brilliance Serviceberry
Camperdown Elm
Canada Red Cherry
Centurion Flowering Crabapple
Cockspur Thornless Hawthorn
Cumulus Serviceberry
European Mountain Ash
Goldenrain tree
Nannyberry
Newport Plum
Princess Kay Plum
Radiant Flowering Crabapple
Robin Hill Serviceberry
Rocky Mountain Birch
Spring Snow Flowering Crabapple
Toba Hawthorne
Washington Hawthorne

Malus 'Adams'
Acer ginnala
Apple, Sour Cherry, Peach, Plum
Amelanchier grandiflora
Ulmus glabra 'Camperdownii'
Prunus virginiana 'Shubert'
Malus 'Centurion'
Crataegus crus-galli inermis
Amelanchier laevis 'Cumulus'
Sorbus aucuparia
Koelreuteria paniculata
Viburnum lentago
Prunus x cerasifera 'Newport'
Prunus nigra 'Princess Kay'
Malus 'Radiant'
Amelanchier x grandiflora 'Robin Hill'
Betula fontinalis
Malus 'Spring Snow'
Crataegus x mordenensis 'Toba'
Crataegus phaenopyrum cordatum

EVERGREENS

Dwarf Austrian Pine
Fat Albert Blue Spruce
Mugo Pine
Piñon Pine

Pinus nigra 'Hornbrookiana'
Picea glauca albertiana conica
Pinus mugo
Pinus edulis



July 27, 2013

City of Englewood
Community Development Department
Ms. Audra L. Kirk, Planner I
1000 Englewood Parkway
Englewood, CO 80110

RE: Case No.: ZON2013-002
Chick-Fil-A
3085 S. Broadway, Englewood, Colorado

Dear Ms. Kirk,

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

CenturyLink has no objection to the proposal.

The Developer is encouraged to contact CenturyLink Field Engineer Ron Hickman at 720.578.5139, or at ron.hickman@centurylink.com, to discuss removal of any existing CenturyLink facilities serving the existing site and for conduit recommendations for extending telecommunications services to the new building.

Sincerely,

Charles Place
Right of Way Manager
CenturyLink
7759 S. Wheeling Ct.
Englewood, CO 80112

720.578.5132

EXHIBIT E

**CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 5, 2013**



I. CALL TO ORDER

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

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

It was determined that a quorum was present.

Absent: None

Staff: Alan White, Director
Chris Neubecker, Senior Planner
Audra Kirk, Planner I
Nancy Reid, Assistant City Attorney



II. APPROVAL OF MINUTES

October 22, 2013

Welker moved;

Fish seconded: TO APPROVE THE OCTOBER 22, 2013 MINUTES

Chair Brick asked if there were any modifications or corrections. There were no changes to the minutes.

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

NAYS: None

ABSTAIN: None

ABSENT: None

Motion carried.



III. PUBLIC HEARING

ZON2013-002 Chick-fil-A at Speer's Broadway PUD

Roth moved;

Bleile seconded: To open the Public Hearing for SUB2013-008 Speer's Broadway Addition
Filing 2, 1st Amendment Major Subdivision

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

NAYS: None

Audra Kirk, Planner I, was sworn in. Ms. Kirk presented the Staff Report outlining the proposed PUD and Subdivision at the northwest corner of Broadway and Dartmouth Avenue. The proposed development is a Chick-fil-A restaurant.

Members of the Planning and Zoning Commission were given the opportunity to ask questions of Ms. Kirk regarding the information presented. Mr. Knoth inquired about the timing of the traffic light at the intersection and Ms. Kirk deferred the question to the Public Works Department.



Zell Cantrell, applicant for the proposed PUD, was sworn in. Mr. Cantrell presented the details of the development and provided slides with illustrations of the site plan and elevations of the proposed Chick-fil-A restaurant.



Mr. Cantrell answered questions from the Commissioners regarding the development. He fielded questions regarding the design of the development with regard to the building, landscaping, parking and traffic management.



Mr. Steve Lewis, Director of Restaurant Development, Chick-fil-A corporate office, Atlanta Georgia, was sworn in. Mr. Lewis described the corporate culture and history of Chick-fil-A including information regarding Chick-fil-A's involvement in the community. He explained the Chick-fil-A urban strategy and their approach to infill development and standalone stores in the absence of vacant land for building stores.



Mr. Fish inquired about the purchase of the two residential properties in addition to the commercial property; Mr. Cantrell stated that they are under contract with one seller, contingent on entitlements and discretionary approvals of the development.



Mr. Roth asked about the volume of traffic that can be expected with the development. According to the traffic study, approximately 111 additional vehicles would be using the property during peak daytime hours and 75 during evening hours. According to the traffic study, 60% of the traffic is anticipated to use the Acoma access point.



Mr. Welker continued the questioning regarding the topic of traffic congestion and impact on pedestrian access to the site.



Curtis Rowe, Traffic Engineer, Kimley Horn and Associates, 990 S. Broadway, was sworn in. He provided details regarding the anticipated traffic patterns surrounding the restaurant.



Signage and lighting were also discussed; the signage will be a pole sign conforming to City Code. Parking on Acoma will not be impacted. The sight triangle will be intact as the wall on the west side of the property will be inside the detached sidewalk.



Bev Cummins, 3048 South Acoma, was sworn in. Ms. Cummins expressed that she is not in favor of the development plan.



Patrick Madrid, 3369 South Grant Street, was sworn in. Mr. Madrid is opposed to the development, being of the opinion that another type of business would be preferable. You can't build a community on fast food. People want to live near S. Pearl Street. Old South Gaylord and Littleton downtown. How do we want Englewood to develop? People won't move here for Chick-fil-A.

Jill Gustine, 3168 South Acoma Street, was sworn in. Ms. Gustine is opposed to the development because of potential traffic issues. We need to support small businesses. Pedestrian areas are needed to attract local investors. Need to focus on pedestrians and walkability, not more traffic. People vie to get into those walkable neighborhoods. Not fast food and car lots. Its terrifying to walk near here with kids.

Breridy Rice, 3167 South Acoma Street, was sworn in. Ms. Rice is opposed to the development because of potential traffic issues. Lots of young families around this area. Can't imagine kids on bikes on Acoma Street. Concern with property values. Chick-fil-A will not help.



Kevin Clark, 3167 South Acoma Street, was sworn in. Mr. Clark is opposed to the development and expressed concern about the type of business.



Danielle Nougier, 3084 South Bannock Street, was sworn in. Ms. Nougier is opposed to the development because of traffic issues.



Erica Bond, 3133 South Acoma Street, was sworn in. Ms. Bond is opposed to the development because of traffic issues.

Chris Diedrich, 2946 South Bannock Street, was sworn in. Mr. Diedrich is opposed to the development because of the type of business.



Bob Hurt, 2956 South Sherman Street, was sworn in. Mr. Hurt is in favor of the development.



Linda Orloski, 9088 West Flamingo Way, was sworn in. Ms. Orloski is in favor of the development.



Chair Brick stated that the Public portion of the hearing ended.



Staff Rebuttal

Audra Kirk, Planner I, addressed the issue of the sight triangles and commented that the plan would be reviewed when the construction drawings are submitted for permit. A photometric lighting plan is included in the plans provided and the lighting does not encroach into the adjacent property. Economic benefits from the restaurant are estimated to be \$105,000 per year in tax revenue.

Chair Brick requested that Director White be sworn in.



Alan White, Community Development Director, was sworn in. Mr. White responded to Chair Brick's question as to whether or not other entities had shown interest in the property. In the last 6-1/2 years, there have been other proposals but none that advanced beyond the initial inquiry.



Mr. Fish inquired about traffic generated by different types of businesses. Director White responded that the traffic from this particular use would fall into the medium to high trip generation category, but that many customers are already travelling on these roads.



Ms. Townley asked how the development would fit with the Master Plan for bicycle traffic and bike lane on Dartmouth. Director White responded that the current plan does not impact the plan for a bike lane.



Mr. Welker asked if there was a possibility of increasing the width of the right of way on Broadway or Dartmouth. Planner Kirk responded that was not previously discussed. Mr. Welker asked if there were plans to mitigate the conflict between parking on Acoma and the turn into the property. Planner Kirk stated that there is accommodation in the current plan, which removes a few parking spaces on Acoma directly behind this site.



Rebuttal by Applicant

Job generation would be 75 people when the store opens and would most likely be 50-65 people once the store has operated for a while.

This store is projected to generate approximately \$3 million in annual sales.

Businesses adjacent to other Chick-fil-A stores historically benefit from increased traffic.

Chick-fil-A stores are typically one owner operations, i.e. owners only own one location. It is a family oriented corporate culture and supports the local community.

The traffic study was conducted twice, once prior to the proposal submission in July and a second time, in September, after the report was submitted at the suggestion of the Traffic Department.



Chair Brick requested a motion to close the Public Hearing.

Fish moved;

Knoth seconded: TO CLOSE THE PUBLIC HEARING REGARDING ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

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

NAYS: None
ABSTAIN: None
ABSENT: None



MOTION TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE ZON2013-002 CHICK-FIL-A AT SPEER'S BROADWAY PUD



Discussion by the Commissioners regarding the acceptance of the Staff's recommendation.



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

Knoth moved;

King seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE SUB2013-008 CHICK-FIL-A AT SPEER'S BROADWAY ADDITION FILING 2, 1ST AMEMDMENT MAJOR SUBDIVISION

No discussion regarding motion.

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



IV. PUBLIC FORUM

Mr. Kevin Clark (previously sworn in) asked what the appropriate avenue would be to pursue placement of a stop sign at Eastman and Acoma. Attorney Nancy Reid directed him to Public Works in order to bring the topic to the Traffic Division.



V. ATTORNEY'S CHOICE

City Attorney did not have any comments.

VI. STAFF'S CHOICE

Chris Neubecker, Senior Planner, suggested that the rules of Public Forum with regard to Planning and Zoning Commission meetings be reviewed. It was agreed that this would be addressed at a future meeting.

VII. COMMISSIONER'S CHOICE

There were no additional comments from the Commissioners.

The meeting adjourned at 10:00 p.m.

Julie Bailey, Recording Secretary

CITY OF ENGLEWOOD PLANNING AND ZONING COMMISSION

IN THE MATTER OF CASE #SUB2013-008)	
SPEER'S BROADWAY ADDITION FILING 2,)	
1 ST AMENDMENT MAJOR SUBDIVISION)	
FINDINGS OF FACT, CONCLUSIONS)	
AND RECOMMENDATIONS RELATING)	FINDINGS OF FACT AND
TO THE UNIFIED DEVELOPMENT CODE.)	CONCLUSIONS OF THE
)	CITY PLANNING AND
)	ZONING COMMISSION
INITIATED BY:)	
Community Development Department)	
1000 Englewood Parkway)	
Englewood, CO 80110)	

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

Commission Members Absent: None

This matter was heard before the City Planning and Zoning Commission on November 5, 2013 in the City Council Chambers of the Englewood Civic Center.

Testimony was received from staff. The Commission received notice of Public Hearing, the Staff Report, and a copy of the proposed Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision which were incorporated into and made a part of the record of the Public Hearing.

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

FINDINGS OF FACT

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.

2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision, and subsequent revisions were reviewed by the City's Development Review Team (DRT) on July 30th, September 9th, and September 24th of 2013. Identified issues were addressed by the applicant and the final Speer's Broadway Addition Filing 2, 1st Amendment Major Subdivision were submitted on October 23, 2013.
4. **THAT** on November 5, 2013 the Public Hearing on Case SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision was brought before the Planning Commission by the Department of Community Development, a department of the City of Englewood.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
9. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
10. **THAT** the Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision is substantially consistent with the goals, objectives, design guidelines, policies, and other ordinances, laws and requirements of the City.

CONCLUSIONS

1. **THAT** the applicant conducted a neighborhood meeting on July 31, 2013. Notice of the meeting was mailed to property owners and occupants of property within 1000 feet of the site.
2. **THAT** notice of the Public Hearing was on the City of Englewood website from October 23, 2013 through November 5, 2013 and was published in the Englewood Herald October 25, 2013.

3. **THAT** all testimony received from staff members, applicant team members, and the general public has been made part of the record of the Public Hearing.
4. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.
5. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The vacation of platted lot lines.
6. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
7. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes The dedication of public access on Lot 32 and Lot 31.
8. **THAT** the Speer's Broadway Addition, Filing No. 2, 1st Amendment includes reservation of an easement for utilities in the vacated portion of the alley.
9. **THAT** the discussed Subdivision plan be forwarded to City Council.

DECISION

THEREFORE, it is the decision of the City Planning and Zoning Commission that Case #SUB2013-008 Speer's Broadway Addition Filing 2 1st Amendment Major Subdivision should be referred to the City Council with a favorable recommendation.

This decision was reached upon a vote on a motion made at the meeting of the City Planning and Zoning Commission on November 5, 2013 by Mr. Knoth, which motion states:

Knoth moved;

Welker seconded: TO ACCEPT STAFF RECOMMENDATION TO APPROVE
SUB2013-008 SPEER'S BROADWAY ADDITION FILING 2
1ST AMENDMENT MAJOR SUBDIVISION

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

NAYS: Bleile
ABSTAIN: None
ABSENT: None

Motion carried.

These Findings and Conclusions are effective as of the meeting on November 5, 2013.

BY ORDER OF THE CITY PLANNING & ZONING COMMISSION

John Brick, Chair

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013 _____

COUNCIL BILL NO. 64
INTRODUCED BY COUNCIL
MEMBER _____

A BILL FOR

AN ORDINANCE APPROVING THE SPEER'S BROADWAY ADDITION FILING NO. 2, FIRST AMENDMENT, MAJOR SUBDIVISION LOCATED AT 3085 SOUTH BROADWAY AND 3066 – 3090 SOUTH ACOMA STREET IN THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, the City is authorized by ordinance to regulate the subdivision or consolidation of property including the establishment of new subdivisions and has the right to accept or reject the dedication or vacation of any streets, alleys or public ways; and

WHEREAS, under the Englewood Municipal Code a "major subdivision plat" is required whenever there is a proposed dedication of land for public rights-of-way or public areas; and

WHEREAS, the building located at 3085 South Broadway was used as the former Funtastic Nathan's site and then an indoor amusement establishment from 1994 – 20011 and has been vacant since then; and

WHEREAS, the "Speer's Broadway Addition, Filing No. 2, 1st Amendment" owners purchased additional properties in January 2011; and

WHEREAS, those properties consist of two single family homes located on two properties that front Acoma Street which were built in 1907 and 1912; and

WHEREAS, the lot at 3090 South Acoma was included in total parking calculations for the amusement establishment, and at that time, became part of the conditional use that was granted to 3085 South Broadway; and

WHEREAS, the property's existing zoning designations would not accommodate the proposed development; therefore, ZC3, LLC began the process of requesting a rezoning to a PUD and amending the current subdivision; and

WHEREAS, the Plat for "Speer's Broadway Addition, Filing No. 2, 1st Amendment" has been reviewed by the City's Development Review Team (DRT) and the appropriate outside agencies; and

WHEREAS, the "Speer's Broadway Addition, Filing No. 2, 1st Amendment" includes:

- The vacation of alley on Lots 18 through 24 on the Acoma side and Lots 25 through 31 Broadway side.

- The vacation of platted lot lines.
- The relocation/dedication of a portion of the alley on portions of Lot 17 and Lot 18.
- The dedication of public access on Lot 32 and Lot 31.
- Reservation of an easement for utilities in the vacated portion of the alley.

WHEREAS, the Planning and Zoning Commission held a Public Hearing on November 5, 2013 and recommended approval of the “Speer’s Broadway Addition Filing 2, 1st Amendment,” Major Subdivision.

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

Section 1. The City Council of the City of Englewood hereby approves the “Speer’s Broadway Addition Filing 2, 1st Amendment,” Major Subdivision for the property located at 3085 South Broadway and 3066 – 3090 South Acoma Street, in the City of Englewood, Colorado, attached hereto as Attachment 1.

Section 2. The City Council of the City of Englewood, Colorado finds:

1. The proposed Chick-fil-A At Speer’s Broadway PUD use is a quick serve restaurant with a drive-through. The drive-through will be located on the Broadway side of the property; this is compatible with other uses in the MU-B-2 zone district. The parking will be located on the Acoma fronting properties. Parking is an allowed use in the MU-R-3-B district when approved through the conditional use process.
2. The proposed lots are compatible with dimensions established by the Chick-fil-A At Speer’s Broadway PUD.
3. Public water and sewer along with electric, gas, and communication utilities are available to the subject property.
4. The subject property is not located within an identified flood plain zone. There are no other special topography or natural features on the property.
5. The relocation of a portion of the public alley proposed within this subdivision provides the necessary access to the lots adjacent to the subdivision.
6. Existing sidewalks will remain.
7. Six bicycle parking facilities are required for this proposed subdivision and additional sidewalks are provided.
8. All required easements have been included on the plat. See Preliminary Plat.
9. The easements necessary for public uses and utilities are dedicated on the subdivision plat.
10. A drainage study has been completed as part of the proposed Planned Unit Development application. Drainage issues have been addressed and will be monitored in the development permit process.

Introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Published by Title as a Bill for an Ordinance in the City's official newspaper on the 6th day of December, 2013.

Published as a Bill for an Ordinance on the City's official website beginning on the 4th day of December, 2013 for thirty (30) days.

Randy P. Penn, Mayor

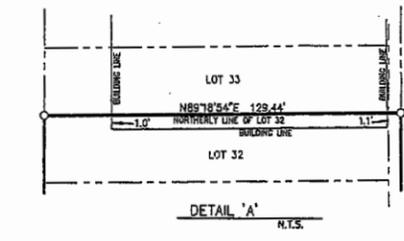
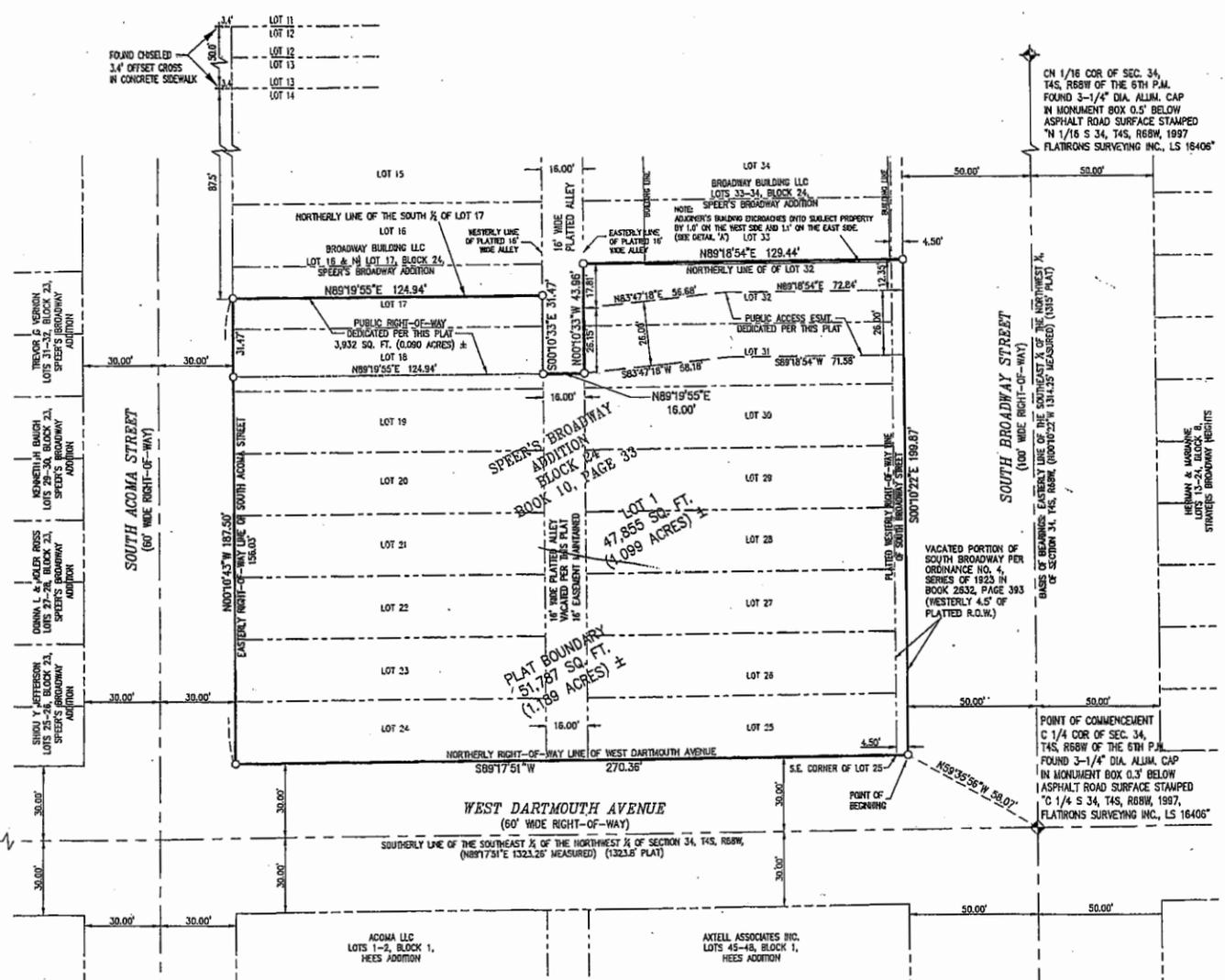
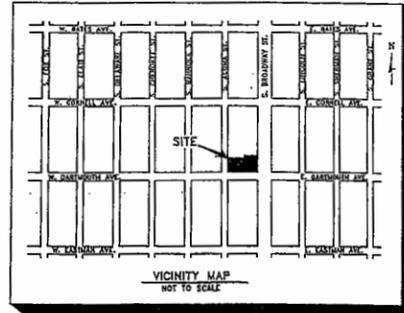
ATTEST:

Loucrishia A. Ellis, City Clerk

I, Loucrishia A. Ellis, City Clerk of the City of Englewood, Colorado, hereby certify that the above and foregoing is a true copy of a Bill for an Ordinance, introduced, read in full, and passed on first reading on the 2nd day of December, 2013.

Loucrishia A. Ellis

SPEER'S BROADWAY ADDITION, FILING NO.2 1ST AMENDMENT
 PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH. P.M.,
 A RESUBDIVISION OF A PORTION OF BLOCK 24, SPEER'S BROADWAY ADDITION BEING
 THE SOUTH 1/2 OF LOT 17 AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE,
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO



BASIS OF BEARINGS
 BEARINGS ARE ASSUMED AND ARE BASED UPON THE EASTERLY LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH. PRINCIPAL MERIDIAN, BEARING BEING N00°10'22"W A DISTANCE OF 1314.25 FEET BETWEEN THE MONUMENTS SHOWN HEREON.

FLOOD CERTIFICATION
 I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE MOST CURRENT INSURANCE RATE MAP (IRM), PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 MAPS ARE DATED DECEMBER 17, 2010, COMMUNITY NO. 0800500161K, PANEL NO. 085074-016K

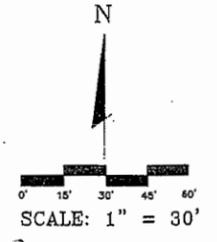
LEGEND

- INDICATES SUBJECT PROPERTY LINE AS SHOWN.
- - - - - INDICATES RIGHT OF WAY LIMITS.
- INDICATES LOT LINE BOUNDARY.
- INDICATES CENTERLINE OF R.O.W. AS SHOWN.
- - - - - INDICATES A SECTION LINE AS STATED HEREON.

◆ INDICATES FOUND MONUMENT IN BOX AS STATED ON THIS SURVEY.
 + INDICATES FOUND OFFSET CROSS, UNLESS NOTED OTHERWISE.
 ○ INDICATES SET 2" #5 REBAR WITH 1 1/2" ALUM CAP STAMPED LS 24673

STANDARD NOTES

- ① DATE OF FIELD WORK: THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MAY 24, 2013.
- ② THIS PLAT REPRESENTS A BOUNDARY SURVEY OF THE PARCEL SHOWN. IT IS PART OF A SUBDIVISION PLAT OF "SPEER'S BROADWAY ADDITION" FILED WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY ON THE 29TH DAY OF AUGUST, 1989 A.D. RECORDED IN PLAT BOOK 10, PAGE 33.
- ③ ACCORDING TO COLORADO LAW YOU MUST COMMENCE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ④ COLORADO STATE LAW CRS 9-1.5-101 STATES THAT ANYONE PLANNING TO DIG IN OR NEAR A PUBLIC ROAD, STREET, ALLEY, RIGHT-OF-WAY, OR UTILITY EASEMENT IS TO NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO OF YOUR INTENT. TWO (2) BUSINESS DAYS BEFORE YOU DIG. CALL 1-800-922-1967 OR 303-534-6700 IN THE METRO DENVER AREA TO LOCATE BURIED LINES.



SURVEYORS CERTIFICATION
 I, KENNETH G. OUELLETTE, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO DO HEREBY CERTIFY THAT THE SURVEY OF THE SPEER'S BROADWAY ADDITION, 1ST AMENDMENT, WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS THE SURVEY THEREOF.

KENNETH G. OUELLETTE, PLS 24673
 FOR AND ON BEHALF OF MERRICK & COMPANY
 5970 GREENWOOD PLAZA BLVD
 GREENWOOD VILLAGE, CO 80111
 303.751.0741
 JOB NO. 65117974



DEDICATION
 KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED WARRANTS THAT HE IS THE OWNER OF A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., SPEER'S BROADWAY ADDITION, 1ST AMENDMENT, CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 THE SOUTH 1/2 OF LOT 17, AND ALL OF LOTS 18 THROUGH 32 INCLUSIVE, BLOCK 24, TOGETHER WITH THAT PORTION OF VACATED SOUTH BROADWAY STREET ADJOINING LOTS 25 TO 32 AS VACATED BY ORDINANCE NO. 4, SERIES OF 1923, AS RECORDED AUGUST 11, 1977 IN BOOK 2632 AT PAGE 393, SPEER'S BROADWAY ADDITION, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE ADDITIONALLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 WHENCE THE CENTER NORTH SIXTEENTH CORNER OF SAID SECTION 34 BEARS N00°10'22"W A DISTANCE OF 1314.25 FEET;
 THENCE N59°35'56"W A DISTANCE OF 58.07 FEET TO THE POINT OF BEGINNING, POINT ALSO BEING 4.50 FEET EAST OF THE SOUTHEAST CORNER OF LOT 25 IN SAID BLOCK 24;
 THENCE S89°17'51"W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST DARTMOUTH AVENUE A DISTANCE OF 270.35 FEET;
 THENCE N00°10'43"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH ACOMA STREET A DISTANCE OF 187.50 FEET;
 THENCE N89°19'55"E ALONG THE NORTHERLY LINE OF THE SOUTH HALF OF SAID LOT 17 A DISTANCE OF 124.94 FEET TO THE WESTERLY LINE OF A PLATTED 16.00 FOOT WIDE ALLEY IN SAID BLOCK 24;
 THENCE S00°10'33"E ALONG SAID WESTERLY LINE A DISTANCE OF 31.47 FEET;
 THENCE N89°19'55"E A DISTANCE OF 16.00 FEET TO THE EASTERLY LINE OF SAID PLATTED 16.00 FOOT WIDE ALLEY IN BLOCK 24;
 THENCE N00°10'33"W ALONG SAID EASTFRY I LINE A DISTANCE OF 43.96 FEET;
 THENCE N89°18'54"E ALONG THE NORTHERLY LINE OF SAID LOT 32 IN BLOCK 24 A DISTANCE OF 153.14 FEET;
 THENCE S00°10'22"E ALONG A LINE 4.50 FEET EASTERLY OF AND PARALLEL WITH THE PLATTED WESTERLY RIGHT-OF-WAY LINE OF SOUTH BROADWAY STREET A DISTANCE OF 199.87 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL AREA OF 51,787 SQUARE FEET OR 1.189 ACRES MORE OR LESS.

THE UNDERSIGNED OWNER HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO PARCELS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "SPEER'S BROADWAY ADDITION, 1ST AMENDMENT", AND DOES HEREBY DEDICATE TO THE PUBLIC ALL RIGHT-OF-WAYS AND EASEMENTS FOR THE PURPOSES SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, A.D. 2013
 OWNER _____

HOLDER OF DEED OF TRUST CERTIFICATE
 _____ HEREBY ACKNOWLEDGE THAT I AM THE HOLDER OF THE DEED OF TRUST OF THE LAND DESCRIBED HEREON.

SIGNATURE / TITLE / COMPANY NAME _____ DATE _____

NOTARY PUBLIC
 STATE OF COLORADO }
 COUNTY OF ARAPAHOE }
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2013 BY _____
 WITNESS MY HAND AND SEAL _____ NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____
 ADDRESS _____

APPROVALS
 APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT, CITY OF ENGLEWOOD, COLORADO.
 DIRECTOR OF COMMUNITY DEVELOPMENT _____ DATE _____
 APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, CITY OF ENGLEWOOD, COLORADO.
 DIRECTOR OF PUBLIC WORKS _____ DATE _____
 APPROVED FOR LEGAL DETAILS _____
 CITY ATTORNEY _____ DATE _____

CLERK AND RECORDS CERTIFICATION
 ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY, STATE OF COLORADO. AT _____ O'CLOCK _____, ON THIS _____ DAY OF _____, A.D. 2013, RECEPTION NO. _____ BOOK NO. _____ PAGE NO(S) _____

BY: _____ DEPUTY CLERK AND RECORDER
 BY: _____ DEPUTY

SPEER'S BROADWAY ADDITION, FILING NO. 2

3085 S. BROADWAY STREET
 PART OF THE SE 1/4 OF SEC. 34, T. 4S., R.68W. OF THE 6TH P.M.
 CITY OF ENGLEWOOD, COUNTY OF ARAPAHOE, STATE OF COLORADO

COUNCIL COMMUNICATION

Date: December 2, 2013	Agenda Item: 11 c i	Subject: Resolution for a year-end supplemental appropriation for holiday lighting on Broadway from funds held by the City of Englewood from the South Broadway Englewood Business Improvement District (SBEBID)
Initiated By: Finance and Administrative Services Department		Staff Source: Frank Gryglewicz, Director

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

City Council has supported the promotion of the Broadway business district for many years.

City Council discussed the Broadway holiday lighting at the November 25, 2013 Study Session. Council directed staff to prepare a supplemental appropriation not to exceed \$10,000 from the funds held by the City from the dissolved South Broadway Englewood Business Improvement District (SBEBID).

RECOMMENDED ACTION

Staff recommends City Council approve the attached resolution for a supplemental appropriation to the 2013 Budget for the following:

SOURCES AND USES OF FUNDS:

DONORS FUND:

SOURCE OF FUNDS:

SBEBID Unreserved/Undesignated Fund Balance	\$10,000
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USE OF FUNDS:

Broadway Holiday Lighting	\$10,000
---------------------------	----------

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

The South Broadway Englewood Business Improvement District (SBEBID) was formed with the passage of Ordinance 29, Series of 2006. A petition to dissolve the SBEBID was presented to the City Clerk by persons owning property in the District. The petitioners comprised 58.2 percent of the acreage and 57.8 percent of the assessed value of property in the District.

On March 18, 2013 a public hearing was held and continued until June 17, 2013 at which time the petitioners and others provided testimony regarding the dissolution. City Council dissolved the SBEBID with the passage of Ordinance 29, Series of 2013 on July 17, 2013.

The remaining cash assets held by the SBEBID were transferred to the City of Englewood and additional funds have been received from collections made by Arapahoe County. There have been expenditures from the funds for prior obligations of the SBEBID. No other expenditures have been incurred pending City Council's decision regarding the future use of the remaining funds.

In prior years, the SBEBID provided holiday lighting on Broadway. The City of Englewood has not budgeted funds for Broadway lighting; staff recommends the funds from the SBEBID funds.

FINANCIAL IMPACT

The funds in the SBEBID account will be reduced by no more than \$10,000.

LIST OF ATTACHMENTS

Email regarding Holiday Lighting Scheme and Bid
Proposed Resolution

From: Rodney Bashaw
Sent: Tuesday, November 26, 2013 12:55 PM
To: Dave Lee
Subject: RE: Broadway Holiday Lights

Dave,

Thanks for the phone call. Below is an updated copy. If this looks good please reply if authorized. If you need a

P.O. # on this please provide. It will be tight but I assure you we can get done next week. Let me know it is a go as soon as possible.

Thank You

Rodney

City of Englewood - Parks & Rec
Manager of Open Space
Dave Lee
1155 W Oxford Ave
Englewood, CO 80110-4413

LOCATION:Englewood Business District

S Broadway between Hampden Ave
Englewood, CO 80113

Location # 123070
Bill To # 123070

SERVICE RECOMMENDATIONS

Presented By Your Decor Consultant Rodney Bashaw

The entire Swingle Team wants to thank you for choosing Swingle for your landscape care services. With every Swingle service, we are committed to serve you with our: 100% total satisfaction guarantee, our continued high standard of ethical business practices, and our unsurpassed reputation for reliability. We promise that you will experience the best service possible from every Swingle employee. To further protect and enhance the health and beauty of your landscape, we have made RECOMMENDATIONS to perform the following landscape care services

CHRISTMAS DECOR (We will leave phone message before, To Schedule Appointment)

PRICE

\$7,693.92

DECOR DESIGN, INSTALLATION,
TAKEDOWN AND STORAGE

Page 1

City of Englewood - Parks & Rec
Manager of Open Space
Dave Lee
1155 W Oxford Ave
Englewood, CO 80110-4413

LOCATION:Englewood Business District

S Broadway between Hampden Ave
Englewood, CO 80113

Location # 123070
Bill To # 123070

- **West side of Broadway from Floyd to Hampden, going south**

1st Block

(5) Large Green Ash Red Mini Trunk Wrap L.E.D. – Warm White C9 Canopy L.E.D.

(2) Green Ash Green Trunk Mini L.E.D. – Warm White C9 Canopy L.E.D.

(2) Oaks All Red Mini Canopy L.E.D.

(1) Pear Green Mini Trunk L.E.D. – Warm White C9 Canopy L.E.D.

2nd Block

(1) Pear Green Mini Trunk Wrap L.E.D. – Warm White C9 Canopy L.E.D.

(1) Ash Red Trunk Mini L.E.D. – Warm White C9 Canopy L.E.D.

(1) Oak All Green Mini Canopy L.E.D.

(1) Green Ash Green Mini Trunk Wrap L.E.D. – Warm White C9 Canopy L.E.D.

(2) Oaks All Red Mini Canopy L.E.D.

(1) Pear Green Mini Trunk Wrap L.E.D. – Warm White C9 Canopy

L.E.D.

East side of Broadway from Hampden going north to Floyd

1st Block

- (1) Pear Green Mini Trunk L.E.D.*
 - (2) Oaks All Red Mini L.E.D.*
 - (2) Ash Green Mini Trunk L.E.D. – Warm White C9 Canopy L.E.D.*
 - (1) Honeylocust All Red Mini Canopy L.E.D.*
 - (2) Oaks All Green Mini Canopy L.E.D.*
 - (1) Ash Red Mini Trunk L.E.D. – Warm White C9 Canopy L.E.D.>BR>*
- 2nd Block*
- (1) Oak All Red Mini L.E.D. (Power?)*
 - (3) Ash Green Trunk Mini L.E.D. – Warm White C9 Canopy L.E.D.*
 - (1) Oak All Green Mini Canopy L.E.D.*
 - (2) Ash Red Mini Trunk L.E.D. – Warm White C9 Canopy L.E.D.*
 - (1) Pear Green Mini Trunk L.E.D. – Warm White C9 Canopy L.E.D.*

To AUTHORIZE call our office, or circle the desired program(s) and fax or mail back ALL PAGES to Swingle.

SAVE \$15 on the “FIRST SERVICE” of any new program that you authorize. Also, save 3% when you pay at time of Authorization.

****Additional Fuel surcharges may apply****

We invite your feedback through our QUALITY ASSURANCE PROGRAM. Please visit www.myswingle.com. Click on the green QA button to complete your quick survey. You may even win \$100 in Swingle services.

****SEE BACK OF PAGE FOR ADDITIONAL INFORMATION****

2013 SERVICE RECOMMENDATION SUB TOTAL / PRE-	\$	\$
PAY AMOUNT	_____	

Rodney Bashaw
 Commercial Landscape Care Consultant
 I.S.A. Certified Arborist / Q.S. Co Dept Ag
 Cell :720.641.0446
 Office: 303.306.3155

From: Dave Lee
Sent: Tuesday, November 26, 2013 10:36 AM
To: Rodney Bashaw
Subject: Broadway Holiday Lights

Rodney,

This email is to confirm that we are interested in decorating the trees on both sides of Broadway between Hampden Ave and Floyd. We would like to have the holiday lights installed no later than December 6th and would like to leave the lights up through January 16th. Due to comments and feedback from the businesses, we would like to make sure that each tree has a sufficient number of lights in the tree. I know that many of the trees are small but if you can decorate them to create the greatest impact, that would be appreciated. Please send me your proposal as soon as possible.

My mailing address and contact information is listed below. If you have any questions or need to contact me directly, my cell is 720-884-7808.

Dave Lee
Open Space Manager
Department of Parks & Recreation
City of Englewood
1155 W. Oxford Ave.
Englewood, CO 80110
303-762-2687



RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION APPROVING AN APPROPRIATION TO THE 2013 BUDGET FOR THE HOLIDAY LIGHTING PROJECT.

WHEREAS, the City of Englewood is required by City Charter to ensure that expenditures do not exceed legally adopted appropriations; and

WHEREAS, the 2013 Budget was submitted and approved by the Englewood City Council on October 15, 2012; and

WHEREAS, on March 18, 2013 a public hearing was held and continued until June 17, 2013 at which time the petitioners and others provided testimony regarding the dissolution of the South Broadway Englewood Business Improvement District (SBEBID); and

WHEREAS, City Council dissolved the SBEBID with the passage of Ordinance No. 29, Series of 2013; and

WHEREAS, cash assets held by the SBEBID were transferred to the City and additional funds have been received from collections made by Arapahoe County; and

WHEREAS, the only expenditures paid from these funds were for prior obligations of the SBEBID; and

WHEREAS, no other expenditures have been incurred pending City Council's decision regarding the future use of the remaining funds; and

WHEREAS, in prior years, the SBEBID provided holiday lighting on Broadway; and

WHEREAS, the City has not budgeted funds for Broadway lighting; and

WHEREAS, Parks and Recreation Department recommends the funds from the SBEBID funds be used for the 2013 Holiday Lighting Project; and

WHEREAS, the passage of this resolution will appropriate the funds to allow the City to fund the Holiday Lighting Project for 2013.

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

Section 1. The City Manager and the Director of Finance and Administrative Services are hereby authorized to use the monies not to exceed \$10,000, being held from SBEBID for the 2013 Holiday Lighting Budget.

ADOPTED AND APPROVED this 2nd day of December, 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

PLEASE NOTE: Agenda item 11 c ii (Assistance to Firefighters Grant) is incomplete. It does not contain the completed grant application for fire equipment. The Resolution and form of the grant have been approved as to legality but the dollar amount of the request and items that are being requested have not been verified as to accuracy.

The City Manager will hand out a copy of the grant in final form during the Regular Meeting Monday night and will make a record for the Minutes of the meeting. The Fire Chief will also be present at the Regular Meeting to answer questions.

The grant is for a significant amount dedicated to much-needed fire equipment and must be submitted prior to the next Regular Council meeting on December 16. Because of the short schedule this week due to the Thanksgiving holiday, it was determined to forward the City Council Agenda packet without the completed application. This does not follow Council procedure and we apologize for the distribution in this manner.

COUNCIL COMMUNICATION

Date: 12/2/2013	Agenda Item: 11 c ii	Subject: Assistance to Firefighters Grant (AFG) Application
Initiated By: Fire Department		Staff Source: Andrew Marsh, Fire Chief Kraig Stovall, Training Chief

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

The Assistance to Firefighters Grant (AFG) program through the Federal Emergency Management Agency (FEMA) provides funding for a variety of programs, equipment and facility needs within the United States fire services. The AFG conforms to the following City Council objectives:

- A City that provides and maintains quality infrastructure
- A safe, clean and attractive City
- A progressive City that provides responsive and cost efficient services

City Council has approved AFG applications during the past 11 years since the inception of the program in 2002. The Fire Department has received grants through AFG in 2002, 2003, 2004, 2009 and 2011.

RECOMMENDED ACTION

The Fire Department recommends approval to submit an application to AFG for the purchase of replacement portable radios, mobile radios and base station radios for the Fire Department.

BACKGROUND, ANALYSIS, AND ALTERNATIVES IDENTIFIED

The radio communication systems currently in use by the Fire Department were acquired approximately 10 years ago and are now obsolete. Our technical support through the manufacturer and our service provider will end this year. While repairs are still possible, parts for our current radios will no longer be available when the current inventory of parts on the market is depleted. Police Commander Tim Englert expects this to occur within the next year. Further, the Federal Communications Commission (FCC) has mandated a new emergency response framework that will go into effect in 2017 (originally 2013) requiring all emergency service providers to have P25 compliant radio equipment with a narrowband format, which the Fire Department currently does not have. The Fire Department desires to submit an application to AFG for funding to purchase 38 P25 compliant mobile and portable radios along with five P25 base station radios (stationary) to bring the department up to the P25 standard as well as to replace our currently obsolete radios. Due to federal sequestration, there was a delayed and abbreviated application period this fall. The AFG application deadline is December 6, 2013.

FINANCIAL IMPACT

The AFG, for a city of Englewood's population, is a 90% Federal grant, which means the City would be required to provide a 10% match in funds for the project if awarded by FEMA and then approved by City Council. The Fire Department is actively preparing the application and is still working out the details of the total cost of the project with our current service provider; however, Commander Englert expects the cost to be approximately \$150,000 for the project. This would mean the Federal share would be ~\$135,000, and the City's share ~\$15,000. Our City's Public Improvement Fund (PIF) for capital purchases is available as a source for the required match. Submitting this grant application does not commit the City to accepting the funds should the grant be awarded.

LIST OF ATTACHMENTS

Proposed Resolution

RESOLUTION NO. _____
SERIES OF 2013

A RESOLUTION AUTHORIZING THE APPLICATION FOR A FEMA ASSISTANCE TO FIREFIGHTERS GRANT (AFG) AWARD TO THE CITY OF ENGLEWOOD, COLORADO.

WHEREAS, the City of Englewood has received grant awards from the FEMA Assistance to Firefighters Grant Program in 2002, 2003, 2004, 2009 and 2011; and

WHEREAS, the radio communication systems currently in use by the Fire Department were acquired approximately 10 years ago and are now obsolete; and

WHEREAS, the Federal Communications Commission (FCC) has mandated a new emergency response framework that will go into effect in 2017 (originally 2013) requiring all emergency service providers to have P25 compliant radio equipment with a narrowband format, which the Fire Department currently does not have; and

WHEREAS, the Englewood Fire Department desires to submit an application to AFG for funding to purchase 38 P25 compliant mobile and portable radios along with five P25 base station radios (stationary) to bring the department up to the P25 standard as well as to replace currently obsolete radios; and

WHEREAS, the AFG for the City of Englewood's population, is a 90% federal grant (the expected total cost of the project to be approximately \$150,000; expected 90% federal grant to be approximately \$135,000), which means the City would be required to provide a 10% match in funds (with the City's expected share of \$15,000) for the project if awarded by FEMA and then approved by City Council; and

WHEREAS, the City's matching funds are not currently budgeted and an appropriation request is anticipated from the Fire Department should this Grant be awarded.

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 the Englewood Fire Department to submit an application for a FEMA Assistance to Firefighters Grant (AFG), for funding to purchase 38 P25 compliant mobile and portable radios along with five P25 base station radios (stationary) to bring the department up to the P25 standard as well as to replace our currently obsolete radios, attached hereto as Exhibit A.

Section 2. There are Federal Emergency Management Agency (FEMA) funds being received for the FEMA Assistance to Firefighters Grant (AFG) for funding to purchase 38 P25 compliant mobile and portable radios along with five P25 base station radios (stationary) to bring the department up to the P25 standard as well as to replace currently obsolete radios.

ADOPTED AND APPROVED this 2nd day of December, 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

Overview

* Did you attend one of the workshops conducted by DHS's regional fire program specialist?

No, I have not attended workshop

* Was a workshop within two hours' drive?

No

* Are you a member, or are you currently involved in the management, of the fire department or non-affiliated EMS organization or a State Fire Training Academy applying for this grant with this application?

Yes, I am a member/officer of this applicant

If you answered No, please **complete** the information below. If you answered Yes, please skip the Preparer Information section.

Fields marked with an * are required.

Preparer Information

* Preparer's Name

* Address 1

Address 2

* City

* State

* Zip

- [Need help for ZIP+4?](#)

In the space below please list the person your organization has selected to be the primary point of contact for this grant. This should be a Chief Officer or long time member of the organization who will see this grant through completion. Reminder: if this person changes at any time during the period of performance please update this information. Please list only phone numbers where we can get in direct contact with the POC.

Primary Point of Contact

* Title

Training Chief

Prefix (check one)

Mr.

* First Name

Kraig

Middle Initial

* Last Name

Stovall

* Business Phone (e.g. 123-456-7890)

303-762-2474 Ext.

* Home Phone (e.g. 123-456-7890)

303-210-3753 Ext.

Mobile Phone/Pager (e.g. 123-456-7890)

303-210-3753

Fax (e.g. 123-456-7890)

303-762-2406

* Email (e.g. user@xyz.org)

Contact Information

Alternate Contact Information Number 1

* Title	Fire Chief
Prefix	Mr.
* First Name	Andrew
Middle Initial	
* Last Name	Marsh
* Business Phone	303-762-2470 Ext.
* Home Phone	303-762-2481 Ext.
Mobile Phone/Pager	303-929-6410
Fax	303-762-2406
* Email	

Alternate Contact Information Number 2

* Title	Deputy Chief
Prefix	Mr.
* First Name	Richard
Middle Initial	
* Last Name	Petau
* Business Phone	303-762-2475 Ext.
* Home Phone	303-791-6199 Ext.
Mobile Phone/Pager	303-356-7043
Fax	303-762-2406
* Email	

Applicant Information

* Organization Name	Englewood Fire Department Fire Department/Fire District
* Type of Applicant	
* Type of Jurisdiction Served If other, please enter the type of Jurisdiction	City
Legal name of your jurisdiction Note: This information must match your SAM.GOV profile if your organization is using the DUNS number of your Jurisdiction.	Englewood Fire Department
* <u>Employer Identification Number</u> (e.g. 12-3456789) Note: This information must match your SAM.GOV profile.	84-6000583
* What is your organization's 9 digit <u>DUNS Number</u> ? If you were issued a 4 digit number (DUNS plus 4) in addition to your 9 digit number please enter it in the second box. If not, please leave the second box blank.	785260027 (call 1-866-705-5711 to get a DUNS number)
* Is your <u>DUNS Number</u> registered in SAM.gov (System for Award Management previously CCR.gov)?	Yes
* I certify that my organization/entity is actively registered at www.SAM.gov and registration will be renewed annually in compliance with Federal regulations. I acknowledge that the information submitted in this application is accurate, current and consistent with my organization's/entity's SAM.gov record.	<input checked="" type="checkbox"/>
Headquarters or Main Station Physical Address	
* Physical Address 1	3615 S. Elati St.
Physical Address 2	
* City	Englewood
* State	Colorado
* Zip	80110 - 3519 Need help for ZIP+4?
Mailing Address	
* Mailing Address 1	3615 S. Elati St.
Mailing Address 2	
* City	Englewood
* State	Colorado
* Zip	80110 - 3519 Need help for ZIP+4?
* Please describe all grants that you have received from DHS, for example, 2008 AFG grant for a vehicle or 2010 HSGP grant for exercises. (Enter N/A if Not Applicable).	
2002 AFG Grant, FEMA, Fire Safety Education Equipment and Training	
2003 AFG Grant, FEMA, Firefighter Safety Program, Training Equipment and Programs, Gas Detectors	
2004 AFG Grant, FEMA, Wireless Incident Recording System	

2009 AFG Grant, FEMA, Upgrade Emergency Generator for Fire/Police Facility, replace aging Gas Detectors and purchase of WMD detector

2011 AFG Grant, FEMA, Replace Aged Source Capture Vehicle Exhaust Extraction System and Radiological Module for WMD detector

Account Information

Note: This information must match your SAM.GOV profile.

- * Type of bank account Checking
- * Bank routing number - [9 digit](#) number on the bottom left hand corner of your check 121000248
- * Your account number 4159685353

Additional Information

- * For this fiscal year (Federal) is your organization receiving Federal funding from any other grant program that may duplicate the purpose and/or scope of this grant request? No
- * If awarded the AFG grant, will your organization expend more than \$500,000 in Federal funds during your organization's fiscal year? No
- * Is the applicant [delinquent on any Federal debt](#)? No

If you answered yes to any of the additional questions above, please provide an explanation in the space provided below:

Fire Department/Fire District Department Characteristics (Part I)

* Are you a member of a Federal Fire Department or contracted by the Federal government and solely responsible for suppression of fires on Federal property?	No
* What kind of organization do you represent?	All Paid/Career
If you answered combination, above, what is the percentage of career members in your organization?	%
If you answered volunteer or combination or paid on-call, how many of your volunteer Firefighters are paid members from another career department?	
* What type of community does your organization serve?	Urban
* Is your Organization considered a Metro Department?	No
* What is the square mileage of your first-due response area? Primary/First Due Response Area is a geographical area proximate to a fire or rescue facility and normally served by the personnel and apparatus from that facility in the event of a fire or other emergency and does not include daily or seasonal population surges.	7
* What percentage of your response area is protected by hydrants?	100 %
* In what county/parish is your organization physically located? If you have more than one station, in what county/parish is your main station located?	Arapahoe County
* Does your organization protect critical infrastructure of the state?	Yes
* How much of your jurisdiction's land use is for agriculture, wildland, open space, or undeveloped properties?	5 %
* What percentage of your jurisdiction's land use is for commercial and industrial purposes?	35 %
* What percentage of your jurisdiction's land is used for residential purposes?	60 %
* How many occupied structures (commercial, industrial, residential, or institutional) in your jurisdiction are more than three stories tall? Do not include structures which are not regularly occupied such as silos, towers, steeples, etc.	28
* What is the permanent resident population of your Primary/First-Due Response Area or jurisdiction served?	32000
*Do you have a seasonal increase in population?	No
If "Yes" what is your seasonal increase in population?	
* How many active firefighters does your department have who perform firefighting duties?	55
* How many members in your department/organization are trained to the level of EMT-I or higher?	18
Do you have Community Paramedics ?	No
* How many stations are operated by your organization?	3
* Is your department compliant to your local Emergency Management standard for the National Incident Management System (NIMS)?	Yes
* Do you currently report to the National Fire Incident Reporting System (NFIRS)? Note: You will be required to report to NFIRS for the entire period of the grant.	Yes
If you answered yes above, please enter your FDIN/FDID	000545

- * What percent of your active firefighters are trained to the level of Firefighter I? 100 %
- * What percent of your active firefighters are trained to the level of Firefighter II? 100 %

If you answered less than 100% to either question above, are you requesting for training funds in this application to bring 100% of your firefighters into compliance with NFPA 1001?

If you indicated that less than 100% of your firefighters are trained to the Firefighter II level and you are not asking for training funds to bring everyone to the FF II level in this application! Please describe in the box to the right your training program and your plans to bring your membership up to Firefighter II.

- * What services does your organization provide?

Structural Fire Suppression		Haz-Mat Operational Level
Wildland Fire Suppression	Basic Life Support	Haz-Mat Technical Level
	Advanced Life Support	Rescue Operational Level
	Formal/Year-Round Fire Prevention Program	Rescue Technical Level

- * Please describe your organization and/or community that you serve. We recommend typing your response in a Word Document outside of this application, then copying and pasting it into the written field. There is a 4000 character limit.

The City of Englewood is an urban, full-service community which borders the city of Denver Colorado on the south side. The city is located near the intersection of two state highways, the South Platte River, and is an employment site for close to 80,000 people during the work-day. The city is home to Swedish Health One – a regional level 1 trauma center, and Craig Hospital, a world recognized spinal rehabilitation hospital. The city occupancies include a mix of light industry, commercial and residential properties.

The Englewood Fire Department [EFD] is a full-service urban career department serving the citizens, work force, and visitors of the city of Englewood. The Fire Department provides the following services:

- Fire suppression / investigations
- ALS-level EMS treatment and transport
- Hazardous Materials response / mitigation
- Technical Rescue – confined space / trench / rope
- Code Enforcement – IFC / IBC code enforcement
- Fire Prevention & Safety Education programs

The Fire Department is an active member in the Arapahoe/Douglas County Regional Hazardous Materials Response Team, and the regional technical rescue response team. The department cooperates in automatic aid and mutual aid agreements with its surrounding jurisdictions. Additionally, the department maintains a local training center in cooperation with the City of Littleton Fire Department.

The City of Englewood covers 7 square miles. Heavy and light rail lines run through the city at a rate of 15 trains per day. Approximately 200,000 vehicles travel the city's two major highways each day. The city contains four buildings of ten stories or more, and twenty-eight of four or more stories.

The city is home to 31,727 residents as of the last census. The Fire Department consists of three stations, fifty-one line personnel and six administrative staff. The department staffs two engine companies, one heavy rescue engine, and two ALS medic units. The department also houses a haz mat response unit, a mobile air/light trailer, and a utility/support response vehicle. Shift personnel work a modified Berkeley schedule and average 4,300 responses per year, or twelve calls per day. Administrative staffing includes the Fire Chief, Deputy Chief of Operations, Training Chief, EMS/Emergency Management Coordinator, and an Executive Administrative Assistant.

Fire Department Characteristics (Part II)

	2012	2011	2010
* What is the total number of fire-related civilian fatalities in your jurisdiction over the last three years?	0	0	0
* What is the total number of fire-related civilian injuries in your jurisdiction over the last three years?	3	2	0
* What is the total number of line of duty member fatalities in your jurisdiction over the last three years?	0	0	0
* What is the total number of line of duty member injuries in your jurisdiction over the last three years?	24	16	21
* Over the last three years, what was your organization's average operating budget?		7056551	
* What percentage of your TOTAL budget is dedicated to personnel costs (salary, overtime and fringe benefits)?		91 %	
* What percentage of your annual operating budget is derived from: Enter numbers only, percentages must sum up to 100%			
Taxes?	100 %		
EMS Billing?	0 %		
Grants?	0 %		
Donations?	0 %		
Fund drives?	0 %		
Fee for Service?	0 %		
Other?	0 %		

If you entered a value into Other field (other than 0), please explain

Does your organization intend to provide a financial match greater than the required amount? No

If yes, how much additional funds is you department/agency willing to contribute? Please fill in the amount in the box to the right. \$

* Please describe your organization's need for Federal financial assistance. We recommend typing your response in a Word Document outside of this application, then copying and pasting it into the written field. There is a 4000 character limit.

During the past several years the City of Englewood has experienced an economic recession. Sales tax revenues have been flat or slightly decreased as revenues have steadily increased. As recently as 2011 city salaries were frozen and all city employees were furloughed four work-days. In 2012, while employee costs rose slightly, the city was forced to reduce its budgeted operating fund 2% below the initially approved amount. In 2013, early promising increases in revenue diminished significantly during April and May. In June, the city anticipated a shortfall of approximately 1 million by year's end. All departments were directed to again reduce budgets by 2%. Increased personnel costs, which comprise 91% of the fire department's operating budget, have continued to rise each year as revenues have remained static. The fire department currently has three openings that we will not be authorized to fill until September 2014 if revenues remain flat. The city anticipates a revenue vs. expenditure differential of between 1.5 and 2 million by the end of 2014. Significant capital expenditures for infrastructure, such as this grant seeks to provide, are virtually impossible to obtain in the current economic environment. In this instance, fire department is in need of updating its current pool of base station, mobile and portable radios to bring them into compliance with current P25 standards as set by the FCC. These updates will not happen without grant assistance. Without the updated equipment,

interoperability with neighboring jurisdictions and other emergency services will be compromised. Compromised communications will impact automatic and mutual aid agreements and operations.

* How many vehicles does your organization have in each of the types or class of vehicle listed below? **You must include vehicles that are leased or on long-term loan as well as any vehicles that have been ordered or otherwise currently under contract for purchase or lease by your organization but not yet in your possession.** (Enter numbers only and enter 0 if you do not have any of the vehicles below.)

Type or Class of Vehicle	Number of Front Line Apparatus	Number of Reserve Apparatus	Number of Seated Riding Positions
Engines or Pumpers (pumping capacity of 750 gpm or greater and water capacity of 300 gallons or more): Pumper, Pumper/Tanker, Rescue/Pumper, Foam Pumper, CAFS Pumper, Type I or Type II Engine Urban Interface	3	2	20
Ambulances for transport and/or emergency response	2	1	9
Tankers or Tenders (pumping capacity of less than 750 gallons per minute (gpm) and water capacity of 1,000 gallons or more):	0	0	0
Aerial Apparatus: Aerial Ladder Truck, Telescoping, Articulating, Ladder Towers, Platform, Tiller Ladder Truck, Quint	0	0	0
Brush/Quick attack (pumping capacity of less than 750 gpm and water carrying capacity of at least 300 gallons): Brush Truck, Patrol Unit (Pickup w/ Skid Unit), Quick Attack Unit, Mini-Pumper, Type III Engine, Type IV Engine, Type V Engine, Type VI Engine, Type VII Engine	0	0	0
Rescue Vehicles: Rescue Squad, Rescue (Light, Medium, Heavy), Technical Rescue Vehicle, Hazardous Materials Unit	2	0	6
Additional Vehicles: EMS Chase Vehicle, Air/Light Unit, Rehab Units, Bomb Unit, Technical Support (Command, Operational Support/Supply), Hose Tender, Salvage Truck, ARFF (Aircraft Rescue Firefighting), Command/Mobile Communications Vehicle	4	0	12

Department Call Volume

	2012	2011	2010
* How many responses per year by category? (Enter whole numbers only. If you have no calls for any of the categories, enter 0)			
Structural Fires	21	19	14
False Alarms/Good Intent Calls	247	269	258
Vehicle Fires	12	8	10
Vegetation Fires	10	16	14
EMS-BLS Response Calls	0	0	60
EMS-ALS Response Calls	3160	2970	2735
EMS-BLS Scheduled Transports	0	0	0
EMS-ALS Scheduled Transports	0	0	0
Community Paramedic Response Calls	0	0	0
Vehicle Accidents w/o Extrication	200	152	200
Vehicle Extrications	0	0	0
Other Rescue	4	12	5
Hazardous Condition/Materials Calls	84	105	42
Service Calls	117	97	122
Other Calls and Incidents	636	617	451
Total	4491	4265	3911
* How many responses per year by category? (Enter whole numbers only. If you have no calls for any of the categories, enter 0)			
What is the total acreage of all vegetation fires?	0	0	0
* How many responses per year by category? (Enter whole numbers only. If you have no calls for any of the categories, enter 0)			
In a particular year, how many times does your organization receive mutual aid?	116	43	47
In a particular year, how many times does your organization receive automatic aid?	0	0	0
In a particular year, how many times does your organization provide mutual aid?	45	41	81
In a particular year, how many times does your organization provide automatic aid?	0	0	0
	161	84	128

Total Mutual / Automatic Aid
(please total the responses
from the previous two blocks)

Out of the mutual/automatic aid
responses, how many were
structure fires?

0

1

0

Request Information

1. Select a program for which you are applying. If you are interested in applying under both Vehicle Acquisition and Operations and Safety, and/or regional application you will need to submit separate applications.

Program Name

Operations and Safety

2. Will this grant benefit more than one organization?

Yes

If you answered yes, please explain in your narrative statement and list the organization(s) in the form below.

You must enter the Organization name, POC and Phone number and extension (optional).

Organization Name	First Name	Last Name	Phone Number	Action
South Metro Fire Rescue Auth.	Dan	Qualman	720-488-7200 Ext:	View
Littleton Fire Rescue	John	Mullin	303-795-3800 Ext:	View

3. Enter Grant-writing fee associated with the preparation of this request. Enter 0 if there is no fee.

\$0

* From the requested activities, what is the total dollar amount requested for EMS equipment, supplies, training, etc in the Request Details of this application? If none of the items requested are for fire-based EMS, then enter \$0.	\$ 247,200
* 4. If you are filing for a micro grant (\$25,000 federal share) or less please click the radio button and answer "YES". Please remember that your total request will be limited to \$25,000 or less in Federal funds in the Operations and Safety portion only.	N/A
5. By answering yes to question #4 you are giving up the option to apply under Operations & Safety (Equipment, Modifications to Facilities, Personal Protective Equipment, Training and Wellness & fitness) for more than \$25,000 of Federal funding. Do you agree to this? Do you fully understand this option?	

Request Details

The activities for program **Operations and Safety** are listed in the table below.

Activity	Number of Entries	Total Cost	Additional Funding	Action
Equipment	3	\$ 232,990	\$ 14,239	View Details View Additional Funding Narratives
Modify Facilities	0	\$ 0	\$ 0	View Details
Personal Protective Equipment	0	\$ 0	\$ 0	View Details
Training	0	\$ 0	\$ 0	View Details
Wellness and Fitness Programs	0	\$ 0	\$ 0	View Details
* Total Funding for all EMS requested in this application			\$247,200	
Grant-writing fee associated with the preparation of this request.			\$0	

Request Details

Fire Department/Fire District Equipment

Item	Number of units	Cost per unit	Total Cost	Action
Portable Radios (must be P-25 Compliant)	30	\$ 5,044	\$ 151,320	View Details
Mobile Radios (must be P-25 Compliant)	15	\$ 3,914	\$ 58,710	View Details
Base Station	4	\$ 5,740	\$ 22,960	View Details

View Operations and Firefighter Safety - Equipment

Equipment Details

1. What equipment will your organization purchase with this grant? Portable Radios (must be P-25 Compliant)
 * Please provide further description of the item selected from the drop down list. P25 compliant portable radios for Fire/EMS use in the Denver Metro area. Specifically Motorola model APX 6000XE, ruggedized, TDMA, with lapel mike and extra battery.
2. Number of units: 30 (whole number only)
3. Cost per unit: \$ 5044 (whole dollar amounts only)
4.
 Generally the equipment purchased under this grant program will:
 Replace old, obsolete, damaged equipment with equipment that meets current standards
- If you selected "replacing equipment" (from Q4) above, please specify the age of equipment in years. 8 years
5.
 Generally the equipment purchased under this grant program is:
 Will bring the organization into statutory compliance.
 Please explain how this equipment will bring the organization into statutory compliance in the space provided to the right. Explanation
 The FCC requires P25 narrowband radios for all emergency response agencies by 2017. Our current radio equipment does not meet this requirement. Compliance with this standard will ensure interoperability in accordance with the National Interoperability Field Operations Guide (NIFOG).
6.
 Is your department trained in the proper use of this equipment being requested? Yes
7.
 Are you requesting funding for training? (Funding for requested training should be requested in the Equipment Additional Funding section). No
8.
 If you are not requesting training funds through this application, will you obtain training for this equipment through other sources? Yes

Close Window |

View Operations and Firefighter Safety - Equipment

Equipment Details

1. What equipment will your organization purchase with this grant?

* Please provide further description of the item selected from the drop down list.

Mobile Radios (must be P-25 Compliant)

P25 compliant mobile radios for all fire department vehicles. Specifically, Motorola Model APX 6500 with accessories and installation

2. Number of units:

15 (whole number only)

3. Cost per unit:

\$ 3914 (whole dollar amounts only)

4.

Generally the equipment purchased under this grant program will:

Replace old, obsolete, damaged equipment with equipment that meets current standards

If you selected "replacing equipment" (from Q4) above, please specify the age of equipment in years. 8 years

5.

Generally the equipment purchased under this grant program is:

Will bring the organization into statutory compliance.

Please explain how this equipment will bring the organization into statutory compliance in the space provided to the right.

Explanation

The FCC requires P25 narrowband radios for all emergency response agencies by 2017. Our current radio equipment does not meet this requirement. Compliance with this standard will ensure interoperability in accordance with the National Interoperability Field Operations Guide (NIFOG).

6.

Is your department trained in the proper use of this equipment being requested?

Yes

7.

Are you requesting funding for training? (Funding for requested training should be requested in the Equipment Additional Funding section).

No

8.

If you are not requesting training funds through this application, will you obtain training for this equipment through other sources?

Yes

Close Window

View Operations and Firefighter Safety - Equipment

Equipment Details

1. What equipment will your organization purchase with this grant?

* Please provide further description of the item selected from the drop down list.

Base Station

P25 compliant base station radios. Specifically, Motorola Model APX 6500 plus accessories

2. Number of units:

4 (whole number only)

3. Cost per unit:

\$ 5740 (whole dollar amounts only)

4.

Generally the equipment purchased under this grant program will:

Replace old, obsolete, damaged equipment with equipment that meets current standards

If you selected "replacing equipment" (from Q4) above, please specify the age of equipment in years.

15 or more years

5.

Generally the equipment purchased under this grant program is:

Will bring the organization into statutory compliance.

Please explain how this equipment will bring the organization into statutory compliance in the space provided to the right.

Explanation

The FCC requires P25 narrowband radios for all emergency response agencies by 2017. Our current radio equipment does not meet this requirement. Compliance with this standard will ensure interoperability in accordance with the National Interoperability Field Operations Guide (NIFOG).

6.

Is your department trained in the proper use of this equipment being requested?

Yes

7.

Are you requesting funding for training? (Funding for requested training should be requested in the Equipment Additional Funding section).

No

8.

If you are not requesting training funds through this application, will you obtain training for this equipment through other sources?

Yes

Close Window

BudgetBudget Object Class

a. Personnel	\$ 0
b. Fringe Benefits	\$ 0
c. Travel	\$ 0
d. Equipment	\$ 238,729
e. Supplies	\$ 0
f. Contractual	\$ 0
g. Construction	\$ 0
h. Other	\$ 8,500
i. Indirect Charges	\$ 0
j. State Taxes	\$ 0

Federal and Applicant Share

Federal Share	\$ 222,507
Applicant Share	\$ 24,722
Federal Rate Sharing (%)	90/10

* Non-Federal Resources (The combined Non-Federal Resources must equal the Applicant Share of \$ 24,722)

a. Applicant	\$ 24722
b. State	\$ 0
c. Local	\$ 0
d. Other Sources	\$ 0

If you entered a value in Other Sources other than zero (0), include your explanation below. You can use this space to provide information on the project, cost share match, or if you have an indirect cost agreement with a federal agency.

Total Budget **\$ 247,229**

Assurances and Certifications

FEMA Form SF 424B

You must read and sign these assurances. These documents contain the Federal requirements attached to all Federal grants including the right of the Federal government to review the grant activity. You should read over the documents to become aware of the requirements. The Assurances and Certifications must be read, signed, and submitted as a part of the application.

Note: Fields marked with an * are required.

O.M.B Control Number 4040-0007

Assurances Non-Construction Programs

Note: Certain of these assurances may not be applicable to your project or program. If you have any questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States, and if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. Section 4728-4763) relating to prescribed standards for merit systems for programs funded under one of the nineteen statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. Sections 1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. Section 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. Sections 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Acts of 1968 (42 U.S.C. Section 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination

provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

7. Will comply, or has already complied, with the requirements of Title II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interest in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. Section 1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. Section 4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

Signed by **Kraig Stovall** on **11/26/2013**

Form 20-16C**You must read and sign these assurances.**

Certifications Regarding Lobbying, Debarment, Suspension and Other Responsibility Matters and Drug-Free Workplace Requirements.

Note: Fields marked with an * are required.

O.M.B Control Number 1660-0025

Applicants should refer to the regulations cited below to determine the certification to which they are required to attest. Applicants should also review the instructions for certification included in the regulations before completing this form. Signature on this form provides for compliance with certification requirements under 44 CFR Part 18, "New Restrictions on Lobbying; and 44 CFR Part 17, "Government-wide Debarment and Suspension (Non-procurement) and Government-wide Requirements for Drug-Free Workplace (Grants)." The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Homeland Security (DHS) determines to award the covered transaction, grant, or cooperative agreement.

1. Lobbying

A. As required by the section 1352, Title 31 of the US Code, and implemented at 44 CFR Part 18 for persons (entering) into a grant or cooperative agreement over \$100,000, as defined at 44CFR Part 18, the applicant certifies that:

(a) No Federal appropriated funds have been paid or will be paid by or on behalf of the undersigned to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the making of any Federal grant, the entering into of any cooperative agreement and extension, continuation, renewal amendment or modification of any Federal grant or cooperative agreement.

(b) If any other funds than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the undersigned shall complete and submit Standard Form LLL, "Disclosure of Lobbying Activities", in accordance with its instructions.

(c) The undersigned shall require that the language of this certification be included in the award documents for all the sub awards at all tiers (including sub grants, contracts under grants and cooperative agreements and sub contract(s)) and that all sub recipients shall certify and disclose accordingly.

2. Debarment, Suspension and Other Responsibility Matters (Direct Recipient)

A. As required by Executive Order 12549, Debarment and Suspension, and implemented at 44CFR Part 67, for prospective participants in primary covered transactions, as defined at 44 CFR Part 17, Section 17.510-A, the applicant certifies that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency.

(b) Have not within a three-year period preceding this application been convicted of or had a civilian judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or perform a public (Federal, State, or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

(c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default; and

B. Where the applicant is unable to certify to any of the statements in this certification, he or she shall attach an explanation to this application.

3. Drug-Free Workplace (Grantees other than individuals)

As required by the Drug-Free Workplace Act of 1988, and implemented at 44CFR Part 17, Subpart F, for grantees, as defined at 44 CFR part 17, Sections 17.615 and 17.620:

(A) The applicant certifies that it will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an on-going drug free awareness program to inform employees about:

- (1) The dangers of drug abuse in the workplace;
- (2) The grantees policy of maintaining a drug-free workplace;
- (3) Any available drug counseling, rehabilitation and employee assistance programs; and
- (4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant to be given a copy of the statement required by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:

- (1) Abide by the terms of the statement and
- (2) Notify the employee in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction.

(e) Notifying the agency, in writing within 10 calendar days after receiving notice under subparagraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to the applicable DHS awarding office, i.e. regional office or DHS office.

(f) Taking one of the following actions, against such an employee, within 30 calendar days of receiving notice under subparagraph (d)(2), with respect to any employee who is so convicted:

- (1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement or other appropriate agency.

(g) Making a good faith effort to continue to maintain a drug free workplace through implementation of paragraphs (a), (b), (c), (d), (e), and (f).

(B) The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance

Street	City	State	Zip	Action
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If your place of performance is different from the physical address provided by you in the Applicant Information, press *Add Place of Performance* button above to ensure that the correct place of performance has been specified. You can add multiple addresses by repeating this process multiple times.

Section 17.630 of the regulations provide that a grantee that is a State may elect to make one certification in each Federal fiscal year. A copy of which should be included with each application for DHS funding. States and State agencies may elect to use a Statewide certification.

Signed by **Kraig Stovall** on **11/26/2013**

FEMA Standard Form LLL

Only complete if applying for a grant for more than \$100,000 and have lobbying activities. See Form 20-16C for lobbying activities definition.

COUNCIL COMMUNICATION

Date December 2, 2013	Agenda Item 11 c iii	Subject Replacement of Wet Well and Pump House at Broken Tee Golf Course
Initiated By Department of Parks and Recreation, Golf Course Maintenance Division		Staff Source Dave Lee, Manager of Open Space Wayne Niles, Golf Course Supervisor

COUNCIL GOAL AND PREVIOUS COUNCIL ACTION

A City that provides and maintains quality infrastructure. There has been no previous Council action taken on this issue.

RECOMMENDED ACTION

Staff recommends that Council approve, by motion, the bid for replacement of the wet well and pump house to the lowest bidder, The Industrial Group.

BACKGROUND, ANALYSIS AND ALTERNATIVES IDENTIFIED

The pumphouse wet well is a large cylindrical feature that is connected to the lakes on the golf course. The irrigation pumps are set into the wet well and used to pump irrigation water from the well onto the golf course.

The sides of the wet well are constructed from corrugated metal pipe and the structure has been in place for over thirty years. Over this amount of time, the metal walls have started to rust through causing the walls to buckle and increase the potential of collapsing. Failure of the corrugated pipe would cause the front 9 pump station to lose its ability to irrigate the golf course. The wet well will need to be replaced in order to ensure that there is no disruption to the golf course.

In order to replace the wet well, the entire pumphouse and foundation will need to be demolished. This includes removal of the pumps and pump control panels which will be reinstalled once the wet well and new building is constructed.

FINANCIAL IMPACT

Funds for the replacement of the pump house and wet well are budgeted in the 2014 Golf Course Maintenance Budget. The golf course is operated as an enterprise fund. Total cost of the project is \$183,000.00.

LIST OF ATTACHMENTS

Niles Memo
Bid Tabulation Sheet



MEMORANDUM

TO: Jerrell Black, Director of Parks and Recreation

THROUGH: Dave Lee, Manager of Open Space

FROM: Wayne Niles, Golf Course Supervisor

DATE: November 12, 2013

SUBJECT: Pump House and Wet Well Project

The wet well in the front 9 pump house of Broken Tee Golf Course is in need of replacement. The wet well has been supported by a corrugated metal pipe for 30 years. During that time, it has rusted and corroded to the point of concern about safety and operation of the pump house. Failure of the wet well would cease the operation of the pump station, and our ability to irrigate the golf course. The repair costs from that occurrence would be even more costly.

SEE Architecture was hired to lead a team of engineers and experts that provided design and construction document services for the project. A Scope of Work was created, which explains how the pump house must be removed in order to replace the wet well. Plans and specifications have been submitted to and approved by the City of Sheridan. Invitations to bid were placed on Bidnet on September 26, 2013. A Pre-Bid meeting was held on October 3 for potential bidders to examine the work site and ask questions.

Bid opening was on October 29, 2013 and five bids were opened and read. The Industrial Group, from Golden, CO was the apparent low bidder with a cost of \$183,000.00.

All references checked at this time have been favorable. The Industrial Group was also recently awarded a contract for miscellaneous repairs at the Littleton/Englewood WWTP. I have spoken with Chong Woo and Gunter Ritter of the WWTP about their selection, and have been provided with documentation that is supportive of The Industrial Group's references and previous projects.

We hope to start the project in December 2013 and the completion date is March 1, 2014. This is the off season for irrigation as we normally have winterized the pump station by then.

I recommend we proceed with the low bid company, The Industrial Group.

Please let me know if you have any questions.

City of Englewood Bid Tabulation Sheet

Bid Opening: Tuesday, October 29, 2013 2:00 PM MDT

Aparent Low Bidder

ITEM: ITB-13-018 Broken Tee Pump House and Wet Well Project

Contractor	Reciept of Addendums 1&2 Y/N	Bid Bond Y/N	Statement of Qualifications Y/N	Total Bid	Exceptions, Alternates & Notes
The Industrial Group, Inc. 651 Corporate Cir. Golden, CO 80401 303-754-2506					Alterante #1- DaVinci Composite Slate Shingles in lieu of Owens Corning asphalt shingles -
James Prall - Project Manager	Y	Y	Y	\$183,000.00	Ass \$2,800.00
RN Civil Construction 5975 S Quebec St., Ste. 140 Centennial, CO 80111 303-482-3059 ext 1					
Daniel Niehus - Owner	Y	Y	Y	\$366,400.00	
Aslan Construction, Inc. 120 Bunyan Ave., Ste 200 Berthud, CO 80513 970-344-1040					
Michael Pelphrey - President	Y	Y	Y	\$279,085.00	
Bassett and Associates, Inc. 7076 S Alton Way, Bldg. C Centennial, CO 80112 303-792-2132					
John Bassett - President	Y	Y	Y	\$187,000.00	
JL Melton Construction, Inc. 6271 Beach Street Unit C Denver, CO 80221 303-428-8383					
Jerry Melton - President	Y	Y	Y	\$185,548.48	