

# ***Revitalization Commission***

## ***Agenda***

**Monday, March 11, 2013  
Louisville Public Library  
1st Floor Conference Room  
951 Spruce Street (Northwest entrance)  
7:30 AM – 9:00 AM**

- I. Call to Order
- II. Roll Call
- III. Approval of Agenda
- IV. Approval of February 11, 2013 Meeting Minutes
- V. Public Comments on Items Not on the Agenda (Limit to 3 Minutes)
- VI. Reports of Commission
- VII. Business Matters of Commission
  - a. Arnold Property PUD review
  - b. Highway 42 project updates – Troy Russ
    - i. South Street Gateway
    - ii. Short and Pine Intersections
    - iii. 42 Corridor improvements
  - c. Marketing Efforts for Projects
    - i. South Street Gateway Signage
  - d. Review of HPC/LRC meeting
  - e. Sherman & Howard Engagement Letter
  - f. Update on Core Area Infrastructure Term Sheet
  - g. State Historical Fund Grain Elevator Application Letter of Support
- VIII. Items for Next Meeting April 8, 2013, 7:30am Library Meeting Room
- IX. Commissioners' Comments
- X. Adjourn

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***City of Louisville***

# ***Revitalization Commission***

## ***Meeting Minutes***

**Monday, January 28, 2013**

**City Hall**

**1<sup>st</sup> Floor Spruce Room**

**749 Main Street**

**6:30PM – 8:30PM**

**Call to Order** – Chairperson Karl Becker called the meeting to order at 6:33PM in the Spruce Room at City Hall, Louisville, Colorado.

**Roll Call** was taken and the following members were present:

Commissioners Present: Karl Becker  
Michael Menaker  
Alex Gorsevski  
Bob Tofte  
Carlos Hernandez  
Rob Lathrop  
Mayor Muckle

Staff Members Present: Sam Light  
Aaron DeJong  
Malcolm Fleming

Others: Justin McClure, Rick Brew, Steve Fisher, Peter Stewart, Aquiles LaGrave, James Dixon

**Approval of Agenda** – The agenda was approved by all members.

**Public Comments** – Mike stated that the LRC is probably not a quasi-judicial body.

**Reports of the Commission** – Karl reviewed the progress made by the LRC during the past year.

**Business Matters of the Commission** –

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***City of Louisville***

City Manager's Office 749 Main Street Louisville CO 80027  
303.335.4533 (phone) 303.335.4550 (fax) [www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)

a. Discussion/Direction/Action for DELO Assistance Application.

Aaron provided some background on the DELO development and reviewed the memo he prepared for the meeting.

Rick and Justin described their project. Their goal is to make the area a vibrant area and to construct infrastructure in the area that supports the desired vibrancy. They discussed the benefits of spending more on landscaping. Other entities may have the ability to pick up some of the public costs.

LRC members approved the direction recommended in Aaron's memo. The direction is as follows:

**#1 -** The LRC is willing to pay for the following public infrastructure improvements;

- Construction of new streets and sidewalks
  - Cannon from South to Griffith
  - South from Cannon to Highway 42
  - Short from Cannon to Highway 42
- New water utilities within the following streets;
  - Cannon Street from Lafayette to South
  - South Street From BNSF to Highway 42
- New storm water utilities within the following corridors;
  - Lafayette from BNSF to Highway 42
  - Cannon from Griffith to Lafayette
- New sanitary sewer utilities within the following streets;
  - Lafayette from BNSF to Short
  - Short from Cannon to Highway 42
- Normal landscaping improvements along streets
- Street lighting, earthwork, traffic control, surveying, project management, contingency

**#2 -** The LRC is willing borrow the funds needed for the public infrastructure from investors found by DELO, LLC.

**#3 -** The debt issued for the public infrastructure will be paid through Tax Increment Financing (TIF) revenues generated from the properties located within the boundaries of Highway 42, South Street, the BNSF Railroad, and Griffith Street less prior TIF commitments (County IGA, City IGA, Gateway IGA) made by the LRC.

**#4 -** LRC staff will prepare a term sheet outlining the financial components of the borrowing with DELO, LLC

Carlos would like to discuss collaboration possibilities with HPC at the next LRC meeting.

Sam clarified the LRC is not quasi-judicial.

**Meeting Adjourned** at 8:20PM

# ***Revitalization Commission***

## ***Meeting Minutes***

**Monday, February 11, 2013**

**Library Meeting Room**

**951 Spruce Street (Northwest Entrance)**

**7:30AM – 9:00AM**

**Call to Order** – Chairperson Karl Becker called the meeting to order at 7:32AM in the 1<sup>st</sup> Floor Meeting Room at the Louisville Library, 951 Spruce Street, Louisville, Colorado.

**Roll Call** was taken and the following members were present:

Commissioners Present: Karl Becker  
Michael Menaker  
Alex Gorsevski  
Bob Tofte  
Carlos Hernandez  
Rob Lathrop

Staff Members Present: Sam Light  
Aaron DeJong  
Malcolm Fleming

Others: Justin McClure, Chris Prichard, Mike Kranzdorf, Dave Waldner, Bill Arnold, Bill Staton

**Approval of Agenda** – The agenda was approved by all members.

**Approval of Meeting Minutes** – January 14, 2013 minutes were approved.

**Public Comments** – None

**Reports of the Commission** – Karl met with the Citizen's Action Committee to discuss what the LRC has been working on and how it evaluates projects.

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Carlos attended the State Historic Preservation Conference in Denver. The conference had several good sessions that discussed historic preservation and economic development.

**Business Matters of the Commission –**

a. 2014 City Budget Goals Input

City Council has asked for input from its boards and commissions regarding goals for the 2014 city budget. The following were offered up by commissioners;

- 1) Funding the pedestrian crossing at Highway 42
- 2) Realignment of Main Street
- 3) Continue to implement the parking and pedestrian action plan
- 4) Staff for minutes for LRC (probably doesn't need to be included)

b. Communication Planning for Core Infrastructure Project

Menaker stated the City/LRC may want to communicate through signage projects which are intended to be constructed. The South Street Gateway is a good example of where a sign could be installed showing the design and the sources of funding for the project. Hernandez also mentioned that a wayfinding program could incorporate topics of what is to come for the downtown area.

Staff will look into preparation of a sign for the South Street Gateway project.

Menaker and Tofte volunteered to discuss what communication ideas would be appropriate for getting the word out about projects.

c. Draft Agenda for HPC Worksession

Hernandez discussed the potential topics for the future worksession with the HPC. The meeting will be centered on what projects the commissions could work together on over the coming years. Ideas were offered such as developing a walking tour combining both Historic Preservation and Urban Renewal projects and joint projects like the Grain Elevator or parking solutions.

d. Dates for HPC Worksession

The dates of February 20<sup>th</sup> or February 25<sup>th</sup> worked best for most commissioners. Staff will coordinate with HPC to solidify the date.

e. Items for Next Meeting

Potential topics for next meeting included;

- 1) Discussion of Marketing concepts
- 2) DELO Term Sheet
- 3) 42 Gateway Plan
- 4) Arnold Property redevelopment PUD\

**Commissioners' Comments – None**

**Meeting Adjourned at 8:35 AM**

**LAND USE APPLICATION**

**CASE NO.** 13-004-PP/POP/ZNY

**APPLICANT INFORMATION**

Firm: BVZ Architects  
 Contact: Gary Brothers, AIA  
 Address: 3445 Penrose Place, Suite 220  
Boulder, CO 80301  
 Mailing Address: Same  
 Telephone: 303.442.0295  
 Fax: 303.442.0296  
 Email: info@bvzarchitects.com

**OWNER INFORMATION**

Firm: Eastpark Associates, LLP  
 Contact: Bill Arnold  
 Address: 1600 38th Street, Suite 201  
Boulder, CO 80301  
 Mailing Address: Same  
 Telephone: 303.447.2655  
 Fax: 303.447.2659  
 Email: billarnold@covad.net

**REPRESENTATIVE INFORMATION**

Firm: See Above  
 Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**PROPERTY INFORMATION**

Common Address: 1032 E. South Boulder Rd.  
 Legal Description: Lot \_\_\_\_\_ Blk \_\_\_\_\_  
 Subdivision Coal Creek Filing #2  
 Area: 481,486 +/- Sq. Ft.

**TYPE (S) OF APPLICATION**

- Annexation
- Zoning
- Preliminary Subdivision Plat
- Final Subdivision Plat
- Minor Subdivision Plat
- Preliminary Planned Unit Development (PUD)
- Final PUD
- Amended PUD
- Administrative PUD Amendment
- Special Review Use (SRU)
- SRU Amendment
- SRU Administrative Review
- Temporary Use Permit: \_\_\_\_\_
- CMRS Facility: \_\_\_\_\_
- Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit)

**PROJECT INFORMATION**

Summary: The project is a redevelopment & replat of the existing property at the SW corner of S. Boulder Rd. & State Hwy 42 owned by Eastpark Associates. The project will be developed as a combination of new commercial space, to replace older existing buildings on the site, & an extension of the residential neighborhood from the South. We are requesting the existing zoning lines to be adjusted to accommodate the relocation of Cannon Circle & the residential use in the NW corner.  
 Current zoning: MUR/CC Proposed zoning: Same

**SIGNATURES & DATE**

Applicant: [Signature]  
 Print: Gary Brothers w/ BVZ  
 Owner: [Signature]  
 Print: Bill Arnold w/ Eastpark Assoc.  
 Representative: See above  
 Print: \_\_\_\_\_

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

## Letter of Request for the Redevelopment of Coal Creek Station - PUD

### PROJECT DIRECTION AND GOALS

It is the intent of this project to become a viable part of the City's commercial and residential community. The project includes the redevelopment of Coal Creek Station, Filing 1, 2, & 3, and the balance of the vacant site. The goal is to redevelop the existing commercial along So. Boulder Rd. and State Hwy 42. The success of the commercial development is enhanced by shifting Cannon Dr. to the South along SH 42 and creating a controlled intersection. By doing so, we need to request an adjustment to Section 17.14.030, Exhibit A, for the street layout and zoning designation. The goal of the residential portion of the site is to extend the existing residential neighborhood to the South onto our site. To allow the new residential neighborhood to be developed with a more compatible density and character, we need to request a density reduction for the MU-R zoning, Section 17.14.060, Table 3, from 12 units to 6.5 units/ac. We also need to change the use table, Section 17.14.050, Table 1 to allow duplexes in the MU-R zone district. This property is an infill site which will add to the existing fabric of the surrounding successful business and residential community. Because this development is located on an "Infill Site", it will be able to provide financial support for the existing services already in place, such as roadways, utilities, and police and fire protection, without adding to the cost of these supporting systems.

### SITE CIRCULATION

This development will cater to auto-oriented along with pedestrian and bike users throughout the site. Bike parking is located at each commercial location. The extension of Front St. and re-establishing Frost St. from the original "Caledonia Place" subdivision, helps extend the existing residential circulation onto the site. The development is organized to keep higher activity users closest to the major roadways, and less active users in the residential area. The development has used a pedestrian/bikeway to buffer the residential activity from the commercial users. The landscaped pedestrian/bikeway will connect Main St. with a controlled pedestrian/ bikeway crossing at Cannon Cir. and SH 42 onto the City's open space.

### BUILDING CHARACTER

The commercial buildings on the site shall be in keeping with the surrounding building character with a 1 to 1 1/2 story height. The goal of the single story spaces will be to cater to neighborhood retail users.

The goal of the residential elements of the development will be to extend the existing residential neighborhood feel onto our site. We have re-establish Frost Street from the original "Caledonia Place" subdivision located on this site. In addition, the "Energy Star"

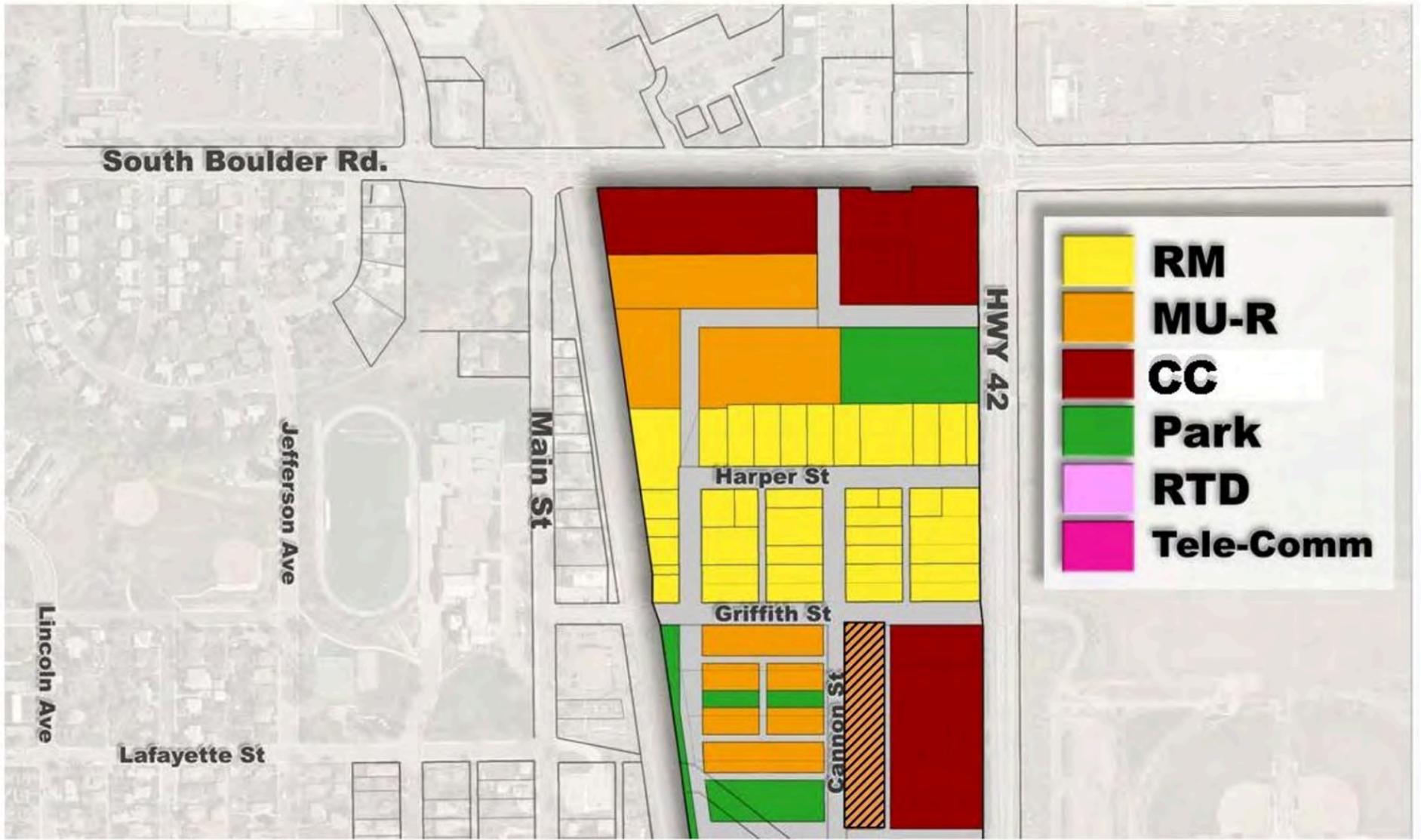
standards of construction will be a key to our approach to the quality of the end product. The character study provided indicates a reference to the desired roof forms and front porch design approach. We are asking for a reduced density for the residential portion of the site from 12 units/ac to 6.5 units/ ac. We have also requested to allow “Duplexes” in the MU-R zone, Section 17.14.050, Table 1. This allows a more compatible residential character for the existing neighborhood to the South.

#### LANDSCAPE AND SITE PARKING

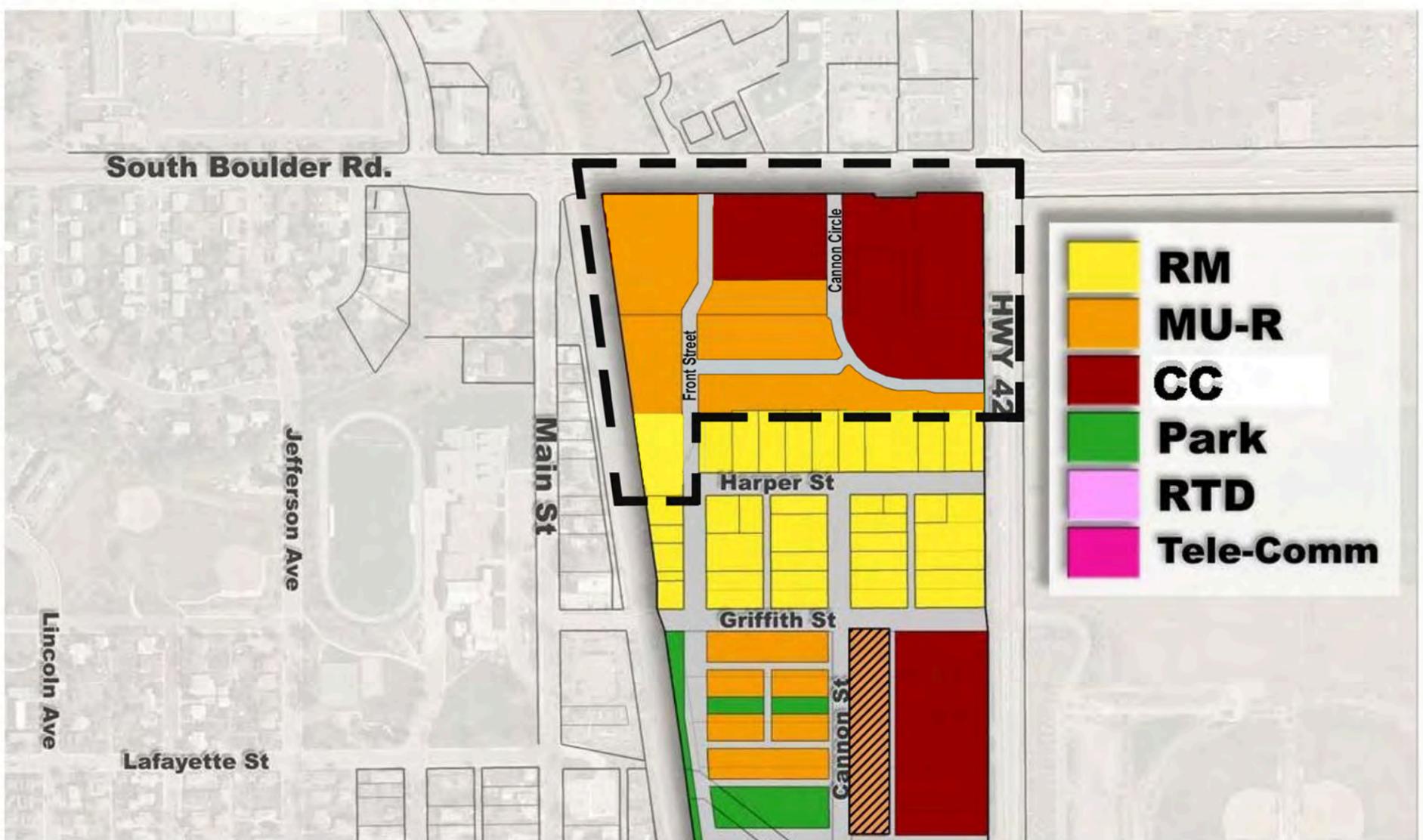
The landscape plan has incorporated the existing healthy mature trees on the site, the majority of which are on the NW corner. This allows for a great starting point for the park like pedestrian/bikeway that moves across the site from West to East, providing a visual buffer from the residential neighborhood to the commercial/retail area.

The parking plan provides more parking than required for the residential and commercial areas of the development. In addition, we have provided bike parking areas within the commercial parking lots to encourage the connection to the bikeway user.

# Land Use Plan Exhibit A



# Land Use Plan Proposed Zoning





VIEW FROM SOUTH BOULDER ROAD



VIEW FROM CANNON CIRCLE

**MASSING STUDIES**

0 60' NTG

**PROJECT DESCRIPTION**

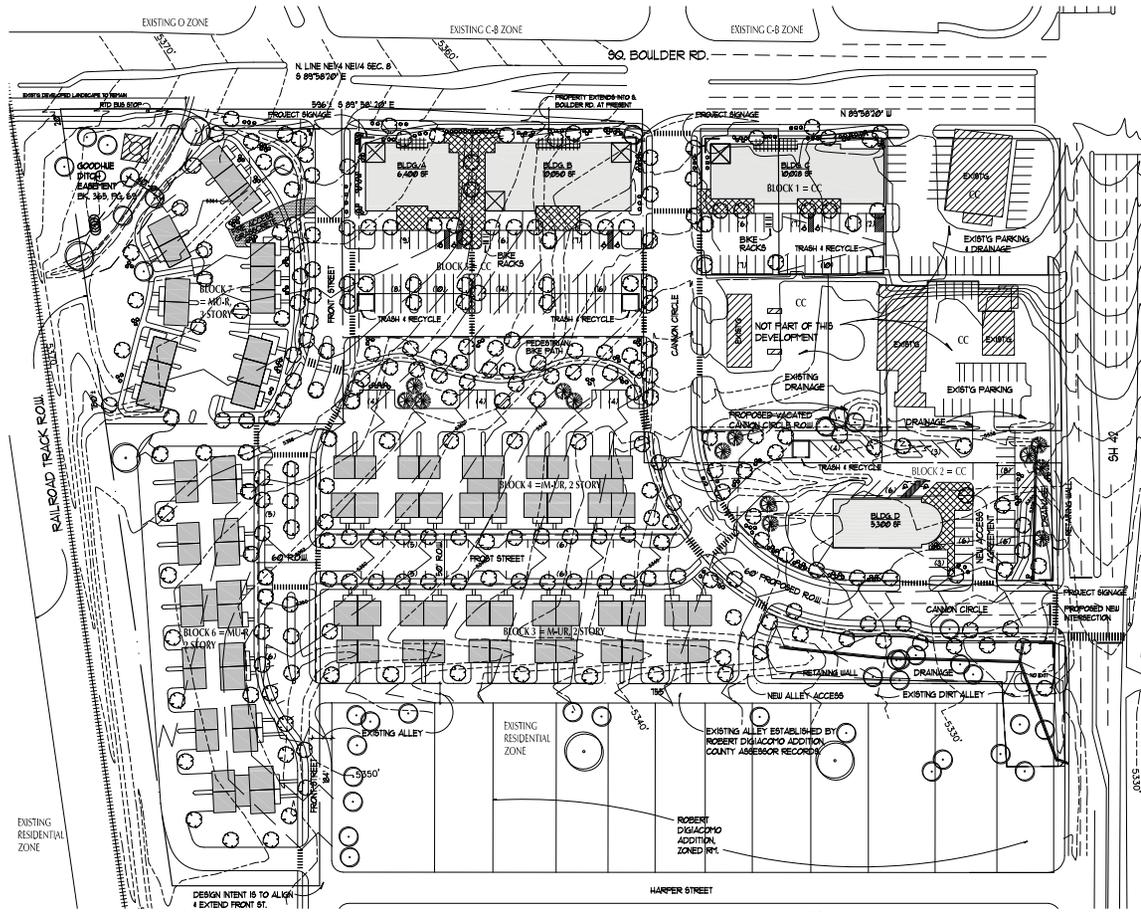
A REDEVELOPMENT OF THE COAL CREEK STATION SITE INTO A MIXED USE COMMUNITY CONTAINING FOUR COMMERCIAL BUILDINGS AND MULTI-FAMILY RESIDENCES. INCLUDED ARE PLAZA SPACES AND A BIKE PATH CONNECTING THE NORTHWEST CORNER OF THE SITE TO THE SOUTHEAST CORNER, ALLOWING A FORMAL CONNECTION TO THE BOULDER COUNTY OPEN SPACE ACROSS HIGHWAY 42. CANNON STREET HAS BEEN RECONFIGURED TO FACILITATE CIRCULATION.

**LEGAL DESCRIPTION**

A SUBDIVISION IN THE NE1/4 NE1/4 OF SECTION 8, T1S, R69W OF THE 6TH PM, AND A RESUBDIVISION OF COAL CREEK STATION FILING NO. 2 AND A PORTION OF CALEDONIA PLAZA, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

**PROJECT SUMMARY**

<b>ZONING DISTRICT</b>	
CURRENT:	COMMERCIAL COMMUNITY MIXED USE RESIDENTIAL
PROPOSED:	PLUD
<b>BUILDING SETBACKS</b>	
NORTH FL:	5'
EAST FL:	20'
WEST FL:	20'
SOUTH FL:	20'
<b>TOTAL SITE AREA:</b> 481,486 SF = 11.05 ACRES	
<b>COMMERCIAL BUILDING FOOTPRINTS</b>	
BUILDING A:	6,400 SF
BUILDING B:	10,950 SF
BUILDING C:	10,028 SF
BUILDING D:	5,300 SF
TOTAL:	31,718 SF
(REPLACING 15,440 SF OF EXISTING COMMERCIAL)	
<b>FLOOR AREA RATIO (FAR):</b> 20 : 1	
<b>LANDSCAPE COVERAGE:</b> 236,952 SF = 5.43 ACRES	
<b>DWELLING UNITS:</b> 50 UNITS, 6.8 DU PER ACRE - 16 (3) STORY UNITS - 34 (2) STORY UNITS	
<b>PARKING PROVIDED</b>	
RETAIL:	138 SPACES + 4.3 SP / 1000 SF
RESIDENTIAL:	143 SPACES + 2.9 SP PER UNIT
<b>TOTAL RESIDENTIAL &amp; RETAIL PARKING PROVIDED:</b> 281 SPACES	
<b>BUILDING HEIGHTS</b>	
BUILDING A:	35' MAX
BUILDING B:	35' MAX
BUILDING C:	35' MAX
BUILDING D:	35' MAX
RESIDENTIAL:	2 STORY-35', 3 STORY-45'



**OVERALL DEVELOPMENT PLAN**



0 60'

**OWNERSHIP SIGNATURE BLOCK**  
 HAVE LAD OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS UNDER THE NAME OF \_\_\_\_\_ AND ALSO DEDICATED EASEMENTS AS SHOWN ON SHEET A1 AND A2 AS OUT AND DEDICATED RIGHTS ON THAT PLAT.  
 WITNESS MY / OUR HANDS/ SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

OWNER'S SIGNATURE \_\_\_\_\_  
 TITLE: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

**CITY COUNCIL CERTIFICATE**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

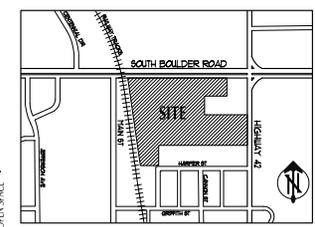
PLANNER SIGNATURE \_\_\_\_\_  
 CITY CLERK SIGNATURE \_\_\_\_\_

**CLERK AND RECORDER CERTIFICATE (COUNTY OF BOULDER, STATE OF COLORADO)**

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT \_\_\_\_\_ O'CLOCK, P.M. THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AND IS RECORDED IN PLAIN FILE \_\_\_\_\_ RECEPTION FEE: \$\_\_\_\_ PER PAGE: \$\_\_\_\_ PER PAGE.

CLERK AND RECORDER \_\_\_\_\_  
 DEPUTY \_\_\_\_\_

**VICINITY MAP**



**SHEET INDEX**

- A1 COVER SHEET 1 GENERAL INFO
- A1-B COVER SHEET 1 GENERAL INFO SCHEME B
- A2 LANDSCAPE 4 PARKING PLAN
- A2-B LANDSCAPE 4 PARKING PLAN, SCHEME B
- A3 PROJECT CHARACTER IMAGES
- C1 COVER SHEET
- C2 PRELIMINARY PLAT
- C3 EXISTING CONDITIONS (TOPOGRAPHY)
- C4 MASTER UTILITY PLAN
- C5 VACATION 4 ACQUISITION PLAN
- C6 PRELIMINARY DRAINAGE PLAN
- C7 PRELIMINARY GRADING PLAN

**LEGEND**

- EXISTING BUILDINGS
- PLAZA
- COMMERCIAL
- RESIDENTIAL

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE PRELIMINARY. CHANGES MAY BE REQUIRED UNDER THE FINAL REVIEW PROCESS.

**COAL CREEK STATION**  
 SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027



**PRELIMINARY P.U.D.**

**PROJECT #1044**  
 1/31/13

**A1**



VIEW FROM SOUTH BOULDER ROAD



VIEW FROM CANNON CIRCLE

**MASSING STUDIES**

0' 60'

**PROJECT DESCRIPTION**

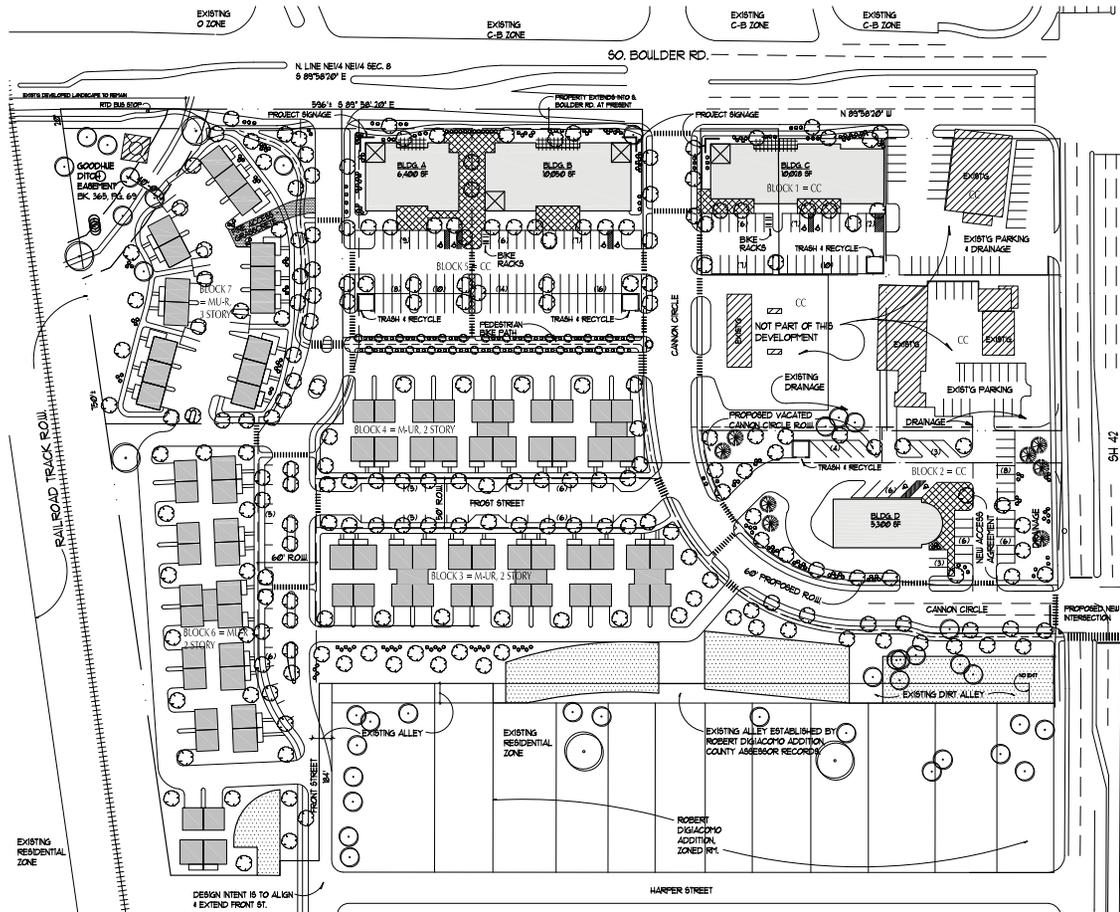
A REDEVELOPMENT OF THE COAL CREEK STATION SITE INTO A MIXED USE COMMUNITY CONTAINING FOUR COMMERCIAL BUILDINGS AND MULTI-FAMILY RESIDENCES. INCLUDED ARE PLAZA SPACES AND A BIKE PATH CONNECTING THE NORTHWEST CORNER OF THE SITE TO THE SOUTHEAST CORNER, ALLOWING A FORMAL CONNECTION TO THE BOULDER COUNTY OPEN SPACE ACROSS HIGHWAY 42. CANNON STREET HAS BEEN RECONFIGURED TO FACILITATE CIRCULATION.

**LEGAL DESCRIPTION**

A SUBDIVISION IN THE NE1/4 NE1/4 OF SECTION 8, T1S, R69W OF THE 6TH PM, AND A RESUBDIVISION OF COAL CREEK STATION FILING NO. 2 AND A PORTION OF CALEDONIA PLACE, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

**PROJECT SUMMARY**

<b>ZONING DISTRICT</b>	
CURRENT:	COMMERCIAL COMMUNITY MIXED USE RESIDENTIAL
PROPOSED:	PLUD
<b>BUILDING SETBACKS</b>	
NORTH FL:	5'
EAST FL:	20'
WEST FL:	20'
SOUTH FL:	20'
<b>TOTAL SITE AREA:</b> 458,892 SF = 10.53 ACRES	
<b>COMMERCIAL BUILDING FOOTPRINTS</b>	
BUILDING A:	6,400 SF
BUILDING B:	10,950 SF
BUILDING C:	10,028 SF
BUILDING D:	5,320 SF
TOTAL:	31,718 SF
(REPLACING 15,440 SF OF EXISTING COMMERCIAL)	
<b>FLOOR AREA RATIO (FAR):</b> 20 : 1	
<b>LANDSCAPE COVERAGE:</b> 714,709 SF = 4.93 ACRES	
<b>DWELLING UNITS:</b> 50 UNITS, 1.4 DU PER ACRE	
<b>PARKING PROVIDED</b>	
RETAIL:	138 SPACES + 4.3 SF / 1000 SF
RESIDENTIAL:	131 SPACES + 2.6 PER UNIT
<b>TOTAL RESIDENTIAL &amp; RETAIL PARKING PROVIDED:</b> 269 SPACES	
<b>BUILDING HEIGHTS</b>	
BUILDING A:	35' MAX
BUILDING B:	35' MAX
BUILDING C:	35' MAX
BUILDING D:	35' MAX
RESIDENTIAL:	2 STORY-35', 3 STORY-45'



**OVERALL DEVELOPMENT PLAN SCHEME B**  
0' 60'

**OWNERSHIP SIGNATURE BLOCK**  
 I HAVE LAD OUT, PLATTED AND SUBMITTED THE SAME TO THE CITY OF LOUISVILLE UNDER THE NAME OF [NAME] AND ALSO DEDICATED EASEMENTS AS SHOWN ON SHEET [NO.] AND ALSO DEPOSITED THE SAME WITH THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. [NO.] SERIES [SERIES].  
 WITNESS MY (OUR HANDS) SEALS THIS [DAY] OF [MONTH], 20[ ].

OWNER'S SIGNATURE \_\_\_\_\_  
 DATE: \_\_\_\_\_

**PLANNING COMMISSION CERTIFICATE**  
 APPROVED THIS [DAY] OF [MONTH], 20[ ] BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. [NO.] SERIES [SERIES].

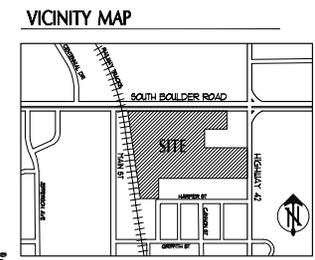
**CITY COUNCIL CERTIFICATE**  
 APPROVED THIS [DAY] OF [MONTH], 20[ ] BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. [NO.] SERIES [SERIES].

PLANNING COMMISSION SIGNATURE \_\_\_\_\_  
 DATE: \_\_\_\_\_

CITY COUNCIL SIGNATURE \_\_\_\_\_  
 DATE: \_\_\_\_\_

**CLERK AND RECORDER CERTIFICATE**  
 (COUNTY OF BOULDER, STATE OF COLORADO)  
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT [CLOCK] O'CLOCK, [PM] THIS [DAY] OF [MONTH], 20[ ] AND IS RECORDED IN PLAN FILE [NO.] RECEPTION [NO.]

CLERK AND RECORDER \_\_\_\_\_  
 DEPUTY \_\_\_\_\_



- LEGEND**
- [Hatched Box] EXISTING BUILDINGS
  - [Dotted Box] PLAZA
  - [Cross-hatched Box] OLD RAILROAD SPUR
  - [Solid Grey Box] COMMERCIAL
  - [Light Grey Box] RESIDENTIAL

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE PRELIMINARY. CHANGES MAY BE REQUIRED DURING THE FINAL REVIEW PROCESS.

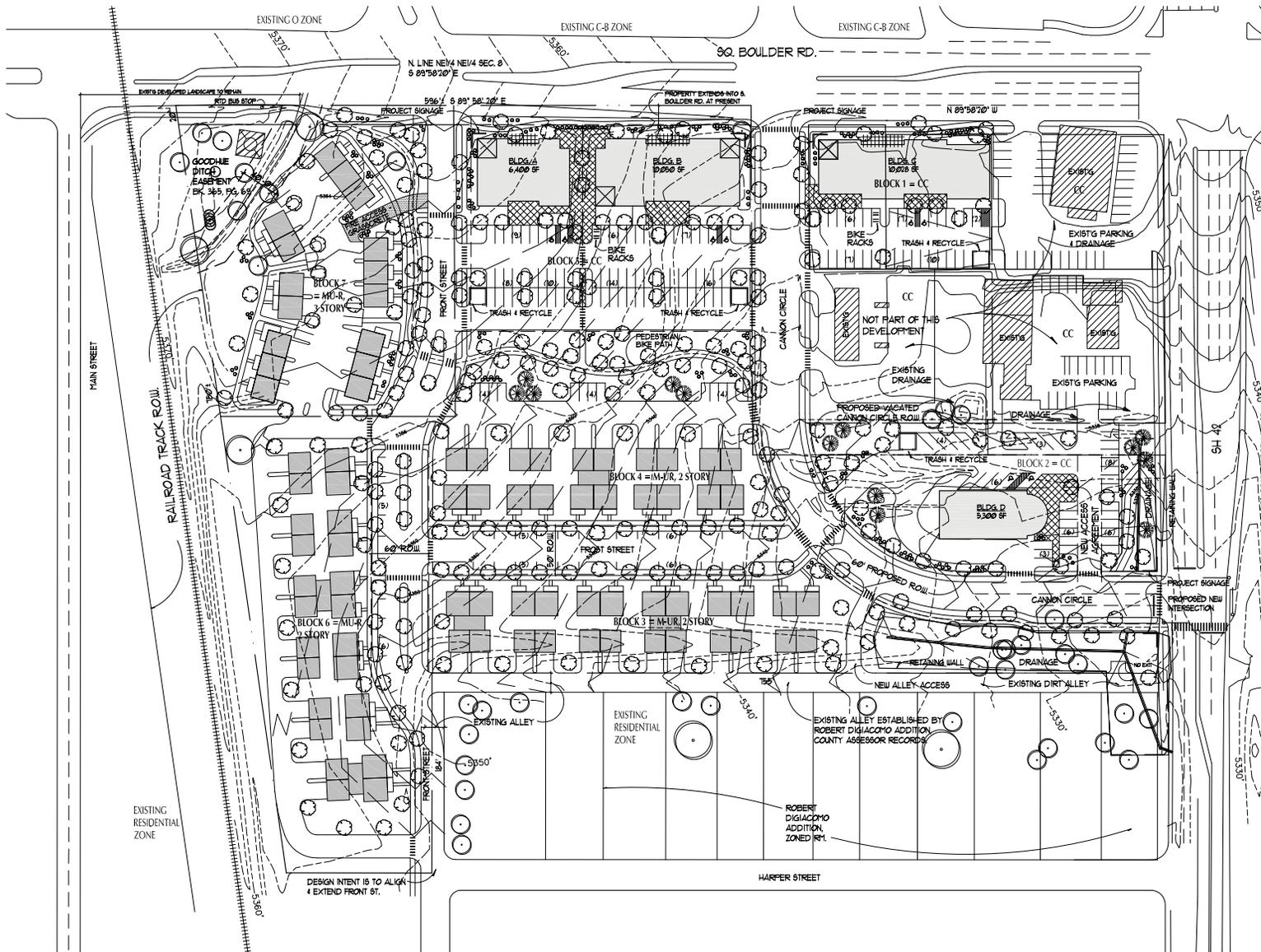
**COAL CREEK STATION**  
 SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027



**PRELIMINARY P.U.D.**

**PROJECT #1044**  
 1/31/13

**A1-b**



**LANDSCAPE LEGEND**

- NEW DECIDUOUS TREE
- NEW EVERGREEN TREE
- EXISTING TREE
- NEW BUSH

**PARKING COUNT**

PARKING PROVIDED	
RETAIL:	138 SPACES • 4.3 SP / 1000 SF
RESIDENTIAL:	143 SPACES • 2.9 PER UNIT
TOTAL RESIDENTIAL & RETAIL PARKING PROVIDED:	281 SPACES

A REDEVELOPMENT OF  
**COAL CREEK STATION**  
 SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027

**BVZ**  
 ARCHITECTS  
 3445 Penrose Place Suite 220  
 Boulder, Colorado 80301  
 303-442-0285 • Fax 303-442-0296

**PRELIMINARY  
 P.U.D.**

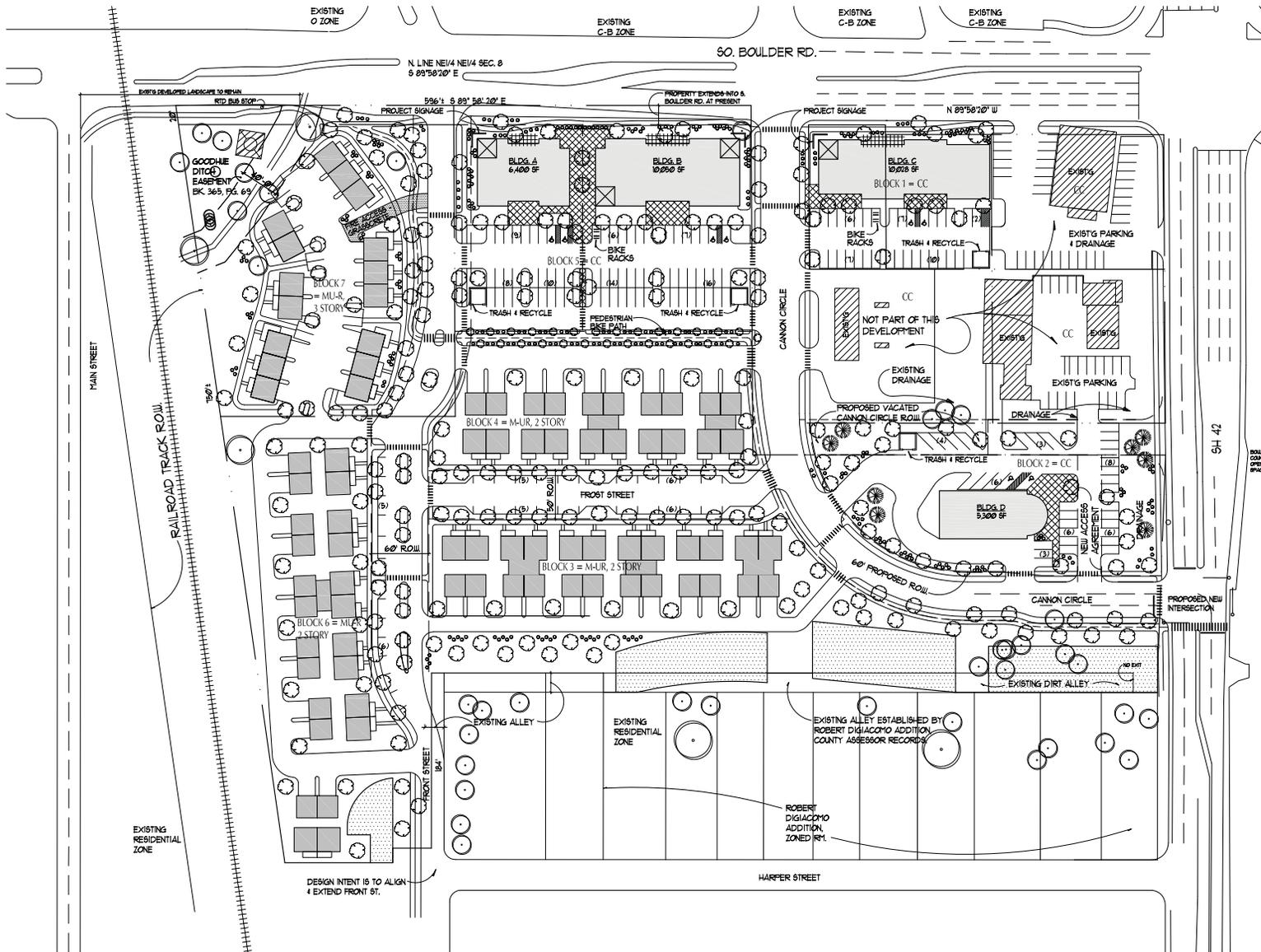
PROJECT #1044

1/31/13

**LANDSCAPE & PARKING PLAN**

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE PRELIMINARY. CHANGES MAY BE REQUIRED DURING THE FINAL REVIEW PROCESS.

**A2**



**LANDSCAPE LEGEND**

- NEW DECIDUOUS TREE
- NEW EVERGREEN TREE
- EXISTING TREE
- NEW BUSH

**PARKING COUNT**

PARKING PROVIDED	
RETAIL:	138 SPACES + 43 SP / 1000 SF
RESIDENTIAL:	131 SPACES + 2.6 PER UNIT
TOTAL RESIDENTIAL + RETAIL PARKING PROVIDED:	269 SPACES

A REDEVELOPMENT OF  
**COAL CREEK STATION**  
 SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027

**BVZ**  
 ARCHITECTS  
3445 Penrose Place Suite 220  
 Boulder, Colorado 80301  
 303-442-0285 • Fax 303-442-0286

PRELIMINARY  
 P.U.D.

PROJECT #1044

1/31/13

**LANDSCAPE & PARKING PLAN - SCHEME B**

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE  
 PRELIMINARY. CHANGES MAY BE REQUIRED DURING  
 THE FINAL REVIEW PROCESS.

**A2-b**



COAL CREEK STATION  
VIEW @ 520 FOUNDERS ROAD - NORTH



COAL CREEK STATION  
VIEW @ RETAIL/PARKINGS - SOUTH



STREET SIDE ELEVATION



PARKING SIDE ELEVATION



RESIDENTIAL STUDY

A REDEVELOPMENT OF  
**COAL CREEK STATION**  
SOUTH BOULDER ROAD & U.S. HIGHWAY 42, LOUISVILLE, COLORADO 80027

**BVZ**  
ARCHITECTS  
3445 Penrose Place Suite 220  
Boulder, Colorado 80301  
303-442-0285 Fax 303-442-0286

PRELIMINARY  
P.U.D.

PROJECT #1044  
1/31/13

DRAWINGS REPRESENT DESIGN INTENT ONLY & ARE  
PRELIMINARY. CHANGES MAY BE REQUIRED DURING  
THE FINAL REVIEW PROCESS.

**A3**



 **City of  
Louisville**

COLORADO • SINCE 1878

Project Partners:

Louisville  
City Council

Louisville  
Revitalization  
Commission

Burlington Northern  
Santa Fe (B.N.S.F.)

**Your Tax Dollars at Work!**  
South Street/B.N.S.F. Pedestrian Underpass  
**Construction begins 2015**  
Funded by the City of Louisville

# Sherman & Howard L.L.C.

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March 5, 2013

Louisville Revitalization Commission  
c/o Samuel J. Light, Esq.  
Light, Harrington & Dawes, P.C.  
1512 Larimer Street, Suite 300  
Denver, CO 80202

Members of the Louisville Revitalization Commission:

We are pleased to confirm our engagement as bond counsel to the Louisville Revitalization Commission ("LRC"). We appreciate your confidence in us and will do our best to continue to merit it.

## Personnel

This letter sets forth the role we propose to serve and the responsibilities we propose to assume as bond counsel to LRC. Dee Wisor will be principally responsible for the work performed by Sherman & Howard L.L.C. on behalf of LRC and he will report to and take direction from Sam Light. Where appropriate, certain tasks may be performed by other attorneys or paralegals. At all times, however, Mr. Wisor will coordinate, review, and approve all work completed for LRC.

## Scope of Employment

Bond counsel is engaged as a recognized expert whose primary responsibility is to render an objective legal opinion with respect to the authorization and issuance of bonds. As your bond counsel, we will: examine applicable law; consult with the parties to the transaction prior to the issuance of the Bonds; assist in the preparation of a proposed term sheet; prepare customary authorizing and operative documents, which may include proceedings relating to: the authorization of the sale and issuance of the Bonds, and closing certificates; review a certified transcript of proceedings; and undertake such additional duties as we deem necessary to render the opinion. Subject to the completion of proceedings to our satisfaction, we will render our opinion relating to the validity of the Bonds, the enforceability of the security for the Bonds, and the exclusion of the

interest paid on the Bonds (subject to certain limitations which may be expressed in the opinion) from gross income for federal income tax purposes and for Colorado income tax purposes.

At this time, we understand that Bonds will be privately placed and assume that no offering document (the "Official Statement" will be prepared. If that changes, we will be happy to discuss with you expanding our role to include assisting you with the preparation of an Official Statement.

Our opinion will be addressed to LRC and will be executed and delivered by us in written form on the date the Bonds are exchanged for their purchase price (the "Closing"). The opinion will be based on facts and law existing as of their date.

Our services as bond counsel are limited to those contracted for explicitly herein; LRC's execution of this letter constitutes an acknowledgment of those limitations. Specifically, but without implied limitation, our responsibilities do not include any representation by Sherman & Howard L.L.C. in connection with any IRS audit or any litigation involving LRC or the Bonds, or any other matter. Neither do we assume responsibility for the preparation of any collateral documents (*e.g.*, environmental impact statements) which are to be filed with any state, federal or other regulatory agency. Nor do our services include financial advice (including advice about the structure of the Bonds) or advice on the investment of funds related to the Bond issue. If such services are requested of us, we suggest that we discuss the nature and extent of those services and an estimate of our fee at the time of the request.

### **Representation of LRC**

In performing our services as bond counsel, LRC will be our client and an attorney-client relationship will exist between us. We will represent the interests of LRC rather than its individual members, or LRC's employees.

### **Conflicts of Interest**

Before accepting any new business, the Colorado Rules of Professional Conduct require us to evaluate whether there exist any ethical constraints to representing LRC in this new matter. We have completed a conflicts check within our firm and have found no current conflict between LRC and our existing clients. We should note that we also serve as bond counsel to the City of Louisville (the "City"). If LRC should request that we provide any services which would be adverse to the interests of the City, we will consult further with LRC and the City about whether we can provide such services.

### **Fee Arrangement**

Based upon our current understanding of the terms, structure, size and schedule of the financing, the responsibilities we will undertake pursuant to this letter, the time we anticipate devoting to the financing, and the skill and experience required to complete the services

properly, we estimate that our fee as bond counsel will be in the range of \$25,000 to \$35,000. Such fee may vary: (i) if the principal amount of Bonds actually issued differs significantly from the amount stated above, (ii) if material changes in the structure of the financing occur, or (iii) if unusual or unforeseen circumstances arise which require a significant increase in our time or our responsibilities. Specifically, if the Bonds are not delivered at Closing on or before January 1, 2014, it may be necessary for us to repeat and update much of our work and a commensurate increase in our fees will result. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will consult with you. We understand and agree that our fees will be paid at Closing out of Bond proceeds.

**Termination of Engagement**

This engagement may be terminated upon 15 days written notice by either LRC or Sherman & Howard L.L.C.

**Document Retention**

At or within a reasonable period after the conclusion of our representation of LRC, we will review the file to determine what materials should be retained as a record of our representation and those that are no longer needed. We will return any original documents obtained from you. We will retain for several years a copy of materials such as correspondence, final substantive work product, documents obtained from you, and documents obtained from third parties. We will not retain such materials as duplicates of the above-described material, or drafts and notes that do not appear needed any longer.

Ordinarily the firm will keep the retained materials until seven years after the conclusion of our representation. At the end of that time, unless you advise us in writing to the contrary, we will destroy the bulk of the file. If the file is especially voluminous, we may destroy all or portions of it earlier, as our storage facilities are limited. If you prefer other arrangements for retention or disposition of our files in this matter, please advise us in writing.

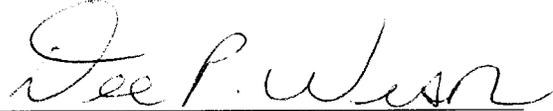
**Approval**

If the foregoing terms of this engagement are acceptable to you, please so indicate by returning the enclosed copy of this letter signed by the officer so authorized, retaining the original for your files.

We are pleased to have the opportunity to serve as your bond counsel and look forward to a mutually satisfactory and beneficial relationship. We are deeply committed to the proposition that our clients must be satisfied with the quality of our services as well as the amount of our charges. Our effectiveness and your best interest are enhanced by an atmosphere of candor and confidence between us, not only as to the facts and circumstances of the legal issues on which we are working, but also as to the attorney-client relationship itself. If at any

time you have questions concerning our work or our fees, we hope that you will contact us immediately.

SHERMAN & HOWARD L.L.C.

By: 

Accepted and Approved:

LOUISVILLE REVITALIZATION COMMISSION

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

DPW:al  
Enclosures



COLORADO • SINCE 1878

March 11, 2012

State Historical Fund  
History Colorado Center  
1200 Broadway  
Denver, CO 80203

To Whom It May Concern;

Preserving Colorado's history is an important task to undertake. The past events that took place in the state of Colorado and the buildings that represent those significant events should be preserved and reused for future generations of Coloradans to enjoy.

Louisville has a rich history including both mining and agriculture. Originally settled in the 1870s, the farms surrounding Louisville supported the local mining community and shipped their wares to Denver. The Louisville Grain Elevator built in 1908 is historically and visually the most significant structure associated with the agricultural history in Louisville. Its wood-cribbed stack plank construction and functional design illustrate an important architectural resource associated with agriculture. This architectural and historical resource is a gem to Louisville and a reminder of the agricultural heritage of east Boulder County.

To save the building from demolition, the City of Louisville purchased the Historic Grain Elevator. The City has plans to stabilize, rehabilitate, and reuse the Historic Grain Elevator and transform the building from a neglected safety hazard into a meaningful downtown asset. The Louisville Revitalization Commission fully supports the City's efforts to obtain grant funds from the State Historical Fund to take the next step in transforming the Grain Elevator by completing its stabilization.

We encourage you to look favorably upon Louisville's application to keep this major historic preservation project moving forward.

Sincerely,

Karl Becker  
Chair  
Louisville Revitalization Commission  
Louisville's Urban Renewal Authority

749 Main Street | Louisville CO 80027

[www.LouisvilleCO.gov](http://www.LouisvilleCO.gov)