

Revitalization Commission

Agenda

**Monday, June 10, 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 May 13, 2013 Meeting Minutes
- V. Public Comments on Items Not on the Agenda (Limit to 3 Minutes)
- VI. Reports of Commission
 - a. Update of City Council Meeting on Core Area Project Term Sheet
 - b. Colorado Main Street Presentation meeting Wednesday, July 10, 2013 at 6:30pm Council Chambers (BRaD, LRC, HPC, and DBA invited)
- VII. Business Matters of Commission
 - a. South Street Gateway Design Referral
 - b. Village Square Redevelopment Application for Assistance
 - c. DELO Redevelopment PUD Referral
- VIII. Items for Next Meeting July 8, 2013, 7:30am Library Meeting Room
- IX. Commissioners' Comments
- X. Adjourn

City of Louisville

City Manager's Office *749 Main Street* *Louisville CO 80027*
303.335.4533 (phone) *303.335.4550 (fax)* *www.LouisvilleCO.gov*

Revitalization Commission

Meeting Minutes

Monday, May 13, 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 7:30 AM in the 1st Floor Meeting Room at the Louisville Library, 951 Spruce Street, Louisville, Colorado.

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
Heather Balser
Troy Russ
Dawn Burgess

Others Rick Brew
Rick Kron
Dave Waldner
Mike Kranzdorf
Scott Reichenberg

Approval of Agenda – Karl requested that the Highway 42 Corridor RAMP discussion be moved into first position under Business Matters and with that change approved, the agenda was approved as by all members.

Approval of Meeting Minutes – The April 8, 2013 minutes were approved with the following corrections in *italics*:

City of Louisville

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Business Matters of the Commission:

b. Safeway Final PUD referral comments: Carlos Hernandez recused himself from this discussion and left the room. He is part of the Company that did the traffic study.

d. Core Project Term Sheet - Dee Wisor of Sherman & Howard and Aaron DeJong addressed the Core Project Term Sheet revisions. The closing will take place 30 days after the documents are finalized. The Bond issue is for \$3.5 Million, bonds will be repaid by 2033; 7% interest rate tax exempt, Bank Qualified, Non-AMT, LRC may redeem bonds at their option at any time, the base valuation will be from January, 2012

Public Comments – None

Reports of the Commission:

Carlos Hernandez gave an update on the HPC. HPC has reached out to Main Street Inc. and they are willing to come to Louisville about the structure of the program. Groups invited to hear the presentation would be the LRC, BRaD, HPC and the DBA. Sam advised that any meeting with more than 2 Commissioners present needs to be posted.

Business Matters of the Commission –

a. Highway 42 Corridor RAMP application

Heather Balsler submitted an application for RAMP funds. She reported on the process and said the money should be available sooner than expected. Boulder County committed to funds if we get the RAMP funds and Louisville puts in \$3m. She should know at the end of May if she can continue on to the full application stage. The applications would be due July 1, 2013. Heather described the process and the criteria include: Regional Corridor, leveraging funds and building partnerships.

Rick Brew from DELO commented that Hwy 42 improvements are absolutely vital.

Malcolm credited Heather for her hard work in the transportation field because that directly benefits the City.

b. Core Project Area Term Sheet Approval

Aaron summarized the requested action from LRC to approve the term sheet and be able to present it to City Council. There was discussion on the funding cap amount. Aaron discussed changes to the financial projections for the project. The amount borrowed must be evaluated by a third party financial advisor to determine the amount can be realistically repaid. The risk of not achieving the TIF revenue projections rests with the investors purchasing the Bonds.

Carlos asked if the project boundaries on the map can be expanded to include the north side of Griffith and the south side of South Street. The attached map is to show the properties being included within the area for TIF generation, not the area where the funded infrastructure is located. No changes to the boundaries are needed.

Sam stated the process for this term sheet will be to seek approval from the LRC today, and then it will move on to City Council for action.

Commissioners were asked if they were comfortable moving the estimated public infrastructure amount from \$3,500,000 to \$4,000,000: all Commissioners were in favor of this.

LRC recommended two changes to Closing Conditions:

- Evidence that the developer for the DELO project has *access to necessary financing* to complete the approved project.
- Approve final construction *submittal* for the public infrastructure

There was a motion to approve Resolution 13-02 approving the attached Term Sheet with the following changes:

- Changing the funding cap from \$3,500,000 to \$4,000,000
- Adding a 5 year no-call provision
- Change the title of the map to the Core Project TIF Area Map
- Change the closing condition to evidence that the developer for the DELO project has access to necessary financing to complete the approved project.
- Change the closing condition to submittal of final construction plans for the public infrastructure

The motion carried unanimously.

c. Bicycle Facilities Map

Troy described the map and said it is not an adopted plan but an amended plan. It will continue to be amended. The map was discussed and Troy said the goal is to have livable shared streets. Several trail connections are still needed.

Troy will be bringing design concepts for the South Street Gateway to the June meeting. 100% design will be presented in July.

d. South Street Gateway Sign Update

Aaron stated the funding for the Gateway construction sign is in the Budget Amendment resolution to be approved in June by City Council. The sign will be constructed soon after.

New items for Next Meeting June 10, 2013

South Street Gateway Design discussion

Loftus property

DELO Referral

Update on IGA with County

Commissioners' Comments – Karl will not be at June 10 meeting

Meeting Adjourned at 9:05 AM

SUBJECT: SOUTH STREET GATEWAY UNDERPASS DESIGN REFERRAL

DATE: JUNE 10, 2013

PRESENTED BY: AARON DEJONG, ECONOMIC DEVELOPMENT

SUMMARY:

The LRC is partially funding the South Street Gateway Underpass that will connect downtown Louisville with the Highway 42 Revitalization Area. As part of the agreement with the City to fund the Gateway, LRC gets to review the design of the Gateway.

DISCUSSION:

Atkins Engineering is the design firm hired to do the design and engineering of the project. They will present the current design concepts prepared to date. Staff requests LRC input into the design.

ACTION STEP:

Staff requests LRC input into the design of the South Street Gateway Underpass.

Memorandum

TO: The Louisville Revitalization Commission

FROM: Joliette Woodson, PE Public Works Project Manager and
Troy Russ, AICP, Planning and Building Safety

RE: Final Design Concepts for the 42 Gateway

DATE: June 10, 2013

The Gateway connecting Downtown Louisville to the Highway 42 Revitalization District is advancing through the final design process. The City has received 30% design comments and approval from the Burlington Northern Santa Fe (BNSF) Rail Line. The project is now moving through the 60% design process.

The goal of the project's design effort is to have the drawings completed and approved by BNSF and the Public Utilities Commission (PUC) so that construction can be completed by the end of 2014.

BNSF requires complete design documentation for their 60% submittal review. As a result, the City is advancing the final design effort so that drawings can be submitted to BNSF in August of this year. The team has initiated the PUC application process and hopes to bring approved construction plans to a PUC public hearing by the end of 2013.

Attached to this communication are two final design concepts for the LRC and public to review and make suggestions on prior to staff advancing a final recommendation to the Louisville City Council on July 16, 2013.

Staff is requesting the LRC review the two attached alternative design concepts and evaluate the three basic components of each design: *the architecture, the hardscape and plant material*. Staff will facilitate an interactive discussion with both the LRC, and later that evening with the public, to improve the design concepts prior to City Council review and ultimate selection of a preferred concept.

Attachments: PowerPoint Presentation

The 42 Gateway

Final Design Concepts

Prepared By:

City of Louisville, Department of Planning and Building Safety

In association with:

Atkins, Winston/MIG, David Evans and Associates



42 Gateway

1. “Gateway” Final Design”
2. Hwy. 42 Final Design - TBD

42 Gateway



Schedule:

- Goal: Open end of 2014
- 30% Design Approved by BNSF
- 100% Design to BNSF end of August 2013
- PUC Approval end of year 2013

PROCESS:

- LRC Design Choices – June 10, 2103
- Public Design Choices - June 10, 2103
- City Council Direction – July 16, 2103

42 Gateway

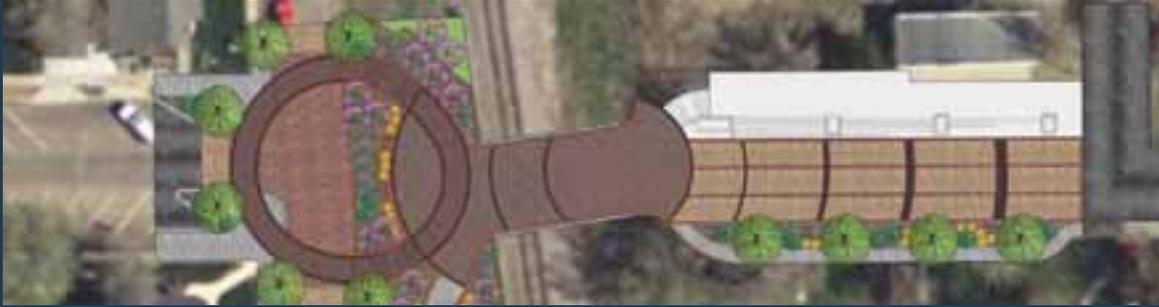
Final Design - Choices



Architecture

42 Gateway

Final Design - Choices



Hardscape

42 Gateway

Final Design - Choices



Plant Material

Context

Historic Architectural Heritage

Architectural Heritage Preference



42 Gateway
Context

Contemporary Architecture

Architectural Heritage Preference



42 Gateway
Context

Options

42 Gateway

Option A – Contemporary Masonry Structure



**A View from Front Street
(Downtown)**

42 Gateway

Option A – Contemporary Masonry Structure



**A View from Front Street Plaza
(Downtown)**

42 Gateway

Option A – Contemporary Masonry Structure



**A Bird's Eye view from Front Street
(Downtown)**

42 Gateway

Option A – Contemporary Masonry Structure



**A Bird's Eye from Walnut Street
(Downtown)**

42 Gateway

Option A – Contemporary Masonry Structure



**A View from Steinbaugh Pavilion
(Downtown)**

42 Gateway

Option A – Contemporary Masonry Structure



A Bird's Eye View from Miner's Field

42 Gateway

Option A – Contemporary Masonry Structure



**A View from Cannon Street
(Revitalization District)**

42 Gateway

Option B – Interpretive Steel and Masonry Structure



**A View from Front Street
(Downtown)**

42 Gateway

Option B – Interpretive Steel and Masonry Structure



**A View from Front Street Plaza
(Downtown)**

42 Gateway

Option B – Interpretive Steel and Masonry Structure



**A Bird's Eye view from Front Street
(Downtown)**

42 Gateway

Option B – Interpretive Steel and Masonry Structure



**A Bird's Eye from Walnut Street
(Downtown)**

42 Gateway

Option B – Interpretive Steel and Masonry Structure



**A View from Steinbaugh Pavilion
(Downtown)**

42 Gateway

Option B – Interpretive Steel and Masonry Structure



A Bird's Eye View from Miner's Field

42 Gateway

Option B – Interpretive Steel and Masonry Structure



**A View from Cannon Street
(Revitalization District)**

Discussion

42 Gateway *Final Design - Choices*



Notes

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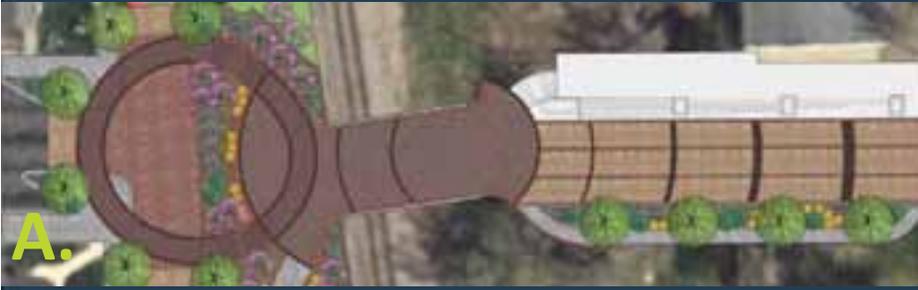
Notes

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Architecture

42 Gateway

Final Design - Choices



A.

Notes

-
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B.

Notes

-
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-
-

Hardscape

42 Gateway

Final Design - Choices



Notes - A

-
-
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-
-

Notes - B

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-
-

Plant Material

SUBJECT: LOFTUS DEVELOPMENT APPLICATION FOR ASSISTANCE

DATE: JUNE 10, 2013

PRESENTED BY: AARON M. DEJONG

SUMMARY:

Loftus Development Inc. has submitted an application for assistance from the Louisville Revitalization Commission. This memo is a review of the application and a recommendation from staff for the level of assistance to the project for the construction of public infrastructure to service their project.

BACKGROUND:

Loftus Development proposes to remove the existing vacant Safeway building and redevelop the site with two (2) buildings consisting of 33,700 square feet of retail space including a community room, and three (3) buildings consisting of 111 apartment units with 157 underground parking spaces. The applicant intends to occupy the larger retail building with a 24,000 square foot Alfalfa's grocery store and a 1,500 square foot community room. A graphic of the site plan is attached. Estimated total private development costs for Loftus are \$31,000,000.

The submitted application did not include a 10-year proforma for the project. The assistance being requested is for public infrastructure needed to facilitate the redevelopment project as such infrastructure is a barrier to this in-fill redevelopment. Funding is not going directly towards expenditures which only benefit the Loftus project.

Loftus requests LRC assistance to construct the necessary public infrastructure improvements that provide benefits to neighboring properties and residents. Generally, improvements to the sanitary and storm sewer infrastructure, added water infrastructure, Right-of-Way concrete work, and street light poles.

DISCUSSION:

In evaluating projects, the Commission should look to that project's impact upon the goals of the Urban Renewal Plan. Those goals are as follows:

Removing Blight Factors

The 2005 Louisville Highway 42 Revitalization Area Conditions survey identified properties that contributed to the blight conditions which were present in the area. Those blight conditions are as follows:

- a. Deteriorating Structures
- b. Faulty Street Layout
- c. Faulty Lots
- d. Unsanitary/unsafe Conditions
- e. Deteriorating Site or other improvements

- f. Unusual Topography or Inadequate Public Improvements
- h. Danger to Life or Property from Fire or Other Causes
- k.5 High Service Requirements or Site Underutilization

The 2005 Conditions Survey did not identify the former Safeway parcel as contributing to any of the identified blight factors. However in 2009, the Safeway store closed and has remained vacant. The 1970's big box format has fallen out of favor for retailers and the current site is underutilized. This changing status of the property makes this property contribute to the following blight conditions;

- a. Deteriorating Structures
- e. Deteriorating Site or other improvements
- k.5 High Service Requirements or Site Underutilization

Staff believes the proposed infrastructure and redevelopment eliminates the blighting conditions which currently exist on the property.

Effect of Project on Property Values

The project when completed will have significant positive impact to its property value.

The following are the assumptions of valuing the property after the Loftus project is completed:

	<u>Value per unit</u>	<u>Total Value</u>
Per unit value of apartments:	\$140,000	\$15,540,000
Per square foot value of commercial:	\$120	<u>\$4,044,000</u>
		\$19,584,000

The total annual TIF generated from this project at full buildout would be \$193,500 in 2016. This is a significant increase to the revenues for the Urban Renewal District and is worthy of due consideration for assistance from the LRC.

After accounting for the Intergovernmental Agreements that obligate portions of the future TIF revenue of the LRC, this redevelopment is estimated to generate approximately \$125,000 per year in unobligated revenues.

Advancement of the Urban Renewal Area

This property is anchor property of the Village Square Plaza and one of the City's major vacant buildings. The redevelopment being proposed meets the general concepts of the plan. The Loftus redevelopment would be the first redevelopment along South Boulder Road its success will increase the potential for adjoining property to reinvest and position them for future success. The new retail businesses to occupy the site will generate new tax revenue for the City.

Staff believes this project meets the requirements for receiving assistance from the LRC and should be considered for assistance.

Analysis of Infrastructure Costs

The Developer had their engineers provide budgetary figures for the improvements to the area infrastructure. Several improvements are requested above City Code for this infill project to remove barriers for future development and to reduce neighborhood impacts. Storm sewer improvements are needed for the project as well as transferring storm water from the western portion of the plaza to South Boulder Road. A larger detention pond is also needed to accommodate the entire plaza. Additional water infrastructure is needed for the property to accommodate fire sprinkler service. A wider sidewalk is needed along South Boulder Road as the current sidewalk is not sized for pedestrian and bicycle use. Street lights are needed along Centennial Drive to increase safety.

For a more detailed description of the costs for these improvements, please see the attached contractor's estimate provided by the Applicant.

RECOMMENDATION:

The redevelopment of this site removes blighting conditions within the Urban Renewal Area, increases property tax revenue, and the requested assistance is for public infrastructure improvements.

Staff is recommending the LRC provide direction to staff that it is;

- Willing to provide financial assistance to the requested infrastructure improvements in the amount of \$352,888 in the form of a Tax Increment Financing rebate structure, and
- Staff is charged with preparing a redevelopment agreement that outlines the commitment.

ACTION STEP:

The action step for the LRC is to provide direction for providing financial assistance towards infrastructure improvements within the Loftus Development project.

ATTACHMENT(S):

1. Loftus Application for Assistance
2. TIF Financial Assumptions
3. Loftus Site Plan

Louisville Revitalization Commission

Application for Assistance

Parties interested in assistance from the Louisville Revitalization Commission must provide the following information to be considered.

Project Name: Safeway Redevelopment

Applicant Name: TRACTONE, LLC

Main Contact: JIM LOFTUS, MANAGER

Address: 2595 CANYON BLVD., SUITE 200, BOULDER, CO. 80302

Phone: 303-938-1329 Email: _____

Project Location: 707 SOUTH BOULDER ROAD, LOUISVILLE, CO. 80027

Name, Address & Phone of Property Owner of Project Location (if different than Applicant): _____

SAME

Summary of Project: ALFAFA'S GROCERY STORE; JULINE RETAIL BUILDING;

111 APARTMENTS; UNDERGROUND PARKING GARAGE; COMPLETE

DEMO OF THE ENTIRE 5.7 ACRE SITE WITH NEW CONSTRUCTION

TO CITY CODE INCLUDING ROW'S AND ADJACENT PROPERTY

Estimated Total Cost of Project: \$31.0 million

Summary of Request for Assistance: \$352,888⁰⁰

ROCKE CONSTRUCTORS PRICING AND DESCRIPTION ATTACHED

Additional Items to be submitted as Attachments:

- ✓ 1) Detailed description of the Project with supporting visuals (i.e. plans, designs).
- ✓ 2) Applicant's experience with similar projects, if applicable.
- ✓ 3) Detailed description of the request for assistance from the Urban Renewal Authority.
- ✓ 4) Description of the community benefits resulting from the Project, including the blight conditions the project will address (complete Attachment C with description).
- ✓ 5) Discussion of how the project improves the project property and neighboring properties.
- NA 6) Financials for the project. Applicant must provide a 10-year proforma for the project, a Sources and Uses Budget for the entire project, and assumptions for retail sales and assessed value of the Project for residential and commercial uses by year.
- ✓ 7) Timeframe of implementation of the Project
- ✓ 8) Discussion of Project risks.

Applicant Signature: James R Loftus

Name: JAMES R LOFTUS, MANAGER, TRACTONE, LLC

Date: 5/31/13

*Submitted applications and attachments are public documents and the information provided will be provided to and used by public entities to evaluate and describe the project.

Village Square - Site Work

Project name	Village Square Site Work 707 Boulder Rd Louisville CO
Estimator	Eddie Castaneda
Job size	225925 sf
Duration	120 Days
Report format	Sorted by 'Location/Group phase/Phase' 'Detail' summary Print sort level notes Paginate

Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
02500.000	UTILITY SERVICES				
	<i>Sewer Main Line</i>				
	Connect to Existing Sewer Main (extra per PUD)	1.00 ls	3,799.39 /ls	3,799	
	6" PVC Sanitary Sewer Service (extra per PUD)	146.00 lf	50.56 /lf	7,382	
	48" Sanitary Sewer Manhole (extra per PUD)	1.00 ea	8,901.43 /ea	8,901	
	<i>Sewer Main Line</i>			<u>20,083</u>	<i>Per the PUD an extra manhole, sewer line and connections have to be added to facilitate the removal of the sanitary sewer water.</i>
	<i>Storm Drain Utilities</i>				
	48" Storm Manhole	1.00 ea	3,843.65 /ea	3,844	
	Type 13 Inlet	1.00 ea	3,492.20 /ea	3,492	
	18" RCP Storm Drain Line	630.00 lf	66.33 /lf	41,788	
	5' Type R Inlet (extra per PUD)	1.00 ea	4,109.26 /ea	4,109	
	Outlet Structure (extra per PUD)	1.00 ea	15,982.66 /ea	15,983	
	12" RCP Storm Drain Line (extra per PUD)	48.00 lf	84.92 /lf	4,076	
	Connect to existing Inlet (extra per PUD)	2.00 ea	6,040.58 /ea	12,081	
	<i>Storm Drain Utilities</i>			<u>85,373</u>	<i>Per the City comments and the PUD the set directly west of the Village Square property is not allowed to accept storm water runoff across its property. This is requiring the Village Square redevelopment project to reroute existing Storm Drain Flows offsite and into South Boulder Road.</i>
	<i>Water Main Line</i>				
	6" DIP Fire Hydrant	3.00 ea	7,138.19 /ea	21,415	
	8" PVC Water Main	160.00 lf	44.83 /lf	7,174	
	Connect to existing Water Main (extra per PUD)	3.00 ea	6,038.91 /ea	18,117	
	4" DIP Fire Line w/Riser (extra per PUD)	1.00 ls	12,002.45 /ls	12,002	
	1" Irrigation Water Service (extra per PUD)	1.00 ls	5,937.16 /ls	5,937	
	2" Domestic Water Service (extra per PUD)	1.00 ls	13,735.53 /ls	13,736	
	8" PVC Water Main (extra per PUD)	115.00 lf	44.83 /lf	5,156	
	Asphalt Removal & Replacement (extra per PUD)	2,984.00 sf	12.43 /sf	37,089	
	Flowable Fill (extra per PUD)	150.00 cy	151.18 /cy	22,677	
	Traffic Control (extra per PUD)	9.00 day	1,946.98 /day	17,523	
	Ex. Waterservice to ADJ Apartments rework (extra per PUD)	1.00 ls	29,300.00 /ls	29,300	
	Additional to increase the 2" water to a 3" per IPC (for Residential building)	1.00 ea	11,870.75 /ea	11,871	
	<i>Water Main Line</i>			<u>201,995</u>	<i>Per the Fire Department and the PUD comments Village Square is being required to install additional Fire Hydrants which has increased the amount of water main line, connects, and repair work to offsite streets.</i>

Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
03300.000	CAST-IN-PLACE CONCRETE				
	<i>Concrete in place</i>				
	Concrete Sidewalk	3,600.00 sf	5.15 /sf	18,540	
	Retention Pond Concrete Swale (Extra per PUD)	30.00 lf	11.00 /lf	330	
	Retention Pond Concrete Curb (Extra per PUD)	60.00 lf	11.50 /lf	690	
	<i>Concrete in place</i>			19,560	<i>Per the City requirements an 8' multiuse trail along South Boulder Road is being incorporated into the design of the Village Square Redevelopment to act as a pedestrian and bicycle accessible route for the public. The new 5' sidewalk along Centennial Drive provides this same service</i>
	CAST-IN-PLACE CONCRETE			19,560	
04700.000	SIMULATED MASONRY				
	<i>Retaining Walls</i>				
	MSE Retaining walls in Detention Pond (Extra Per PUD)	225.00 sf	26.12 /sf	5,877	
	<i>Retaining Walls</i>			5,877	<i>Per the City and PUD requirements of rerouted flows and redesign of the storm drain system the detention pond grow in size requiring more retaining walls to be added.</i>
	SIMULATED MASONRY			5,877	
16000.100	ELECTRICAL				
	<i>Complete Electrical</i>				
	Steet Light Poles along Centennial Drive	4.00 ea	5,000.00 /ea	20,000	
	<i>Complete Electrical</i>			20,000	<i>Per PUD comments new street light poles along Centennial Drive are being added for public safety.</i>
	ELECTRICAL			20,000	
	Sitework			352,888	

Estimate Totals

Description	Amount	Totals	Cost per Unit
Labor			
Material			
Subcontract	352,888		1.56 /sf
Equipment			
Other			
	<u>352,888</u>	<u>352,888</u>	<u>1.56 /sf</u>
Total		352,888	1.56 /sf

Louisville Revitalization Commission

Blight Conditions Description for Project

Project Name: Safeway Redevelopment

Please provide a short description of how the project addresses the following blight conditions identified in the Urban Renewal Area.

a) Slum, deteriorated, or deteriorating structures;	VACANT SAFEWAY Bldg - 3 YEARS VACANT - DETERIORATING PARKING, SIDEWALKS, LANDSCAPING
b) Predominance of defective or inadequate street layout;	- EXISTING STREET (INGRESS/EGRESS) IS PRIVATE AND REQUIRES CUSTOMERS TO CROSS THE PRIMARY INGRESS/EGRESS ROAD FOR THE CENTER & EXISTING BUILDING
c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;	- PROPERTY IS A "SINGLE" USE BLDG THAT IS A DINOSAUR IN TODAY'S MARKET. ENTIRE SITE IS UNDERUSED - NOT PEDESTRIAN FRIENDLY.
d) Unsanitary or unsafe conditions;	- VACANT PROPERTY - NO "ON SITE" SUPERVISION OF PARKING LOT AND UNAUTHORIZED USES OF IT.
e) Deterioration of site or other improvements;	- SITE HAS BEEN VACANT FOR 3 YEARS WITH NO PREVENTIVE MAINTENANCE. A SUBSTANTIAL INVESTMENT BOTH INSIDE AND OUTSIDE WOULD BE NEEDED TO MARKET IT.
f) Unusual topography or inadequate public improvements or utilities;	- CITY WATER/SEWER BEING ABANDONED; NEW UTILITIES - XCEL GAS & ELECTRIC SERVICES FOR REQUIRING AND PUT BACK IN EASEMENTS; NO PROVISION OR WATER QUALITY IMPROVEMENTS ON ENTIRE SITE OR NEIGHBORING SITE.
g) Defective or unusual conditions of title rendering the title nonmarketable;	- NA
h) The existence of conditions that endanger life or property by fire or other causes;	- VACANT COMMERCIAL BUILDING - 3 YEARS - RISKS OF FIRE, VANDALISM; PARKING LOT USED BY PUBLIC IN AN UNSUPERVISED STATE
i) Buildings that are unsafe or unhealthy for persons to live or work	- BUILDING IS NOT UP TO CURRENT CODE AND WOULD REQUIRE A SUBSTANTIAL INVESTMENT TO DO SO.
j) Environmental contamination of buildings or property;	- ASBESTOS IN SAFEWAY Bldg - REMOVAL NECESSARY
k.5) The existence of health, safety, or welfare factors requiring high levels of services	- SAFETY - NO "ON SITE" TENANTS OR SUPERVISION FOR PARKING AREA AND THE UNAUTHORIZED USES THAT ARE OCCURRING THERE.

Safeway Redevelopment Additional Items

- 1.) PUD detailed description of the project including visuals sent in a previous e-mail
- 2.) Applicants resume with previous projects outlined in a previous e-mail
- 3.) Detailed description of request and itemization from Roche Construction sent in a previous e-mail
- 4.) Description of Community benefits resulting from this Project:

A.) The existing Safeway store (3 years vacant) would be removed from a site that produces little property tax and no retail sales tax and is an eyesore. The property tax on the existing Safeway building has declined almost 70% in the past four years.

B.) The project will provide a new grocery store and inline retail tenants to the Community. None of the tenants coming to the site have been in Louisville previously thus adding some additional variety to the Louisville shopping experience. C.) The new retail tenants will generate a new sales tax base that had previously come from this area. In addition to the retail sales tax's generated, property taxes will increase substantially because of the two new retail building plus the construction of the 111 class A apartments. The addition of the apartments to the area adds additional customers and clients for both this project and the other retailers in the City. D.) The redevelopment of this portion of Village Square will encourage the potential redevelopment of the remaining three parts of the center. Just the fact of the preleased grocery store and the new inline space could possibly spur a resurgence in tenant activity for those neighboring spaces with higher lease rates and increased sales activity. E.) The Alfalfa's grocery anchor will generate additional customers from East Boulder County providing additional retail tax base. F.) The project will be an excellent model for other future mixed use development in Louisville.

- 5.) Discussion of how the project improves the property and neighboring properties:

The existing Safeway building is an eyesore. Not just to the people that drive by on South Boulder Road, but for the entire Louisville Community. The last property tax valuation on this property was \$1,280,000. The redevelopment cost of this project (all in) is currently projected at \$31.0 million. I don't know what assessed value would be placed on this project at completion, but the increase in tax revenue will be significant, benefitting both the City of Louisville and Boulder County. The project at completion should act as a catalyst for all the neighboring retail and business establishments to upgrade their facilities. Success breeds success. The project should

also be an excellent front door to both the neighborhood and the entire Louisville North area. It is our hope that this mixed use development is a model for other areas in the City. Also, please see 4.) above.

6.) NA

7.) Timeframe of Implementation: The project has a final Planning Board hearing in June and a City Council hearing in early July. If approved, demolition of the project would begin within a few weeks. The demolition and debris removal process should take 4 to 5 weeks. Site work would begin at that time (approximately early to mid-August 2013). Site work duration is expected to be four months, per the attached assistance request itemized by Roche Construction.

8.) Project Risks: Inability to obtain financing for any or all of the project components



CORPORATE OVERVIEW

LOFTUS DEVELOPMENTS

Loftus Developments was formed in 1978 by Jim Loftus, and since that time has been continuously involved in the full aspect of real estate development activities – from project inception, planning and construction, to leasing and management.

For over 34 years, Loftus Developments has been instrumental in providing Colorado residents with the highest quality residences and work places along the Front Range. The company's extensive portfolio is made up of more than 60 major projects including a variety of office buildings, research and development facilities, retail/mixed use shopping centers, apartments and condominiums.

Along Colorado's Front Range, Loftus Developments has made contributions to many major office and retail centers, including LoDo (lower downtown Denver), Park Meadow, Boulders' 28th and 30th Street corridors, Flatiron Park, Gunbarrel, NoBo (North Broadway), Superior and Louisville.

JAMES R. LOFTUS

Jim Loftus has been active in real estate for approximately 39 years, having acquired his Realtor's license in 1973. He formed his own real estate investment company in 1978, and shortly thereafter co-founded Loftus-Walker Construction, Inc. As a complement to this organization, Mr. Loftus also formed The Colorado Group and The Colorado Management Group, offering full service leasing, sales, and property management. These companies continue to thrive today under new ownership.

As a developer and builder, Mr. Loftus has been responsible as an entity or partnership for numerous developments in the greater Denver/Boulder area, including more than 4 million square feet of mixed use office, retail, industrial, and multi-family projects.

Current projects that are under construction are Baseline Crossing (a 16,000 square foot shopping center in Boulder), and Chestnut Place, a mixed use grocery store/retail and 314 apartment unit development in the Commons area of LoDo in Denver.

JAMES R. LOFTUS





Tenant/Client References

Amante Coffee
Busy Body Home Fitness
American Furniture Warehouse
Applied Films
Bartlett Beck Herman Palenchar and Scott
BEA Systems, Inc.
Blockbuster Video
Borders Books and Music
Circuit City
Commonwealth Land Title Insurance
Denver Mattress
Enterprise Car Leasing
1st Bank
Federal Express
Flatirons Acura
Google, Inc.
Great Clips
Herman Miller
Mile High Banks
McCaddon Cadillac
IBM
Hallmark Showcase
International Villa
Just For Feet
Land Rover North America
Key Bank
King Soopers
Knoll
Land Title Insurance Company
Michael's
National Center for Atmospheric Research (NCAR)
Noodle's Restaurants
Office Max
Payless Drugs
Perkins Coie
Radio Shack
Qwest
Sony
Ross Dress for Less
The Regiment Shops
ReMax Realty
Safeway
Spicy Pickle
Starbuck's
State of Colorado (DMVA)
Subway
Supervalu, Inc.
Toys R' Us
Ultimate Electronics
Union Pacific Environmental
Unisys
United Western Bank
Verizon Wireless
Walgreens
Wahoo's Restaurants
Wendy's Restaurants



Projects
Completed or Under Construction

	<u>Sq. Footage</u>	<u>Location</u>	<u>Type</u>
Coalton Crossing	7,800	Superior	Retail
Vistoso	116,000	Boulder	91 Residential Units
Uptown Broadway	289,000	Boulder	Office/Retail/Residential (245 Units)
1899 Wynkoop	175,000	Denver	Office/Retail/Parking(323 Spaces)
28th & Pearl	44,268	Boulder	Specialty Shops
26th & Pearl	30,000	Boulder	Office/Retail
Land Rover	15,000	Superior	Car Dealership/Retail
The Shops at Centennial	45,000	Englewood	Specialty Shops
Centennial Promenade	495,000	Englewood	Shopping Center
30th & Iris	60,000	Boulder	Shopping Center
Cliff Apartments (PUD Only)	384,000	Golden	Apartments (480)
Copper Crest/Copper Ridge	216,000	Louisville	Apartments (219)
Meadows Apartments (PUD Only)	110,000	Boulder	Apartments (116)
Wimbledon Apartments	24,000	Boulder	Apartments (31)
Wimbledon II Condominiums	20,000	Boulder	Condominiums (26)
Rental City	20,000	Boulder	Retail/Rental Outlet
Market Square	109,000	Boulder	Shopping Center
The Meadows	236,150	Boulder	Shopping Center
Consumer Health Services	43,000	Boulder	Office
Flatirons Acura/Subaru	24,000	Boulder	Car Dealership
Flatirons Park West	169,000	Boulder	Office
Cadnetix	102,000	Boulder	Office
WaterStreet	116,000	Boulder	Retail/Office
McCaddon Cadillac	27,000	Boulder	Car Dealership
Colorado Coach	13,000	Boulder	Industrial
Southbend, Lot 3	32,000	Boulder	Industrial
Boulder Toyota	35,227	Boulder	Car Dealership
Boulder Hyundai	27,470	Boulder	Car Dealership
Gemini Building	133,000	Boulder	Office

(Projects Continued...)

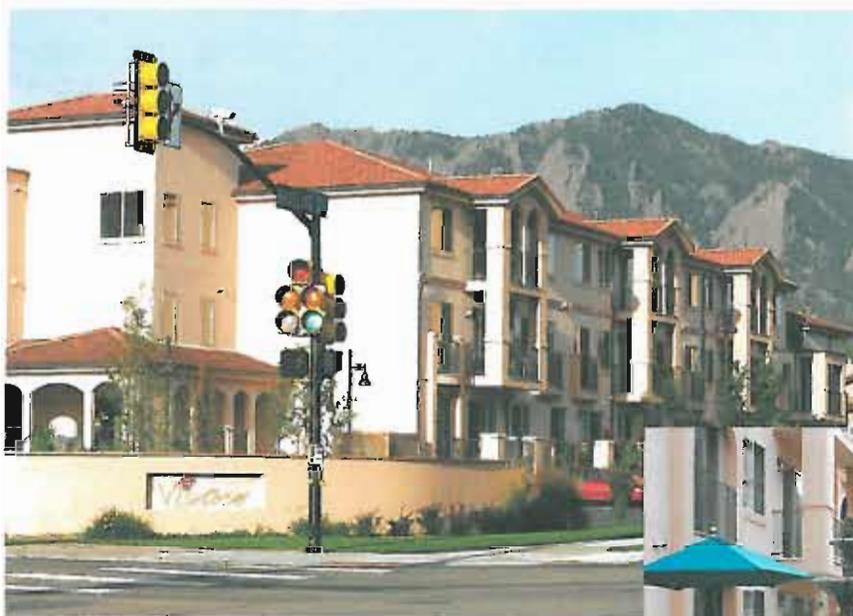
	<u>Sq. Footage</u>	<u>Location</u>	<u>Type</u>
Southbend Subdivision	19 Acres	Boulder	Autopark
2070 Jay Road	2,700	Boulder	Residence
Bear Creek Plaza	61,000	Lakewood	Shopping Center
Solid Systems	15,000	Boulder	Office
JB Associates	25,200	Boulder	Industrial
Federal Express	24,200	Boulder	Station (40-Van)
Research Planning Institute	17,200	Boulder	Office
2905 Wilderness Place	25,000	Boulder	Office
2945 Wilderness Place	29,000	Boulder	Office
2995 Wilderness Place	30,000	Boulder	Office
3800 Kalmia	12,360	Boulder	Private School
1280 Centaur Village	11,800	Lafayette	Shopping Center
3550 Spring Valley Drive	4,100	Boulder	Residence
2525 Frontier Street	13,100	Boulder	Office
2100 Central Avenue	55,200	Boulder	Office/R&D
4725 Walnut Street	26,000	Boulder	Office/R&D
4735 Walnut Street	31,000	Boulder	Office/R&D
6655 Lookout Road	36,900	Boulder	Office/R&D
7405 Lookout Road	3,000	Niwot	Niwot Methodist Church
4700 Walnut Street	6,000	Boulder	Office
4700 Pearl Street	24,120	Boulder	Industrial
6797 Winchester Circle	36,000	Boulder	Office/R&D
4755 Walnut Street	20,343	Boulder	Office/R&D
4745 Walnut Street	20,500	Boulder	Office/R&D
2555 Willow Creek Drive	5,000	Boulder	Residence
6681 Arapahoe	12,120	Boulder	Industrial
6270 Arapahoe	14,000	Boulder	Industrial



Vistoso
Baseline & Mohawk
Boulder, Colorado



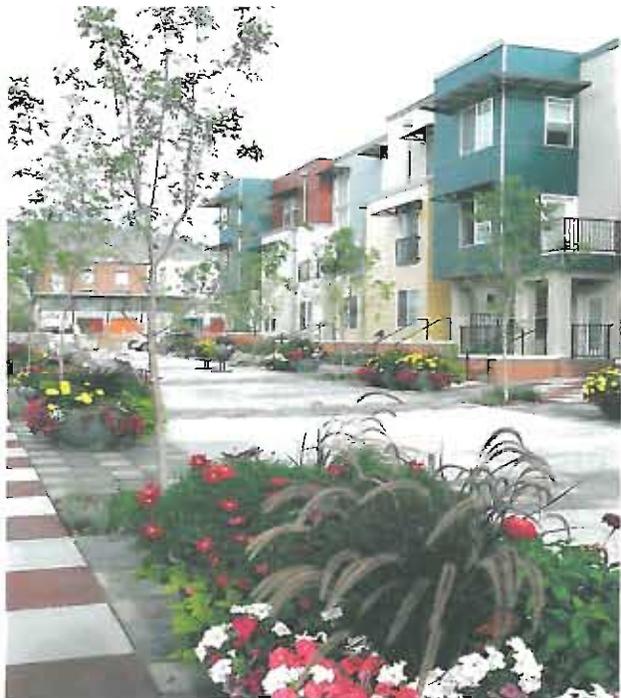
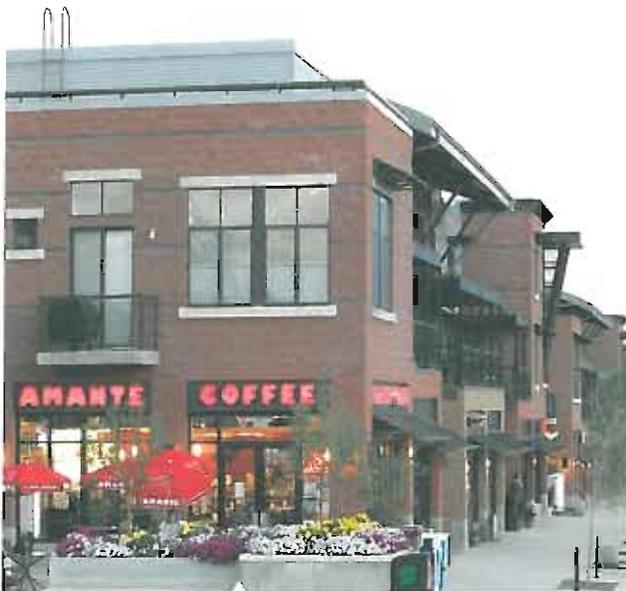
Loftus Developments, along with The Pfeifley Company, developed this upscale 91-unit condominium project in Boulder, Colorado. The development was completed in 2005, and financed by KeyBank and FirstTier Bank of Louisville. Project amenities include controlled access, underground parking, elevators, and landscaped courtyards. The one-to-three bedroom units range in size from 900 to 1,700 square feet and feature 9-foot ceilings and fireplaces.





Uptown Broadway **Boulder, Colorado**

Uptown Broadway is a mixed-use development located in North Boulder comprised of Retail, Apartments (Rental), Lofts, Townhomes, and Live/Work Residences. The first phase of the project included 35,000 S.F. of Retail Space, 41 Loft Units for sale, and 148 Apartments. The second phase adds 10 Live/Work Units and 46 Flats & Townhomes. The total project at build-out is 289,000 S.F. plus 2 underground parking garages.





Circuit City Retail Center
28th & Pearl
Boulder, Colorado
(44,000 S.F.)



A 34,000 S.F. Circuit City (with underground parking) anchors this five-building retail development in the heart of Boulder's retail core. Wahoo's Fish Tacos (its top producing store), Starbucks Coffee, Noodles and Company, and Verizon Wireless round out the current tenant roster.



Google/Key Bank
26th & Pearl
Boulder, Colorado



This 30,000 S.F. building opened in February 2000 with 100% of its space leased to Key Bank Financial Services and Google, Inc. Compass Bank of Boulder provided the construction financing, with AEGON USA providing the \$5,200,000 permanent loan.



Circuit City Retail Center
&
26th & Pearl Building (Key Bank)
Boulder, Colorado





1899 Wynkoop
Office/Retail
Denver, Colorado



(View of Coors Field from Building Entrance)

1899 Wynkoop is the first new office building to be constructed in downtown Denver in 14 years. Due to the importance of the Lower Downtown District site, design of this structure required review by the historic regulation board. The final product is a 175,000 square foot award-winning facility consisting of 9 floors plus extensive exterior decking, combining new and traditional materials with state-of-the-art building systems. Construction was completed in May of 2000 and the building was fully leased prior to opening. The tenant roster includes such prestigious firms as Perkins Coie and Qwest Cyber Solutions. The \$25.5 million construction loan was made by Guaranty Federal Bank, and AEGON USA provided the \$33 million permanent loan.



2000 NAIOP Award Winning Development
"Office Building of the Year—More than 100,000 S.F."



Land Rover—Flatirons
Superior, Colorado

Completed in May of 1999, Land Rover Flatirons is a 10,000 square foot build-to-suit for Land Rover's retail vehicle sales in Boulder County. Construction financing was provided by U.S. Bank with permanent financing by Compass Bank of Boulder.





Centennial Promenade
County Line & I-25
Englewood, Colorado
(540,000 S.F.)



This project was completed in 1997 and sold in the same year to Developers Diversified REIT. Developed in partnership with Koelbel and Company and Opus, the project's original tenants included R.E.I., Borders Books and Music, Soundtrack, Ross Dress for Less, Toys R' Us, Just for Feet, Larry's Shoes, Petco, Golfsmith, and American Furniture Warehouse. The project lies directly north of the Park Meadows Mall in Arapahoe County.





Copper Crest/Copper Ridge
Condominiums/Apartments
Louisville, Colorado



Loftus Developments along with The Nichols Partnership, Inc. developed the 219-unit Copper Crest/Copper Ridge luxury apartment complex in Louisville, Colorado (Boulder County). This upscale apartment development was completed in 1994, and financed by Guaranty Federal Bank and the General Electric Pension Trust. In 1997, a portion of the project (Copper Crest-90 units) was converted into condominiums and subsequently sold in 1998 for what was, at the time, the highest per unit price achieved for a garden apartment complex in Colorado.



Market Square
30th & Walnut Street
Boulder, Colorado
(108,000 S.F.)



Completed in 1991, this retail project was 100% pre-leased to Walgreens, OfficeMax, Concepts, and Leever's Foods (54,000 S.F.). The original shopping center site was an assemblage of six separately owned parcels, including one by the R.T.C. The project was sold to General Electric Pension Trust for \$13 million in 1992.



Flatiron Park West
55th Street
Boulder, Colorado
(169,000 S.F.)



At the time that Flatiron Park West was completed in 1990, it was the largest privately owned R&D building under one roof within the city limits of Boulder. Original tenants included the National Center for Atmospheric Research (NCAR), and the National Oceanic and Atmospheric Administration (NOAA).



The Meadows
Baseline & Foothills Parkway
Boulder, Colorado
(236,000 S.F.)



The Meadows on the Parkway is a high-quality mixed use office/retail center situated on 31.4 acres at Baseline Road and the Foothills Parkway in Boulder. The retail portion was completed in 1989 and is anchored by Safeway, RiteAid, FirstBank, Blockbuster Video, Tuesday Morning, and the City of Boulder Meadows Branch Library. Homewood Suites, a 116-room extended stay hotel was completed in 1990. The remaining office and residential portions of the development were completed in 1998-2000 including a 50,000 S.F. office building for Kaiser Permanente, and 100 high-end condominium units.





WaterStreet
Canyon Boulevard
Boulder, Colorado
(116,000 S.F.)



WaterStreet was completed in 1988 as a redevelopment of two former automobile dealership sites. This office/retail project consists of three buildings (including underground parking), with distinctive architectural elements that feature a timeless yet contemporary look. The project continues to remain a development model for the City of Boulder Sub-Area Plan.



Louisville Revitalization Commission

Application for Assistance

Parties interested in assistance from the Louisville Revitalization Commission must provide the following information to be considered.

Project Name: SAFeway Redevelopment

Applicant Name: TRACTONE, LLC

Main Contact: JIM LOFTUS, MANAGER

Address: 2595 CANYON BLVD., SUITE 200, BOULDER, CO. 80302

Phone: 303-938-1329 Email: _____

Project Location: 707 SOUTH BOULDER ROAD, LOUISVILLE, CO. 80027

Name, Address & Phone of Property Owner of Project Location (if different than Applicant): _____

SAME

Summary of Project: ALFAFA'S GROCERY STORE; JULINE RETAIL BUILDING;

111 APARTMENTS; UNDERGROUND PARKING GARAGE; COMPLETE

DEMO OF THE ENTIRE 5.7 ACRE SITE WITH NEW CONSTRUCTION

TO CITY CODE INCLUDING ROW'S AND ADJACENT PROPERTY

Estimated Total Cost of Project: \$31.0 million

Summary of Request for Assistance: \$352,888⁰⁰

ROCKE CONSTRUCTORS PRICING AND DESCRIPTION ATTACHED

Additional Items to be submitted as Attachments:

- 1) Detailed description of the Project with supporting visuals (i.e. plans, designs).
- 2) Applicant's experience with similar projects, if applicable.
- 3) Detailed description of the request for assistance from the Urban Renewal Authority.
- 4) Description of the community benefits resulting from the Project, including the blight conditions the project will address (complete Attachment C with description).
- 5) Discussion of how the project improves the project property and neighboring properties.
- 6) Financials for the project. Applicant must provide a 10-year proforma for the project, a Sources and Uses Budget for the entire project, and assumptions for retail sales and assessed value of the Project for residential and commercial uses by year.
- 7) Timeframe of implementation of the Project
- 8) Discussion of Project risks.

Applicant Signature: James R Loftus

Name: JAMES R LOFTUS, MANAGER, TRACTONE, LLC

Date: 5/31/13

*Submitted applications and attachments are public documents and the information provided will be provided to and used by public entities to evaluate and describe the project.

Village Square - Site Work

Project name	Village Square Site Work 707 Boulder Rd Louisville CO
Estimator	Eddie Castaneda
Job size	225925 sf
Duration	120 Days
Report format	Sorted by 'Location/Group phase/Phase' 'Detail' summary Print sort level notes Paginate

Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
02500.000	UTILITY SERVICES				
	<i>Sewer Main Line</i>				
	Connect to Existing Sewer Main (extra per PUD)	1.00 ls	3,799.39 /ls	3,799	
	6" PVC Sanitary Sewer Service (extra per PUD)	146.00 lf	50.56 /lf	7,382	
	48" Sanitary Sewer Manhole (extra per PUD)	1.00 ea	8,901.43 /ea	8,901	
	<i>Sewer Main Line</i>			<u>20,083</u>	<i>Per the PUD an extra manhole, sewer line and connections have to be added to facilitate the removal of the sanitary sewer water.</i>
	<i>Storm Drain Utilities</i>				
	48" Storm Manhole	1.00 ea	3,843.65 /ea	3,844	
	Type 13 Inlet	1.00 ea	3,492.20 /ea	3,492	
	18" RCP Storm Drain Line	630.00 lf	66.33 /lf	41,788	
	5' Type R Inlet (extra per PUD)	1.00 ea	4,109.26 /ea	4,109	
	Outlet Structure (extra per PUD)	1.00 ea	15,982.66 /ea	15,983	
	12" RCP Storm Drain Line (extra per PUD)	48.00 lf	84.92 /lf	4,076	
	Connect to existing Inlet (extra per PUD)	2.00 ea	6,040.58 /ea	12,081	
	<i>Storm Drain Utilities</i>			<u>85,373</u>	<i>Per the City comments and the PUD the set directly west of the Village Square property is not allowed to accept storm water runoff across its property. This is requiring the Village Square redevelopment project to reroute existing Storm Drain Flows offsite and into South Boulder Road.</i>
	<i>Water Main Line</i>				
	6" DIP Fire Hydrant	3.00 ea	7,138.19 /ea	21,415	
	8" PVC Water Main	160.00 lf	44.83 /lf	7,174	
	Connect to existing Water Main (extra per PUD)	3.00 ea	6,038.91 /ea	18,117	
	4" DIP Fire Line w/Riser (extra per PUD)	1.00 ls	12,002.45 /ls	12,002	
	1" Irrigation Water Service (extra per PUD)	1.00 ls	5,937.16 /ls	5,937	
	2" Domestic Water Service (extra per PUD)	1.00 ls	13,735.53 /ls	13,736	
	8" PVC Water Main (extra per PUD)	115.00 lf	44.83 /lf	5,156	
	Asphalt Removal & Replacement (extra per PUD)	2,984.00 sf	12.43 /sf	37,089	
	Flowable Fill (extra per PUD)	150.00 cy	151.18 /cy	22,677	
	Traffic Control (extra per PUD)	9.00 day	1,946.98 /day	17,523	
	Ex. Waterservice to ADJ Apartments rework (extra per PUD)	1.00 ls	29,300.00 /ls	29,300	
	Additional to increase the 2" water to a 3" per IPC (for Residential building)	1.00 ea	11,870.75 /ea	11,871	
	<i>Water Main Line</i>			<u>201,995</u>	<i>Per the Fire Department and the PUD comments Village Square is being required to install additional Fire Hydrants which has increased the amount of water main line, connects, and repair work to offsite streets.</i>
	UTILITY SERVICES			307,451	

Group	Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
03300.000	CAST-IN-PLACE CONCRETE				
	<i>Concrete in place</i>				
	Concrete Sidewalk	3,600.00 sf	5.15 /sf	18,540	
	Retention Pond Concrete Swale (Extra per PUD)	30.00 lf	11.00 /lf	330	
	Retention Pond Concrete Curb (Extra per PUD)	60.00 lf	11.50 /lf	690	
	<i>Concrete in place</i>			<u>19,560</u>	<i>Per the City requirements an 8' multiuse trail along South Boulder Road is being incorporated into the design of the Village Square Redevelopment to act as a pedestrian and bicycle accessible route for the public. The new 5' sidewalk along Centennial Drive provides this same service</i>
	CAST-IN-PLACE CONCRETE			19,560	
04700.000	SIMULATED MASONRY				
	<i>Retaining Walls</i>				
	MSE Retaining walls in Detention Pond (Extra Per PUD)	225.00 sf	26.12 /sf	5,877	
	<i>Retaining Walls</i>			<u>5,877</u>	<i>Per the City and PUD requirements of rerouted flows and redesign of the storm drain system the detention pond grow in size requiring more retaining walls to be added.</i>
	SIMULATED MASONRY			5,877	
16000.100	ELECTRICAL				
	<i>Complete Electrical</i>				
	Street Light Poles along Centennial Drive	4.00 ea	5,000.00 /ea	20,000	
	<i>Complete Electrical</i>			<u>20,000</u>	<i>Per PUD comments new street light poles along Centennial Drive are being added for public safety.</i>
	ELECTRICAL			20,000	
	Sitework			352,888	

Estimate Totals

Description	Amount	Totals	Cost per Unit
Labor			
Material			
Subcontract	352,888		1.56 /sf
Equipment			
Other			
	<u>352,888</u>	<u>352,888</u>	<u>1.56 /sf</u>
Total		352,888	1.56 /sf

Loftus Safeway Redevelopment

Tax Revenue Year	2016
Base Land	1,332,400.00
Base Building	417,600.00
Total Base	1,750,000.00

Residential	
Units	111
Value per unit	140,000.00
Total Value	15,540,000.00
less Rollback	7.96%
AV	1,236,984.00

Comm	
SF	33700
Value per sf	120
Total Value	4,044,000.00
less Rollback	29%
AV	1,172,760.00

Increment 2,288,640.00

Yearly TIF \$ 193,275.65

County Payment \$ (13,819.21)

Staff \$ (12,130.08)

Underpass \$ (41,831.59)

Remaining TIF per Year \$ 125,494.77

Development Application Referral

Application Name: **DELO**
 Location: *1000 Griffith Street, Lots 7 & 8 Less E 65 Ft Block 11, Caledonia Place include with Outlot of Lot 1, Block B, Industrial area and 1125 Short Street; Lots 2, 3 & 4 Block C Industrial Area and Tracts 2966 & 692 and portion of vacated tract per Recordation # 480447. The 9.2 acre parcel is bounded on the north by Griffith Street, on the west by the BNSF, on the south by South Street and on the east by HWY 42.*

Type and Summary of Application: **A preliminary subdivision plat and a preliminary planned unit development (PUD) to develop 9.2 acres within the Core Project Area of the HWY 42 Framework Plan. The project includes a diversity of housing products, civic spaces, urban plazas, streetscapes and commercial opportunities.**

Date Referred: **Tuesday, April 9, 2013**
 Staff Development Review Committee: Thursday, May 9, 2013
 Response Date Requested: **Thursday, May 23, 2013**
 Planning Commission hearing (tentative): Thursday, July 11, 2013
 City Council hearing (tentative): Tuesday, August 6, 2013
 City Staff Case Manager: Sean McCartney, Principal Planner, 303.335.4591
 Case Number: 13-016-PS/PP/ZN

To: Interested and/or affected City departments and agencies as noted below:

City of Louisville		Communities		Utilities / Other Agencies	
X	Building Safety Division	X	Boulder County	X	Comcast
X	City Manager (1)		City of Boulder	X	Xcel Energy
X	City Attorney		City/County of Broomfield	X	QWest Communications
X	Economic Development (1)	X	City of Lafayette	X	RTD
X	Parks & Recreation (2-3)		Town of Superior	X	CDOT Region 4 (Greeley)
X	Public Safety				CTC Metropolitan District
X	Public Works (2)		Other Community	X	BNSF Railway
X	Wastewater	X	Downtown Business Association		CTC 1 Owner's Association, Inc.
X	Fire District / Fire Marshall (2)		Housing Authority		NW Parkway Highway Authority
		X	Boulder Valley School District		Northern CO Water Conservancy Dist.
	Other City of Louisville		Home Owner Associations:		FEMA
	Historic Preservation Commission				
X	Lsvl Revitalization Commission				Ditch Company:

Please provide your comments below or attach a separate sheet(s). Please sign and return even if you do not have any comments.

Please return this form only and any supplementary information you wish to provide to the Staff Case Manager noted above. If you have any questions, please contact the Staff Case Manager. Thank you for your time.



Department of Planning and Building Safety

749 Main Street Louisville CO 80027 303.335.4592 www.louisvilleco.gov

LAND USE APPLICATION

CASE NO. 13-016-PS/PP

APPLICANT INFORMATION

Firm: BMCs INC
Contact: JUSTIN McCLURE
Address: 950 SPRUCE ST. # 2A LOUISVILLE, Co 80027
Mailing Address: 950 SPRUCE ST. # 2A LOUISVILLE, Co 80027
Telephone: 720-524-3620
Fax:
Email: justinrmcs@gmail.com

OWNER INFORMATION

Firm: PDI TRUST
Contact: PATRICIA IRWIN
Address:
Mailing Address: 220 CIMMARON WAY BOULDER, Co 80303
Telephone: 303-494-6108
Fax:
Email:

REPRESENTATIVE INFORMATION

Firm: BMCs INC
Contact: JUSTIN McCLURE
Address: 950 SPRUCE ST. # 2A LOUISVILLE, Co 80027
Mailing Address:
Telephone:
Fax:
Email: justinrmcs@gmail.com

PROPERTY INFORMATION

Common Address: 1000 GRIFFITH ST.
Legal Description: Lot B Blk
Subdivision
Area: 9.28 AC. 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: PRELIMINARY PUB AND SUBDIVISION PLAT FOR MIXED USE RESIDENTIAL / COMMERCIAL PROJECT. LOCATED EAST OF RR&F RAILROAD, WEST OF HIGHWAY 42, SOUTH OF GRIFFITH STREET AND NORTH OF SOUTH STREET

Current zoning: I Proposed zoning: MUR

SIGNATURES & DATE

Applicant: PDI TRUST
Print:
Owner: Patricia J. Irwin trustee PDI Trust
Print: PATRICIA IRWIN
Representative: Justin McClure
Print: JUSTIN McCLURE

CITY STAFF USE ONLY

Fee paid:
Check number:
Date Received: 3/13/13 8:32 AM

LAND USE APPLICATION

CASE NO. 13-016-PS/PP

APPLICANT INFORMATION

Firm: BMCS, INC
 Contact: JUSTIN MCCLURE
 Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Telephone: 720.524.3620
 Fax: _____
 Email: justinrmcs@gmail.com

OWNER INFORMATION

Firm: DELO, LLC
 Contact: JUSTIN MCCLURE
 Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Mailing Address: _____
 Telephone: 720.524.3620
 Fax: _____
 Email: justinrmcs@gmail.com

REPRESENTATIVE INFORMATION

Firm: BMCS, INC
 Contact: JUSTIN MCCLURE
 Address: 950 SPRUCE ST. #2A
LOUISVILLE CO 80027
 Mailing Address: 950 SPRUCE ST. #2A
LOUISVILLE, CO 80027
 Telephone: 720.524.3620
 Fax: _____
 Email: justinrmcs@gmail.com

PROPERTY INFORMATION

Common Address: 1125 SHORT ST
 Legal Description: Lot _____ Blk _____
 Subdivision _____
 Area: 9.28 AC. 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: PRELIMINARY PUD AND SUBDIVISION PLAT FOR MIXED USE RESIDENTIAL / COMMERCIAL PROJECT. LOCATED EAST OF BNSF RAILROAD, WEST OF HIGHWAY 42, SOUTH OF GRIFFITH STREET AND NORTH OF SOUTH STREET

Current zoning: MU-R Proposed zoning: MU-R

SIGNATURES & DATE

Applicant: _____
 Print: BMCS, INC
 Owner: _____
 Print: ~~BMCS, INC~~ DELO, LLC
 Representative: _____
 Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____

LAND USE APPLICATION

CASE NO. 13-016-PS/PP

APPLICANT INFORMATION

Firm: BMCS, INC

Contact: JUSTIN MCCLURE

Address: 950 SPRUCE ST. # 2A
LOUISVILLE, CO 80027

Mailing Address: 950 SPRUCE ST. # 2A
LOUISVILLE, CO 80027

Telephone: 720.524.3620

Fax: _____

Email: justinrmcs@gmail.com

OWNER INFORMATION

Firm: BMCS, LLC

Contact: JUSTIN MCCLURE

Address: 950 SPRUCE ST. # 2A
LOUISVILLE, CO 80027

Mailing Address: _____

Telephone: 720.524.3620

Fax: _____

Email: justinrmcs@gmail.com

REPRESENTATIVE INFORMATION

Firm: BMCS, INC

Contact: JUSTIN MCCLURE

Address: 950 SPRUCE ST. # 2A
LOUISVILLE, CO 80027

Mailing Address: 950 SPRUCE ST. # 2A
LOUISVILLE, CO 80027

Telephone: 720.524.3620

Fax: _____

Email: justinrmcs@gmail.com

PROPERTY INFORMATION

Common Address: 1125 SHORT ST

Legal Description: Lot _____ Blk _____
 Subdivision _____

Area: 9.28 AC. 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

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Current zoning: MU-R Proposed zoning: MU-R

SIGNATURES & DATE

Applicant: [Signature]

Print: BMCS, INC

Owner: [Signature]

Print: BMCS, LLC

Representative: [Signature]

Print: _____

CITY STAFF USE ONLY

- Fee paid: _____
- Check number: _____
- Date Received: _____



950 Spruce Street – Suite 2A – Historic Downtown Louisville Colorado

March 21, 2013

Mr. Sean McCartney, Principal Planner
Mr. Troy Russ, Planning Director
City of Louisville Planning Department
749 Main Street
Louisville, CO 80027

RE: Submittal Letter for the Preliminary DELO PUD and Plat

Mr. McCartney,

The Assemblage:

DELO, LLC would like to thank the Planning Commission for giving us the opportunity to present the Preliminary DELO PUD and Plat. Since 2010, DELO has been working diligently with longtime local landowners and the City of Louisville in an effort to assemble various parcels of “blighted” land within the Core Project Area of the Highway 42 Framework Plan. Currently, DELO owns or controls almost 4 City blocks or approximately 9.2 acres that is bound by Griffith Street to the North, the Burlington Northern Santa Fe railroad to the West, South Street to the South, and State Highway 42 to the East. This assemblage is intended to allow for the creation of a cohesive high quality mixed-use neighborhood in the heart of the revitalization area that includes a diversity of housing products, civic spaces, urban plazas, inspiring streetscapes, and various commercial opportunities.

Site Planning Concept:

DELO sits at the intersection of Short and Cannon Streets, within a 5 minute walk of all that Downtown Louisville has to offer. This new addition to the historic downtown community of Louisville will include various types of housing, from attached townhome residences, to flat style apartments/condominiums and lofts, supplemented with ground floor commercial space. Expanding on the walkability of the downtown area, the proposed South Street Pedestrian Gateway will arrive at a public plaza, defined on the north by the DELO commercial space. The extension of Cannon Street to South Street will be completed with the pedestrian experience in mind, with buildings defining the street edge and shaping the public realm. Residential front doors and stoops will enliven the tree-lined sidewalks, and help to provide human scale to the space. On-street parallel parking and enhanced street and sidewalk paving materials will help calm vehicular speeds, while providing safe and comfortable shared pedestrian and vehicular activity.

Intelligent planning practices organize the project with traditional neighborhood structure in mind, arranging the housing types and densities in a way that is compatible with city growth objectives and appropriate for land use compatibility. Three-story apartment buildings with



950 Spruce Street – Suite 2A – Historic Downtown Louisville Colorado

ground floor commercial are located to the south, proximate to the pedestrian gateway, with lower density to the north, in the form of attached homes. Pedestrian connectivity through DELO is enhanced through public amenities strategically situated throughout the nine-acre site, providing the city's residents with additional recreational opportunities, while further enhancing the DELO residents' quality of life. The street grid is woven into the greater context of existing streets and alleys, further strengthening the connectivity to downtown and the surrounding neighborhoods. Ample sidewalk circulation allows safe, direct, and desirable pedestrian routes to the surrounding commercial and retail establishments. The high quality pedestrian network and public realm, connecting various civic spaces, complimented by thoughtful architectural design, will provide a distinct mixed-use neighborhood that fits genuinely within the greater downtown Louisville community.

Development Area One:

The northern half of the DELO development, described as Development Area One (DA-1), is bound by Griffith Street at the north, Cannon Street along the eastern edge and the current Comcast property to the south. The neighborhood is organized in a block pattern, defined by a hierarchical grid of streets and alleys, extending from those of adjacent neighborhoods. The two and three-story row home residences are furnished with individual front porches or stoops and small yards, fronting tree lined streets and sidewalks. These elements help to reinforce the human scale of this pedestrian oriented development. The row homes will have attached garages, serviced from alleys, allowing the living space to relate to the pedestrian activity along the street, mews and park space. Tree lined streets within the property accommodate parallel parking, and are scaled in such a way to control vehicular speeds, while presenting a street section ideal for pedestrian outdoor activity. The exterior design features, circulation system, and park space, are developed in such a way to encourage neighborly encounters, fostering a sense of community. The north-south oriented paseo allows a mid-block pedestrian corridor, enhancing connectivity and easing movement between homes and amenity spaces. The mews (Maria's Mews) provides a central linear park, potentially furnished with color gardens, vegetable beds and open lawn areas. The townhomes will be finished with quality materials familiar to residential architecture, including horizontal lap siding, vertical siding such as board-and-batten, and masonry accents. At the southern terminus of DA-1 is the existing Comcast property DELO is working to negotiate an agreement with Comcast, allowing for the construction of private amenities, centrally situated within the DELO project.

Development Area Two:

Centrally situated within the neighborhood is Development Area Two (DA-2), bounded by Cannon Street on the western edge, Short Street to the south, and Lafayette Street along the northeastern diagonal. Buildings designed as cluster homes will preserve much of the parcel for the public plaza, proposed as a fulcrum along Cannon Street, spatially defined by the cluster homes of DA-2, and the apartment buildings of DA-1. The urban quality of this centralized civic space, will serve as a gateway to the DELO neighborhood, and a destination plaza to the greater community. Terraced hardscape will be softened through the use of planting beds and sculpted shade structures, providing a hierarchy of spaces, suitable for a variety of activities, and



950 Spruce Street – Suite 2A – Historic Downtown Louisville Colorado

establishing a semi-private zone of transition to the residences in the form of front stoops and small private yards. The sectional quality of building to plaza to street has been developed with the shared pedestrian and vehicular activities in mind, and the creation of a highly activated public realm, appropriate for this centralized public space. The buildings within DA-2 are envisioned to be two-story townhomes above single story flat style apartments, fronting the plaza and Short Street. The architecture has been crafted in such a way to allow the flexibility for ground floor commercial tenants to activate this gateway. Service and parking will be accessed from the rear, further encouraging an active pedestrian presence along the street and throughout the plaza. Proposed finish materials at the plaza include colored concrete, pavers, masonry and natural stone, complimented by the use of tree boxes and planting beds of sod, native grasses and flowers. Site furnishings, such as benches and pedestrian scaled lighting will help to provide human scale to the larger civic space. Building materials will be compatible with those of the plaza and streetscape, and will likely include masonry, lap and panel siding, and stucco finishes.

Development Area Three:

The parcel described as Development Area Three (DA-3) is bounded by Cannon Street on the east, the Comcast property to the north, and South Street along the southern edge. Defining the western edge of the proposed Cannon Street extension, these three-story buildings will house elevator serviced flat style apartments and or condominiums, providing an urban character to the street section. The ground floor will be shared by residences, entering directly from Cannon Street, and commercial tenants along the southern wing, further activating Cannon Street and the Gateway Plaza. A generous set back along the southern property line, allows ample space for the terraced plaza, welcoming visitors as they arrive through the South Street Pedestrian Gateway, and providing pause outside of the DELO commercial storefronts. Upper level balconies will accommodate outdoor living space for the residents and provide relief along the façade, while adding to the ground level pedestrian activity. Projecting bays and canopies relate to the scale of the neighboring homes, while signaling building entry locations, and adding visual interest to the architecture. Third floor lofts will be provided with over-height ceilings, and views to downtown and beyond. The buildings are situated such that the surface parking areas to the west are fully screened from the public right-of-way along Cannon Street and the South Street Gateway Plaza. Building materials will be appropriate for their urban character, and will likely include brick masonry, stucco and metal panel systems.

Louisville's First Mixed Use Neighborhood MU-R:

The Highway 42 Framework Plan and the Louisville Municipal Code (LMC) calls for and requires a mix of principle uses in this area of Downtown Louisville. The principle uses in Section 17.14.50 (Table 1) of the LMC includes 4 categories that are as follows: Residential Use Group, Office Use Group, Commercial Use Group, and a Civic and Institutional Use Group. Additionally, Section 17.14.50 (D)(2) requires that any project larger than 5 acres incorporate a minimum of one use from two different principle use groups. DELO is proud to have exceeded the requirements of code by allowing for a use from all of the principle use groups including

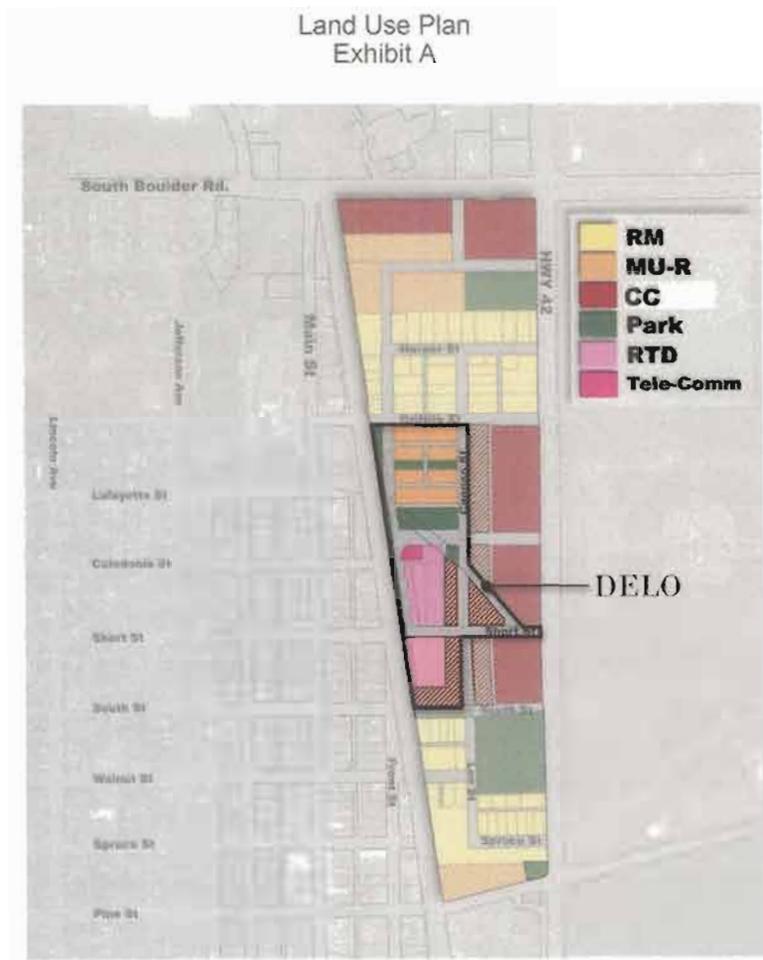


950 Spruce Street – Suite 2A – Historic Downtown Louisville Colorado

multi-unit housing products, professional and business office spaces, personal service and retail locations, eating and drinking establishments, and public squares, plazas, and community amenities.

Finally, the principals of DELO have substantial experience in understanding the intent and vision of the City’s various guidance documents, municipal code, and zoning criteria thereby creating land uses that improve upon and are compatible with the City’s goals. For example, our previous project, Steel Ranch, greatly respected the City’s Comprehensive Plan and in our opinion, even improved upon it. In regards to DELO, we have again maintained compliance and improved upon the Land Use Plan (Exhibit A) as adopted via Ordinance 1524 Series 2007. Please reference the images below and note the integrity of the block structure, improved alignment of Canon Street, and the emphasis on urban plazas and pedestrian access.

Existing Land Use Plan (Exhibit A)





950 Spruce Street – Suite 2A – Historic Downtown Louisville Colorado

Proposed Land Use Plan (Exhibit A)
Land Use Plan
Exhibit A



Respectfully,

Justin McClure
DELO, LLC
950 Spruce Street
Louisville, Co 80027

Preliminary Development Plan

a part of section 8, township 1 south, range 69 west of the 6th p.m.
city of louisville, county of boulder, state of colorado



Preliminary Development Plan

SHEET INDEX

- | | | |
|--------------------------------------|---|-----------------------------|
| 1.....Cover | 7.....Horizontal Public Improvements Plan | 13.....Overall Utility Plan |
| 2.....Project Introduction | 8.....Vacation and Public Improvement Concept | 14.....Overall Grading Plan |
| 3.....Masterplan & General Notes | 9.....Emergency Vehicle Access Plan | 15.....Overall Grading Plan |
| 4.....DA 1 - Plan, Notes & Standards | 10.....Horizontal Control Plan | 16.....Street Sections |
| 5.....DA 2 - Plan, Notes & Standards | 11.....Horizontal Control Plan | 17.....Site Details |
| 6.....DA 3 - Plan, Notes & Standards | 12.....Overall Utility Plan | 18.....Character Sketches |



louisville, colorado

owner's rep

RMCS, Inc.
950 Spruce Street, Ste. 2A
Louisville, CO 80027
720.524.3620

planning & la

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1001 16th street, 38-180
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tel (303) 531-4905
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engineering

ENGINEERING
CONSULTANTS
Contact: Jason D. Margraf, PE
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ph:(303)368-5601 fx:(303) 368-5603

architecture

CRANE ARCHITECTURE
3080 Larmer Street
Denver, CO 80205
720.457.2012

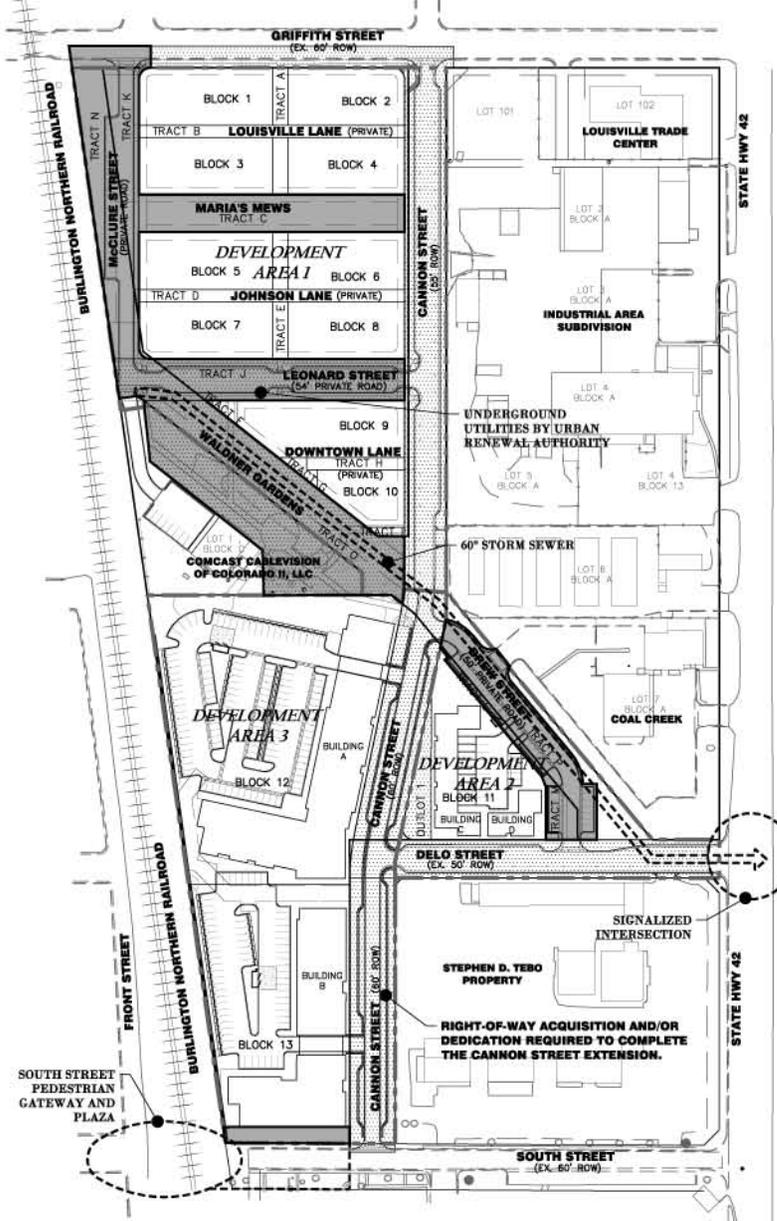
delo
DowntownEastLouisville

LEGEND
(IMPROVEMENTS FUNDING SOURCE)

- URBAN RENEWAL AUTHORITY
- CITY OF LOUISVILLE IMPROVEMENTS
- PRIVATE IMPROVEMENTS (DEVELOPER)

delo Preliminary Development Plan

DowntownEastLouisville
a part of section 8, township 1 south, range 69 west of the 6th p.m.
city of louisville, county of boulder, state of colorado



HORIZONTAL PUBLIC IMPROVEMENT NOTES

HORIZONTAL PUBLIC IMPROVEMENTS FOR THE PROPERTY WILL BE CONSTRUCTED TO SERVICE THE PROJECT AND MAY BE PHASSED. THIS PLAN IS NOT MEANT TO INDICATE THE PHASING ASSOCIATED WITH THIS PROJECT BEYOND WHAT IS STATED IN THESE NOTES. THE HORIZONTAL PUBLIC IMPROVEMENTS ARE IDENTIFIED AS FOLLOWS:

1. RETAINING WALLS MAY BE REQUIRED FOR THE DEVELOPMENT OF THE PARCEL TO THE STANDARDS AND REQUIREMENTS OF THE CITY, DEVELOPER AND MARKET NEEDS.
2. THERE ARE NO OFF-SITE REGIONAL IMPROVEMENTS REQUIRED FOR THIS PROJECT. OFF-SITE REGIONAL IMPROVEMENTS BEYOND THOSE DEPICTED WITHIN THIS DOCUMENT SHALL BE FUNDED AND CONSTRUCTED BY OTHERS.
3. PHASING (AND SUB-PHASING) OF THE DEVELOPMENT AREAS MAY OCCUR IN ANY ORDER AND IS NOT LIMITED EXCEPT AS REQUIRED TO PROVIDE A LOOPED WATER SERVICE, SANITARY SERVICE, TWO POINTS OF EMERGENCY ACCESS AND THAT NO "DEAD END" LONGER THAN 500' WITHOUT A SECONDARY EMERGENCY ACCESS, SHALL OCCUR.
4. REGIONAL HORIZONTAL PUBLIC IMPROVEMENTS ARE INFRASTRUCTURE THAT PROVIDES REGIONAL AND REDEVELOPMENT BENEFIT AND SHALL BE FUNDED BY THE CITY OF LOUISVILLE OR PER THE URBAN RENEWAL AUTHORITY AGREEMENT ADOPTED BY THE CITY OF LOUISVILLE. THE IDENTIFIED INFRASTRUCTURE IS ANTICIPATED TO BE CONSTRUCTED PRIOR TO OR CONCURRENT WITH THE FIRST PHASE OF THE PROJECT; HOWEVER, SUB-PHASING MAY OCCUR AS LONG AS EMERGENCY AND UTILITY ACCESS IS MAINTAINED THROUGH EACH PHASE. STREET CROSS SECTIONS AND ANTICIPATED IMPROVEMENTS ARE AGREED TO AND AVAILABLE FOR REVIEW WITHIN THIS DOCUMENT.

DEVELOPMENT AREA HORIZONTAL PUBLIC IMPROVEMENT NOTES:

PHASING DEPICTED WITHIN THE DEVELOPMENT PLAN IS ANTICIPATED TO BE CONSISTENT WITH THE DEVELOPMENT AREAS; HOWEVER, DEVELOPMENT AREAS CAN DEVELOP CONCURRENTLY OR MAY BE SUB-PHASED, SO LONG AS, THE PHASING HAS UTILITY CONNECTIONS AND MEETS THE REASONABLE REQUIREMENTS OF FIRE SERVICE AND EMERGENCY VEHICLE ACCESS. IMPROVEMENTS ARE DELINEATED BY "EXISTING IMPROVEMENTS", WHICH ARE THE KNOWN INFRASTRUCTURE WITHIN THE BATCH AREAS THAT WILL BE EFFECTED BY THE DEVELOPMENT. "REGIONAL IMPROVEMENTS", WHICH ARE INFRASTRUCTURE THAT SERVE A PUBLIC OR REGIONAL BENEFIT AND THAT ARE TO BE CITY OF LOUISVILLE OR URBAN RENEWAL AUTHORITY FUNDED AND "DEVELOPMENT AREA IMPROVEMENTS", WHICH ARE INFRASTRUCTURE THAT PROVIDE PRIVATE BENEFIT AND SHALL BE FUNDED BY THE DEVELOPER

HORIZONTAL PUBLIC IMPROVEMENTS BY STREET:

- CANNON STREET**
 - EXISTING IMPROVEMENTS
 1. 8" WATER LINE BETWEEN BREW STREET AND GRIFFITH STREET
 2. DRY UTILITIES
 3. 60" REGIONAL DRAINAGE FACILITIES
 - REGIONAL IMPROVEMENTS
 1. PAVING AND PEDESTRIAN WALKWAYS FROM GRIFFITH STREET TO SOUTH STREET
 2. PUBLIC DRAINAGE SYSTEM
 3. PUBLIC PLAZA AT CANNON AND DELO STREETS (CUTOUT 1)
 4. 15" SANITARY SEWER REROUTE FROM LEONARD STREET TO BREW STREET
 5. 8" SANITARY SEWER

PUBLIC IMPROVEMENTS

HORIZONTAL PUBLIC IMPROVEMENTS BY STREET (CONTINUED)

- GRIFFITH STREET**
 - EXISTING IMPROVEMENTS
 1. WATERLINE
 2. SANITARY SEWER MAIN
 3. DRY UTILITIES
 - REGIONAL IMPROVEMENTS
 1. CURB, GUTTER AND PEDESTRIAN WALKWAY ALONG THE SOUTH SIDE OF GRIFFITH STREET
 2. SANITARY SEWER MAIN EXTENSION
 - DEVELOPMENT AREA 1 IMPROVEMENTS
 1. WATER SERVICE CONNECTIONS
 - SOUTH STREET**
 - EXISTING IMPROVEMENTS
 1. WATER MAIN
 2. SANITARY SEWER MAIN
 3. STREET PAVING
 4. DRY UTILITIES
 - REGIONAL IMPROVEMENTS
 1. SOUTH STREET PEDESTRIAN GATEWAY AND PLAZA AT THE BNSF RAILROAD (SEPARATE CITY PROJECT)
 - DEVELOPMENT AREA 3 IMPROVEMENTS
 1. GATEWAY PLAZA AND PATIO AREA ON THE NORTH SIDE OF SOUTH STREET ROW
 - MACCLURE STREET**
 - EXISTING IMPROVEMENTS
 1. DRY UTILITIES
 - REGIONAL IMPROVEMENTS
 1. 60" RCP REGIONAL STORM SEWER IMPROVEMENTS
 2. 15" PVC SANITARY SEWER IMPROVEMENTS TO REPLACE 15" VCP
 3. RELOCATION OF DRY UTILITIES

- DEVELOPMENT AREA 1 IMPROVEMENTS
 1. PRIVATE STREET PAVING AND PEDESTRIAN WALKWAYS TO BE CONSTRUCTED IN VACATED LAFAYETTE ROW
 2. 8" WATER LINE
- LEONARD STREET**
 - EXISTING IMPROVEMENTS
 1. NONE
 - REGIONAL IMPROVEMENTS
 1. 15" PVC SANITARY SEWER IMPROVEMENTS TO REPLACE 15" VCP
 2. PUBLIC STORM SEWER
 - DEVELOPMENT AREA 1 IMPROVEMENTS
 1. STREET PAVING AND PEDESTRIAN WALKWAYS
 2. 8" WATER LINE
 3. PRIVATE STORM SEWER AND INLETS, IF NEEDED
 - WALTHER GARDENS**
 - EXISTING IMPROVEMENTS
 1. 15" VCP SANITARY SEWER (TO BE REMOVED AND RELOCATED)
 2. 60" RCP REGIONAL STORM SEWER
 3. DRY UTILITIES
 - REGIONAL IMPROVEMENTS
 1. LANDSCAPING AND PEDESTRIAN WALKWAYS
 2. GREENSPACE APPURTENANCES AND FURNITURE
 3. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)
 4. RELOCATION OF DRY UTILITIES
 - DEVELOPMENT AREA 1 IMPROVEMENTS
 1. LANDSCAPING AND PEDESTRIAN WALKWAYS
 2. GREENSPACE APPURTENANCES AND FURNITURE
 3. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)

- 4. RELOCATION OF DRY UTILITIES
- 7. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)
- DEVELOPMENT AREA 1 IMPROVEMENTS
 1. PRIVATE STORM SEWER AND INLETS FOR LOCAL DRAINAGE, IF NEEDED
- DEVELOPMENT AREA 3 IMPROVEMENTS
 1. 8" WATER LINE FROM SOUTH STREET TO DELO STREET
 2. 8" SANITARY SEWER, SOUTH OF BREW STREET
 3. PRIVATE STORM SEWER AND INLETS FOR LOCAL DRAINAGE, IF NEEDED

BREW STREET

- EXISTING IMPROVEMENTS
 1. 60" RCP REGIONAL STORM SEWER
 2. 8" WATER LINE
 3. DRY UTILITIES
 4. 15" VCP SANITARY TRUNK MAIN
- REGIONAL IMPROVEMENTS
 1. PROPOSED 60" RCP STORM SEWER PARALLEL TO EXISTING (SEPARATE CITY PROJECT)
 2. RECONFIGURED 15" PVC SANITARY SEWER TO REPLACE EXISTING 15" VCP PIPE
 3. RELOCATION OF DRY UTILITIES
 4. RECONFIGURED 8" WATERLINE
- DEVELOPMENT AREA 2 IMPROVEMENTS
 1. PRIVATE STREET PAVING AND PEDESTRIAN WALKWAYS TO BE CONSTRUCTED IN VACATED LAFAYETTE ROW

DELO STREET

- EXISTING IMPROVEMENTS
 1. 60" RCP REGIONAL STORM SEWER & INLETS AT HIGHWAY 42
 2. 8" WATER LINE
 3. DRY UTILITIES
 4. STREET PAVING
- REGIONAL IMPROVEMENTS
 1. RECONFIGURE STREET PAVING AND PEDESTRIAN WALKWAYS TO CREATE AN URBAN STREET SECTION
 2. STORM SEWER IMPROVEMENTS
 3. SIGNALIZED INTERSECTION AT HIGHWAY 42 (SEPARATE CITY PROJECT)
 4. RELOCATION OF DRY UTILITIES
 5. RECONFIGURED 8" WATERLINE

1" = 80' scale



sheet title
Horizontal Public Improvements Plan

submittal

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ drawn by: SCJ
checked by: JDM project #: 030009

planning & la
people creating spaces
pcs group, inc.
1001 16th street, 38-180
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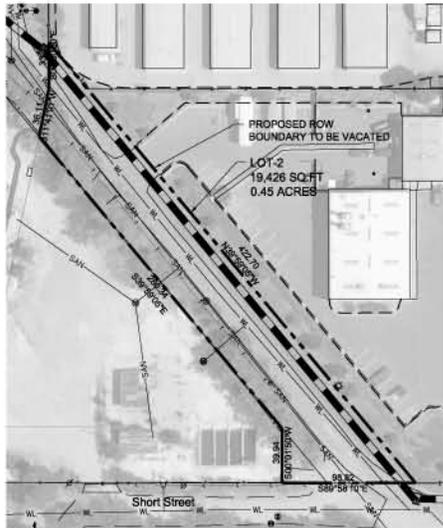
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Contact: Jason D. Margraf, PE
6505 S. Paris Street, Ste. B
Centennial, CO 80111
ph: (303) 368-5601
fx: (303) 368-5603

architecture
CRAINE ARCHITECTURE
3080 Larimer Street
Denver, CO 80205
720.457.2012

de|o Preliminary Development Plan

Downtown East Louisville

a part of section 8, township 1 south, range 69 west of the 6th p.m.
city of Louisville, county of Boulder, state of Colorado



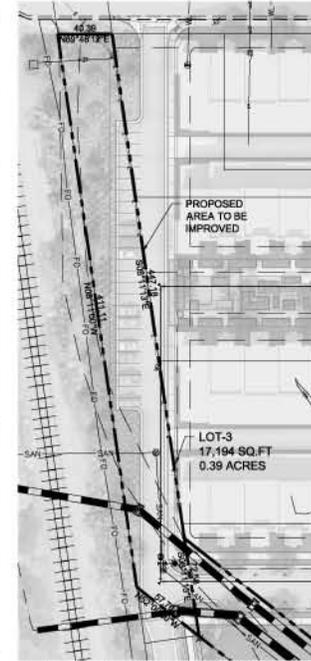
1.1 Easterly Portion of E. Lafayette St. (DA2) - Existing Conditions
Not to Scale



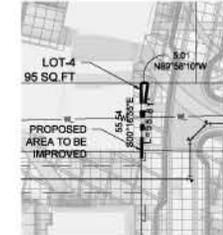
1.2 Private St. (DA2) - Proposed Improvements
Not to Scale



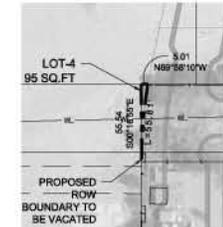
3.1 N Front St. ROW (DA1) - Existing Conditions
Not to Scale



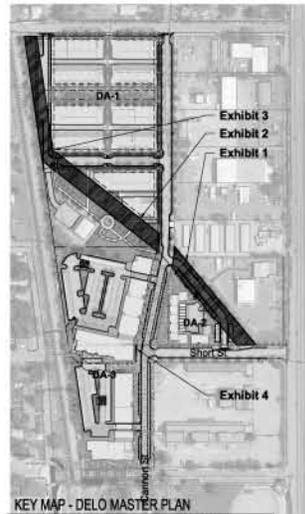
3.2 Private St. - DA1 - Proposed Improvements
Not to Scale



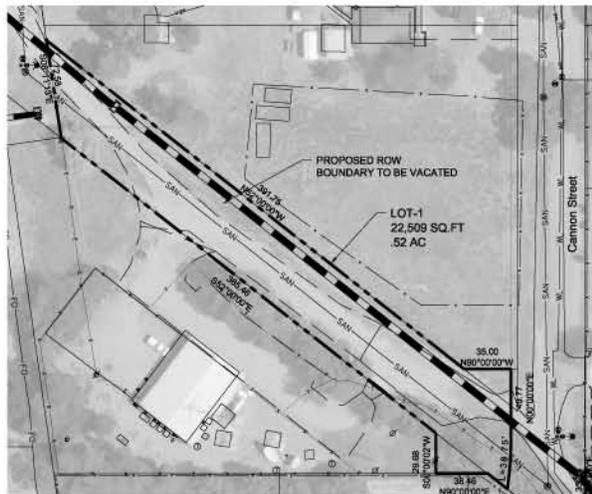
4.2 Pedestrian Corridor (DA 2) - Proposed Improvement
Not to Scale



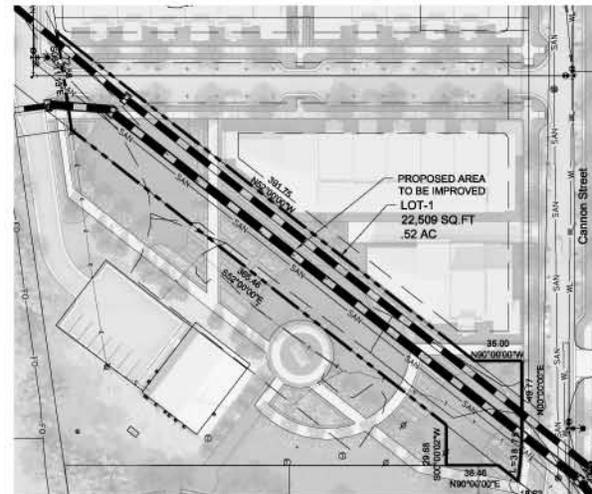
4.1 Short St. ROW (DA 2) - Existing Condition
Not to Scale



KEY MAP - DELO MASTER PLAN
SCALE: 1"=200'



2.1 Westerly Portion of E. Lafayette St. ROW (DA1) - Existing Conditions
Not to Scale



2.2 Public Plaza/ Amenity (DA1) - Proposed Improvements
Not to Scale

sheet title Vacation & Public Improvement Concept

submittal

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ drawn by: SCD
checked by: JDM project #: 030009

planning & la

people creating spaces
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1001 16th street, 38-180
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architecture

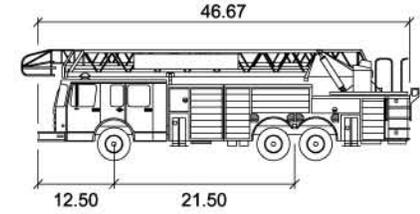
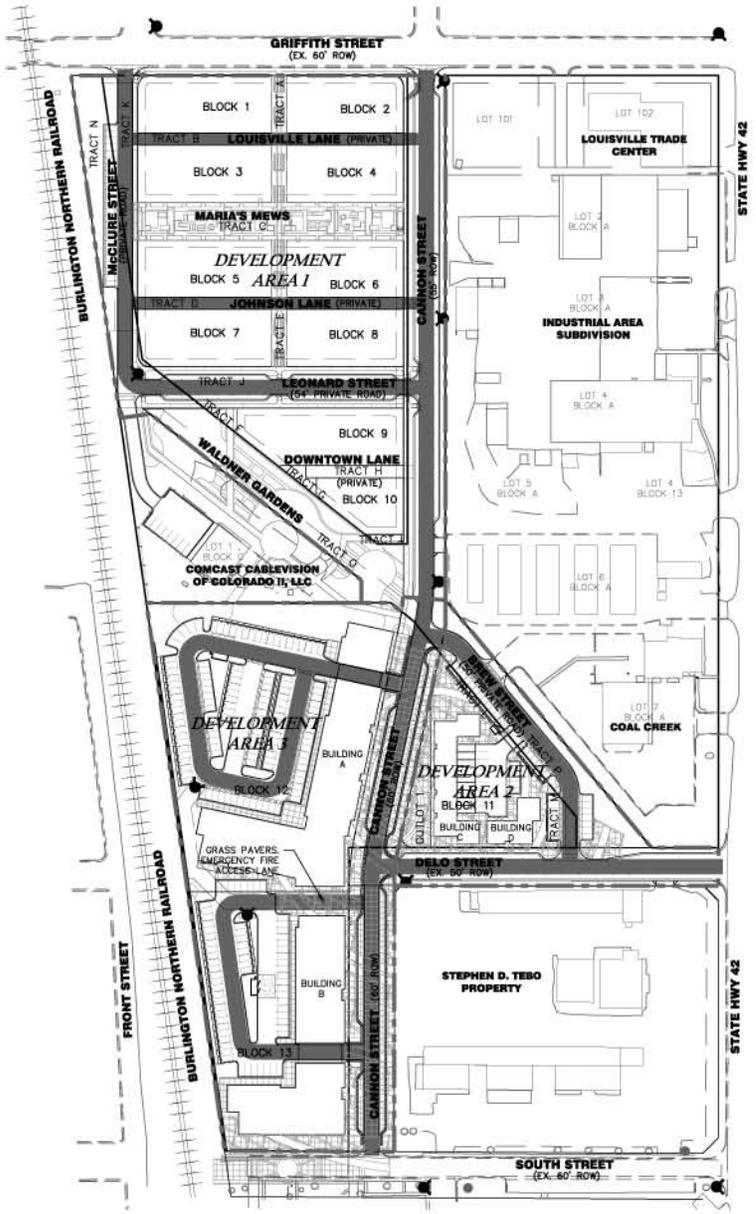
CRAINE ARCHITECTURE
3080 Larimer Street
Denver, CO 80205
720.457.2012

sheet

8 of 18

Preliminary Development Plan

a part of section 8, township 1 south, range 69 west of the 6th p.m.
city of louisville, county of boulder, state of colorado



LOUISVILLE TRUCK 17

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 5.00
Steering Angle	: 45.00

- NOTES:**
1. THE SITE LAYOUT WAS EVALUATED FOR ACCESSIBILITY FOR THE CITY OF LOUISVILLE FIRE TRUCK UTILIZING THE PROGRAM AUTOTURN FOR ALL ROADS DEPICTED IN GRAY. THOSE AREAS ACCOMMODATE THE VEHICLE SHOWN ABOVE.
 2. FIRE HYDRANTS DEPICTED ARE TO PROVIDE THE ANTICIPATED REQUIRED COVERAGE TO SERVICE THE PROPOSED DEVELOPMENT AREAS 1, 2 AND 3. THE UNITS WITHIN DEVELOPMENT AREAS 2 AND 3 ARE ANTICIPATED TO BE SPRINKLED. THE UNITS WITHIN DEVELOPMENT AREA 1 MAY BE SPRINKLED. FINAL LOCATION OF THE FIRE HYDRANTS MAY VARY SLIGHTLY FROM INFORMATION DEPICTED ON THIS PLAN AND WILL BE DETERMINED WITH SUBSEQUENT CONSTRUCTION PLAN SUBMITTALS.

- LEGEND**
- Emergency Vehicle Access Route
 - Fire Hydrant Location (Existing and Proposed)

1" = 80'
scale

north

sheet title
**Emergency Vehicle
Access Plan**

submittal

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ drawn by: SCD
checked by: JDM project #: 030009

planning & ia
people creating spaces
pcs group, inc.
1001 16th street, 38-180
Denver, CO 80245
tel (303) 531-4905
www.pcsgroupco.com

owner's rep
RMCS, Inc.
950 Spruce St.
Ste 2A
Louisville, CO
80027
720.524.3620

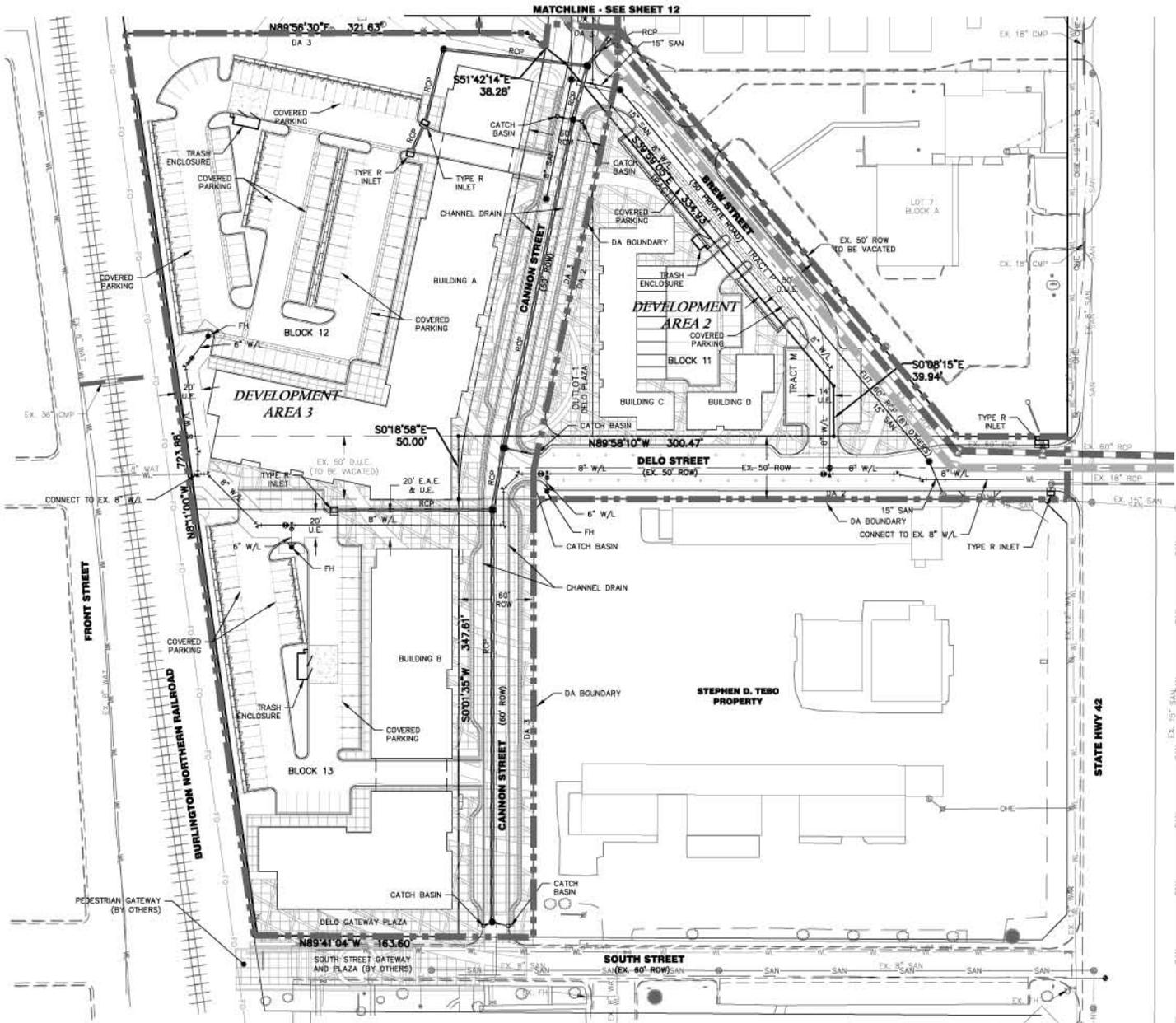
engineering
ENGINEERING
CONSULTANTS
Contact: Jason D. Margraf, PE
6505 S. Paris Street, Ste. B
Centennial, CO 80111
pk:(303)368-5601
fx:(303) 368-5603

architecture
CRABE ARCHITECTURE
3080 Larimer Street
Denver, CO 80205
720.457.2012

delo Preliminary Development Plan

DowntownEastLouisville

a part of section 8, township 1 south, range 69 west of the 6th p.m.
city of louisville, county of boulder, state of colorado



LEGEND

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- DEVELOPMENT AREA (DA) BOUNDARY LINE
- WATERLINE W/ GATE VALVE & TEE
- SANITARY SEWER W/ MANHOLE
- STORM SEWER W/ INLET & MANHOLE
- EX. STORM SEWER W/ INLET & MANHOLE
- FUTURE STORM SEWER W/ INLET & MANHOLE
- EX. WATERLINE W/ VALVE & TEE
- EX. SANITARY SEWER W/ MANHOLE
- EX. OVERHEAD ELECTRICITY LINE
- EX. FIBER OPTIC LINE
- EX. UNDERGROUND ELECTRICITY LINE
- EX. GAS LINE
- EX. TELEPHONE LINE
- EX. FENCE LINE
- EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- REINFORCED CONCRETE PIPE
- WATER LINE
- SANITARY SEWER
- UTILITY EASEMENT
- DRAINAGE & UTILITY EASEMENT
- EMERGENCY ACCESS EASEMENT

- ### NOTES
1. THE UTILITY LAYOUT PRESENTED IN THIS PLAN IS A REPRESENTATION OF THE DESIGN INTENT FOR THE DELO DEVELOPMENT. SPECIFIC ELEMENTS ARE SUBJECT TO REVISION IN ORDER TO ACCOMMODATE UNFORSEEN CIRCUMSTANCES AND CHANGING PROJECT CONDITIONS.
 2. FOR THE PURPOSES OF CLARITY, CERTAIN EXISTING UTILITIES ARE NOT SHOWN ON THIS PLAN. THESE INCLUDE MOST DRY UTILITIES, UTILITIES BEING ABANDONED AS A PART OF THIS PROJECT.

1" = 40'
scale



sheet title Overall Utility Plan

submittal

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ drawn by: SCD
checked by: JDM project #: 030009

planning & la
people creating spaces
pcs group, inc.
1001 16th street, 38-180
denver, CO 80245
tel (303) 531-4905
www.pcsgroupco.com

owner's rep
RMCS, Inc.
950 Spruce St.
Ste 2A
Louisville, CO
80027
720.524.3620

engineering
ENGINEERING CONSULTANTS
Contact: Jason D. Margraf, PE
6505 S. Paris Street, Ste. B
Centennial, CO 80111
ph (303) 368-5601
fx (303) 368-5603

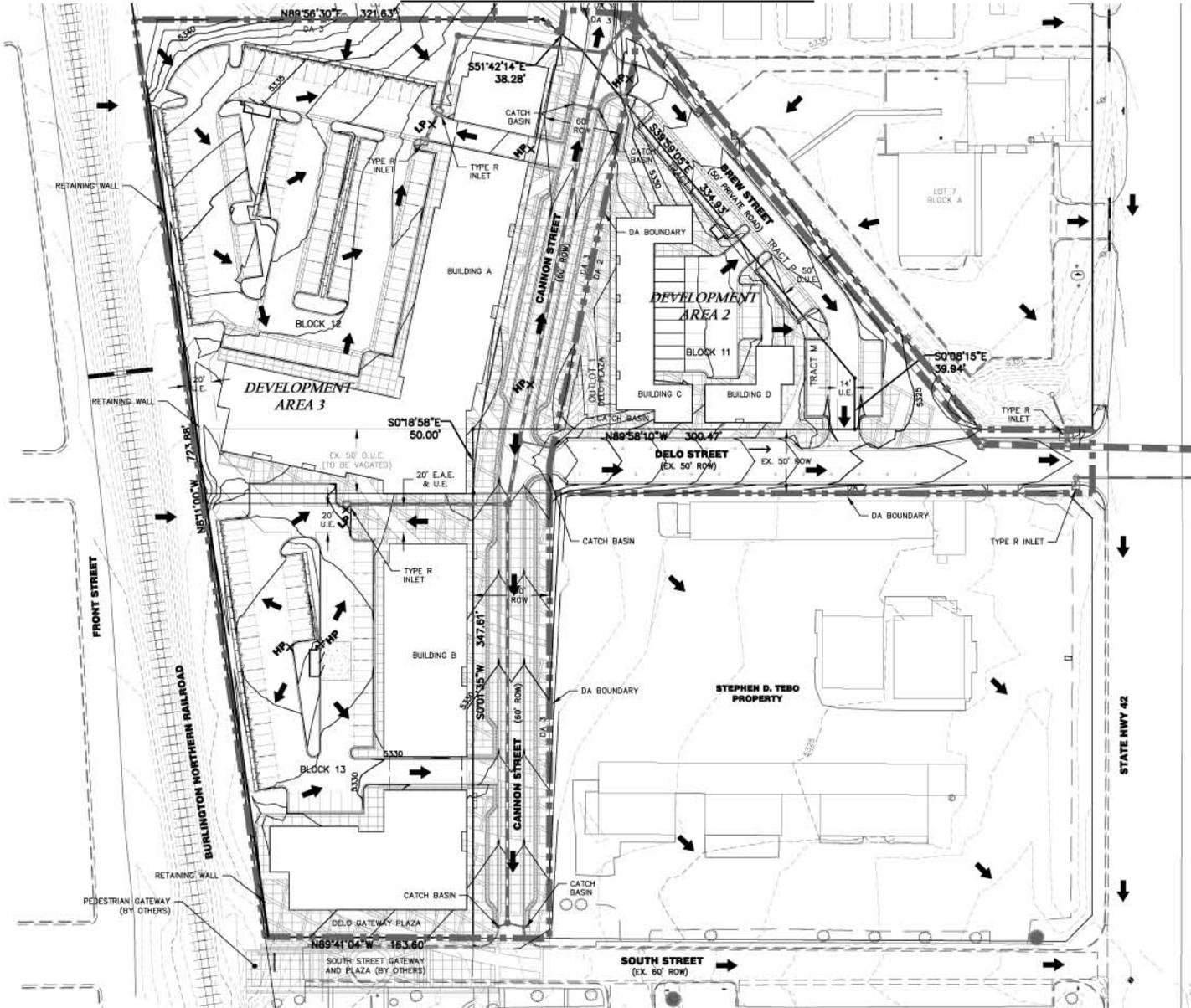
architecture
CRAINE ARCHITECTURE
3080 Larimer Street
Denver, CO 80205
720.457.2012

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DowntownEastLouisville

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MATCHLINE - SEE SHEET 14



LEGEND

- CENTER LINE OF STREET
- PROPERTY BOUNDARY LINE
- RIGHT OF WAY LINE
- LOT LINE
- EASEMENT LINE
- DEVELOPMENT AREA (DA) BOUNDARY LINE
- PROPOSED CONTOURS 5600
- EXISTING CONTOURS 5100
- xHP / xLP HIGH POINT / LOW POINT
- FLOW DIRECTIONAL ARROW
- STORM SEWER W/ INLET & MANHOLE
- FUTURE STORM SEWER W/ INLET & MANHOLE
- EX. STORM SEWER W/ INLET & MANHOLE
- EX. FENCE LINE
- EX. CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- CURB, GUTTER, CROSSSPAN SIDEWALK & RAMP
- UTILITY EASEMENT — U.E.
- DRAINAGE & UTILITY EASEMENT — D.U.E.
- EMERGENCY ACCESS EASEMENT — E.A.E.

1" = 40'
scale



sheet title
Overall Grading Plan

submittal

no	date	description
1	4-4-2013	initial submittal

designed by: BJJ drawn by: SCD
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planning & la
people creating spaces
pcs group, inc.
1001 16th street, 38-180
denver, CO 80265
tel (303) 531-4905
www.pcsgroupco.com

owner's rep
RMCS, Inc.
950 Spruce St.
Ste 2A
Louisville, CO
80027
720.524.3620

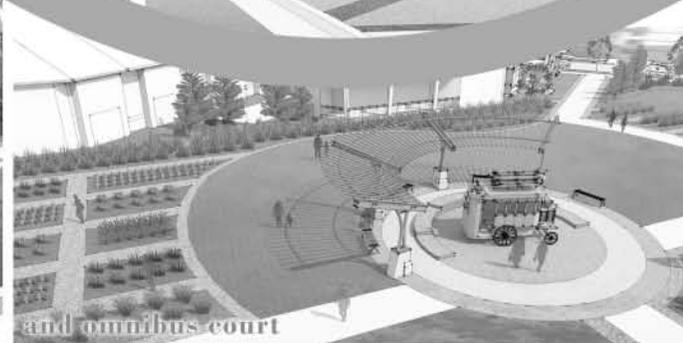
engineering
ENGINEERING CONSULTANTS
Contact: Jason D. Margraf, PE
6505 S. Paris Street, Ste. B
Centennial, CO 80111
ph: (303) 368-5601
fx: (303) 368-5603

architecture
CRAINE ARCHITECTURE
3080 Larimer Street
Denver, CO 80205
720.457.2012

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Downtown East Louisville

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sheet title
Character Sketches

submittal

no	date	description
1	4-4-2013	initial submittal

planning & la
people creating spaces
pcs group, inc.
1001 16th street, 38-180
Denver, CO 80245
tel (303) 531-4905
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owner's rep
RMCS, Inc.
950 Spruce St.
Ste 2A
Louisville, CO
80027
720.524.3620

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engineering
ENGINEERING CONSULTANTS
Contact: Jason D. Margraf, PE
6505 S. Paris Street, Ste. B
Centennial, CO 80111
pk:(303)368-5601
fx:(303) 368-5603

architecture
CRAINE ARCHITECTURE
3080 Larimer Street
Denver, CO 80205
720.457.2012

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18 of **18**