

City Council

Agenda

Tuesday, February 4, 2025
Council Chambers
749 Main Street
6:00 PM

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 719 359 4580 or 877 853 5247 (toll free)**
Webinar ID **#876 9127 0986**.
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/council

The Council will accommodate public comments during the meeting. Anyone may also email comments to the Council prior to the meeting at Council@LouisvilleCO.gov.

1. CALL TO ORDER & ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. APPROVAL OF AGENDA

4. PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA AND ITEMS ON THE CONSENT AGENDA

Public comments are limited to 3 minutes per speaker. When several people wish to speak on the same position on a given item, Council requests they select a spokesperson to state that position.

5. CONSENT AGENDA

The following items on the City Council Agenda are considered routine by the City Manager and shall be approved, adopted, accepted, etc., by motion of the City Council and voice vote unless the Mayor or a City Council person specifically requests an item be considered under "Regular Business." In such an event the item shall be removed from the "Consent Agenda" and Council action taken separately on said item in the order appearing on the Agenda. Those items so approved under the heading "Consent Agenda" will appear in the Council Minutes in their proper order.

A. Approval of Bills

Citizen Information

If you wish to speak at the City Council meeting in person, please fill out a sign-up card and present it to the City Clerk at the meeting; if you are attending remotely, please use the "raise hand" icon to show you wish to speak in public comments.

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office (303.335.4536 or 303.335.4574) or ClerksOffice@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574 o email ClerksOffice@LouisvilleCO.gov.

- B.** Approval of Construction Contract Between the City of Louisville and Krische Construction, Inc. (KCI) for Renovations at Enclave and Sunflower Parks
- C.** Approval of 2025 Annual Fuel Purchase
- D.** Approval of 2025 Annual Ice Slicer Purchase

6. COUNCIL INFORMATIONAL COMMENTS AND COMMITTEE REPORTS

7. CITY MANAGER'S REPORT

8. REGULAR BUSINESS

A. ORDINANCE NO. 1890, SERIES 2025 – AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 3.08 OF THE LOUISVILLE MUNICIPAL CODE PERTAINING TO THE PROCUREMENT OF GOODS, SERVICES, AND CONTRACTS FOR PUBLIC WORKS – 1ST READING, SET PUBLIC HEARING FOR 02/18/2025

- Introduction
- Action

B. ORDINANCE NO. 1891, SERIES 2025 – AN ORDINANCE AMENDING THE CITY OF LOUISVILLE FIRE HARDING CODE FOR STRUCTURES – 1ST READING, SET PUBLIC HEARING FOR 03/04/2025

- Introduction
- Action

C. RESOLUTION NO. 4, SERIES 2025 – A RESOLUTION APPROVING THE EAST LOUISVILLE SUBDIVISION REPLAT B, INCLUDING SUBDIVISION MODIFICATIONS, TO REPLAT THE THREE EXISTING LOTS AT 824 LEE AVENUE

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments
- Action

D. CONCEPT PLAN REVIEW - SUMMIT AT STEEL RANCH

- Staff Presentation
- Applicant Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments

E. DISCUSSION / DIRECTION – INCLUSIONARY HOUSING UPDATE

- Staff Presentation
- Public Comments (Please limit to three minutes each)
- Council Questions & Comments

9. CITY ATTORNEY'S REPORT

10. IDENTIFICATION OF FUTURE AGENDA ITEMS

11. ADJOURN

ITEMS TENTATIVELY SCHEDULED FOR REGULAR MEETING 2/18/2025

This list is not inclusive; items are subject to change; additional items may be added.

- Purchasing Policy – 2nd Reading
- Voltage Concept Plan
- Discussion / Direction – Airport Task Force Check-in
- South Street Underpass Final Design Contract
- Library Painting and Carpet Replacement
- Lucity Contract
- AT&T Recreation & Senior Center Infrastructure Lease Agreement
- Ready to Work Landscape and Maintenance Agreement
- Contract with Fors Marsh for Mitigation Communication
- PROS Long Range Plan Consulting Agreement
- Amendment to IGA for Co-Responder Services
- Approval of Engagement Letter for Safe to Tell Process
- City of Boulder Open Space IGA – Davidson Mesa Open Space

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CASH ACCOUNT: 001000 101001

WARRANT: 011625 01/16/2025

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
15523	GOLF GURU LLC	GOLF INSTRUCTION 12/28/24	56.00
15634	MAUREEN SCHREINER	GOLF INSTRUCTION 12/28/24	570.50
99999	JOHN BROOKS	SHOT SHOW 1/21/25 - 1/26/	387.00
2555	RICKY BLACKNEY	SHOT SHOW 1/21/25 - 1/26/	387.00
10884	WORD OF MOUTH CATERING INC	LUNCHES SERVED 1/9/25 - 1	2,173.00
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5 INVOICES			
=====			
WARRANT TOTAL			3,573.50
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CASH ACCOUNT: 001000 101001

WARRANT: 123124E 12/31/2024

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
640	BOULDER COUNTY	NOV 2024 BC CO-RESPONDERS	15,156.29
640	BOULDER COUNTY	OCTOBER 2024 BC CO-RESPON	15,156.29
99999	CAITLIN KESSNER	2021 UNCLMD RFND CK#29340	25.63
3370	PETTY CASH - JILL SIEWERT	PETTY CASH REIMBURSEMENT	184.61
5178	PETTY CASH - KATHY MARTIN	PETTY CASH REIMBURSEMENT	269.79
3875	XCEL ENERGY	ACCT #53-1879593-8	121.05
3875	XCEL ENERGY	ACCT #53-1879596-1	39,975.08
=====			=====
7 INVOICES			WARRANT TOTAL
			70,888.74
=====			=====

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CASH ACCOUNT: 001000 101001

WARRANT: 012325 01/23/2025

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14164	ALPINE BANK	LOAN #5300177601 SOLAR PA	5,429.18
14164	ALPINE BANK	LOAN #5300089001 SOLAR PA	3,729.33
14038	ERIK SWIATEK	LODGING & UBER - SPORTS F	1,112.36
5255	FAMILY SUPPORT REGISTRY	Payroll Run 1 - Warrant 0	173.53
99999	ABBY MCNEAL	REFUND UBER FOR SPORTS FI	45.06
99999	NANCY HODGES	AIRFARE REIMB FOR 2025 ED	363.20
99999	CORD WEATHERLY	REFUND AIRFARE & REG FOR	628.20
99999	NICK PROSSER	REFUND HOTEL, REG & AIRFA	2,195.81
99999	NICK PROSSER	REFUND AIRFARE & HOTEL FO	938.29
9 INVOICES			
WARRANT TOTAL			14,614.96

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CASH ACCOUNT: 001000 101001

WARRANT: 123124G 12/31/2024

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14801	MELENDEZ GOLF LLC	GOLF INSTR REIM	325.50
99999	ISSAC HOFFMAN	REPLACE PR CK #1810 DATED	102.85
3875	XCEL ENERGY	ACCT #53-1879595-0	941.28
=====			
3 INVOICES		WARRANT TOTAL	1,369.63
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CASH ACCOUNT: 001000 101001

WARRANT: 020425 02/04/2025

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
14121	ACUSHNET COMPANY	ACCT #US00002149\US000602	1,376.47
14737	ALEX THOELE	GUITAR CLASSES JANUARY 20	1,400.00
13748	ASSOC FOR COMMUNITY LIVING IN	2025 NON-PROFIT GRANT AWA	1,000.00
14251	BK TIRE INC	TIRES FOR VEHICLE #3604	351.57
14251	BK TIRE INC	TIRES FOR VEHICLE #3431	868.40
14251	BK TIRE INC	TIRES FOR VEHICLE #2182	641.32
14251	BK TIRE INC	TIRES FOR VEHICLE #2122	586.20
14251	BK TIRE INC	TIRES FOR VEHICLE #2124	694.60
14251	BK TIRE INC	TIRE DISPOSAL	35.00
14251	BK TIRE INC	TIRE SERVICE FOR VEHICLE	245.50
15910	BOB MURRAY & ASSOCIATES	CITY MANAGER RECRUITMENT	4,262.50
14029	BOULDER COUNTY CULTIVATE	2025 NON-PROFIT GRANT AWA	2,667.00
15547	BSN SPORTS LLC	CUST #12149101 PARKS-UNI	806.75
194	COAL CREEK MEALS ON WHEELS	2025 NON-PROFIT GRANT AWA	3,333.00
1120	COLORADO ANALYTICAL LABORATORY	CITY OF LOUISVILLE CO0107	126.00
1120	COLORADO ANALYTICAL LABORATORY	CITY OF LOUISVILLE CO0107	81.20
1120	COLORADO ANALYTICAL LABORATORY	CITY OF LOUISVILLE CO0107	126.00
1120	COLORADO ANALYTICAL LABORATORY	WWTP - INFLUENT - SEMIANN	14.40
1120	COLORADO ANALYTICAL LABORATORY	WWTP - SOLIDS - ANNUAL	272.40
1120	COLORADO ANALYTICAL LABORATORY	WWTP - INFLUENT - WEEKLY	180.20
1120	COLORADO ANALYTICAL LABORATORY	WWTP - EFFLUENT - LLHG -	93.60
1120	COLORADO ANALYTICAL LABORATORY	WWTP - UPSTREAM METALS -	237.60
1120	COLORADO ANALYTICAL LABORATORY	WWTP - REG 85 - MONTHLY	391.51
1120	COLORADO ANALYTICAL LABORATORY	WWTP - INFLUENT - QUARTER	454.40
1120	COLORADO ANALYTICAL LABORATORY	WWTP - CTC LIFT STATION	295.20
5519	COMMUNITY FOOD SHARE	2025 NON-PROFIT GRANT AWA	3,333.00
10606	COMMUTING SOLUTIONS	2025 COMMUTING SOLUTIONS	6,966.00
10606	COMMUTING SOLUTIONS	2025 COMMUTING SOLUTIONS	10,028.36
12428	CUMMINS SALES AND SERVICE	CUST #479194 GENERATOR P	2,391.39
15190	DANIEL LASHER	ASL INTERPRETATION FOR OS	649.58
7760	DBA OF LOUISVILLE	STREET FAIRE COSTS	81,250.00
15561	DIANA WALLEY	NUTRITION LECTURE 1/21/25	67.50
15603	DRIVE CLEAN COLORADO	2025 COMMUNITY PARTNERSHI	500.00
15957	EPACT NETWORK LTD	ANNUAL CONTRACT 2/1/25 -	1,170.00

CASH ACCOUNT: 001000 101001

WARRANT: 020425 02/04/2025

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
12819	FRANCOTYP-POSTALIA INC	ACCT #500065029 1/12/25	113.85
14712	GOLF GENIUS SOFTWARE LLC	OP36 COACHING ANNUAL SUB	2,400.00
14712	GOLF GENIUS SOFTWARE LLC	Golf Course Software Subs	3,700.00
2405	HACH COMPANY	ACCT #094039 PARTS & SER	40,586.00
15876	HEROES HOLDING & CONSULTING, I	1/15 - 1/22/25 NON-VERBAL	1,600.00
8833	ICONICS INC	WTP SCADA Support	8,646.72
13751	IMAGINE DEVELOPMENT DISABILITI	2025 NON-PROFIT GRANT AWA	2,000.00
11357	IMPACT ON EDUCATION	2025 NON-PROFIT GRANT AWA	2,667.00
15261	WESTERN PAPER DISTRIBUTORS	CUST ID #244097 CH BREAK	168.39
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 REC CENTER	69.40
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 P/C BREAKR	100.24
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 REC CENTER	114.45
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 REC CENTER	-474.46
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 REC CENTER	299.77
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 WWTP CUSTO	200.06
15261	WESTERN PAPER DISTRIBUTORS	CUST #244097 REC CENTER	2,322.59
14089	INDIGO WATER GROUP LLC	TRAINING COURSES THROUGH	1,320.00
14089	INDIGO WATER GROUP LLC	TRAINING COURSE THROUGH 1	1,540.00
10772	INTEGRATED SAFETY SERVICES LLC	ANNUAL FIRE EXTIN INSP	702.25
14204	INTERCAMBIO UNITING COMMUNITIE	2025 NON-PROFIT GRANT AWA	1,333.00
14239	JC GOLF ACCESSORIES	ACCT #COALCRK RESALE MER	563.22
5432	LOUISVILLE FIRE PROTECTION DIS	1/3/25 BLOOD DRAW D.HUN	35.00
5432	LOUISVILLE FIRE PROTECTION DIS	1/12/25 BLOOD DRAW J.YOL	35.00
6456	LOUISVILLE UNITED METHODIST CH	2025 NON-PROFIT GRANT AWA	1,333.00
99999	SCOTT HILL	UTILITY BILLING REFUND 30	139.38
99999	WESTERN SHEET METAL WORKS INC.	REFUND PERMIT #LSVL-00521	116.00
15955	OS MEDIA GROUP, LLC	2025-2028 CONSULT, DESIGN	400.00
14524	PC SOLUTIONS & INTEGRATION INC	EXTREME NETWORK SUPPORT R	3,226.08
6453	SAFEHOUSE PROGRESSIVE ALLIANCE	2025 NON-PROFIT GRANT AWA	2,000.00
12234	SISTER CARMEN COMMUNITY CENTER	2025 NON-PROFIT GRANT AWA	19,500.00

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CASH ACCOUNT: 001000 101001

WARRANT: 020425 02/04/2025

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
8504	TRU COMMUNITY CARE	2025 NON-PROFIT GRANT AWA	2,000.00
13985	WESTERN STATES FIRE PROTECTION	FIRE ALARM MONIT 2/9/25 -	720.00
15534	WOMEN'S HEALTH	2025 NON-PROFIT GRANT AWA	6,667.00
14050	YBA SHIRTS INC	Youth Basketball Jerseys	6,625.58
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68 INVOICES		WARRANT TOTAL	239,666.17
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CASH ACCOUNT: 001000 101001

WARRANT: 123124F 12/31/2024

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
4160	ALARM DETECTION SYSTEMS, INC.	Install New Fire Alarm Sy	8,524.99
4160	ALARM DETECTION SYSTEMS, INC.	ACCT #870159 1/13/25 - 1	696.77
15803	AUSMUS LAW FIRM, P.C.	7/24/24 JURY TRIAL	310.00
11605	BOBCAT OF THE ROCKIES LLC	18" asphalt saw	21,297.56
640	BOULDER COUNTY	HMM FY 2024 LOUISVILLE PR	77,005.00
640	BOULDER COUNTY	DEC 2024 BC CO-RESPONDERS	16,656.19
14688	CESCO LINGUISTIC SERVICES	SPANISH INTERPRETER 12/10	170.00
15336	CHARLES ABBOTT ASSOCIATES, INC	DEC 2024 BUILDING INSPECT	8,019.00
15962	CLEARCREEK LLC	PARKING LOT LEASE 833 MAI	3,000.00
13260	CLIFTON LARSON ALLEN LLP	ACCT #A509999 NOV-DEC 20	12,380.07
11142	DESIGN CONCEPTS	DEC 2024 LOUISVILLE FIRE	7,526.33
14531	E3 SIGNS	Wayfinding trail signage	1,580.00
12841	ECONOMIC & PLANNING SYSTEMS IN	DEC 2024 PROFESSIONAL SER	5,250.00
15916	EIDOS ARCHITECTS, PC	DEC 2024 SCWTP Admin Buil	428.85
12819	FRANCOTYP-POSTALIA INC	ACCT #500065029 10/12/2	113.85
14936	GOLDEN AUTOMATION LLC	Controls Systems Security	4,725.00
246	GREEN MILL SPORTSMAN CLUB	DEC 2, 10, 11 & 12, 2024	600.00
2405	HACH COMPANY	ACCT #094039 PH ELECTROD	885.85
15381	HICKS CONTRACTORS SERVICES LLC	PARTS & LABOR - CHLORINE	2,124.65
15209	HOLLAR TREE CO LLC	Tree pruning throughout C	4,800.00
15619	ICON ENGINEERING INC	Storm Water Quality Maste	215.00
15619	ICON ENGINEERING INC	SEPT 2024 Storm Water Qua	180.00
14176	IMS INFRASTRUCTURE MANAGEMENT	2024 Pvmt Mgmt Svcs & Cur	2,232.50
14176	IMS INFRASTRUCTURE MANAGEMENT	2024 Pvmt Mgmt Svcs & Cur	22,069.92
14089	INDIGO WATER GROUP LLC	TRAINING COURSE ACCESS MA	100.00
14089	INDIGO WATER GROUP LLC	TRAINING COURSES FOR JEFF	100.00
15548	KEN GARFF FORD GREEL	3510 Replacement Truck V	61,000.00
14219	KIMLEY-HORN AND ASSOCIATES INC	SCWTP Residual Management	30,055.60

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CASH ACCOUNT: 001000 101001

WARRANT: 123124F 12/31/2024

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
15919	LEON UNIFORM COMPANY, INC.	CUST CODE: LOUISVILLEPD	972.00
15340	LESLIE ANN HOFFMANN	11/5/24 - 12/19/24 STREN	1,474.90
15754	LIGHTHOUSE TRANSPORTATION GROU	DEC 2024 Traffic Signal M	4,700.00
14592	LIVE OAK BANK	CEC SOLAR LEASE #1133	4,806.90
14592	LIVE OAK BANK	CEC SOLAR LEASE #1133	4,288.91
5432	LOUISVILLE FIRE PROTECTION DIS	RUN #LV-240906-009952:1	250.00
10630	MARVS QUALITY TOWING INC	STREETS #3216 VEHICLE TOW	722.50
13654	METRO PAVERS INC	2024 Miscellaneous Asphal	20,914.77
15526	MINES AND ASSOCIATES INC.	AUGUST 2024 EAP 10 SESSI	1,856.00
15070	MOXIE BREAD CO	GRANT REIMBURSEMENT FOR H	9,000.00
15908	OLSSON, INC.	Open Space Vegetation Sur	6,687.50
99999	ALL PHASE RESTORATION	REFUND PERMIT #LSVL-00162	175.00
14899	OTAK INC	2024 MF Grading Inspectio	1,710.00
14675	POINT AND PAY LLC	DEC 2024 CREDIT CARD FEES	7,383.07
13549	PUSH PEDAL PULL INC	CUST #0002335 PREVENTATIV	1,059.95
14733	RADIATION PROS LLC	Annual Sludge Hauling	34,793.38
14804	RESPEC COMPANY LLC	2024 Stormwater Master Pl	15,555.00
1310	REXEL USA INC	CUST #341256 WWTP SCADA	8,936.00
13419	ROADSAFE TRAFFIC SYSTEMS CORP	2024 Signs and Thermoplas	1,035.00
13419	ROADSAFE TRAFFIC SYSTEMS CORP	2024 Signs and Thermoplas	1,230.00
12234	SISTER CARMEN COMMUNITY CENTER	2024 NON-PROFIT GRANT AWA	5,000.00
12787	TRANE US INC	CUST #635445 WWTP HEADWO	377.99
12787	TRANE US INC	WWTP SPPS BLDG HVAC	349.43
15658	TRESTLE STRATEGY GROUP LLC	DOWNTOWN REVITALIZATION P	1,448.90
15658	TRESTLE STRATEGY GROUP LLC	DOWNTOWN REVITALIZATION P	1,767.50
15658	TRESTLE STRATEGY GROUP LLC	11/1/24 - 12/31/24 DOWNT	642.50
15961	TWSS MAIN, LLC	GRANT REIMBURSEMENT FOR H	4,000.00

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CASH ACCOUNT: 001000 101001

WARRANT: 123124F 12/31/2024

VENDOR	VENDOR NAME	PURPOSE	AMOUNT
13805	USALCO LLC	Water Plant Chemicals	13,171.66
13805	USALCO LLC	Water Plant Chemicals	3,154.90
11053	WATER TECHNOLOGY GROUP	CUST #400328 PM CHECKS	2,488.00
14821	WAYNES ELECTRIC INC	FIRE ALARM ELECTRICAL 12/	838.50
=====			
	59 INVOICES	WARRANT TOTAL	452,837.39
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**SUBJECT: APPROVAL OF CONSTRUCTION CONTRACT BETWEEN THE
CITY OF LOUISVILLE AND KRISCHE CONSTRUCTION, INC.
FOR RENOVATIONS AT ENCLAVE AND SUNFLOWER PARKS**

DATE: FEBRUARY 4, 2025

**PRESENTED BY: BRYON WEBER, PROJECT MANAGER, PROS
ADAM BLACKMORE, DIRECTOR PARKS, RECREATION, &
OPEN SPACE DEPARTMENT**

SUMMARY:

Approval is requested for the final phase of a multi-stage Construction Manager/General Contractor (CM/GC) partnership with Krische Construction Inc. (KCI) related to the renovations of Joe Carnival, Meadows, Sunflower and Enclave parks.

The timeline of Council approvals for the previous CM/GC phases is as follows:

- 1) May 8, 2023. Following a competitive bidding process, Council approved an award for “Construction Manager” pre-construction services to KCI. At that time, it was understood that any future agreement(s) for “General Contractor” services would require subsequent approvals pending staff recommendations, design review and available funding.
- 2) January 16, 2024. Council approved an overall budget and funding strategy for the four parks. This included a \$1,000,000 allocation for fire impacted Sunflower and Enclave parks with \$500,000 coming from a Great Outdoors Colorado (GOCO) matching grant.
- 3) March 19, 2024. Per the terms of the CM/GC agreement with KCI to provide initial product and General Contractor services pricing, Council approved a construction contract to KCI for Joe Carnival and Meadows Parks in the amount of \$731,488 plus contingency of \$49,127. Work was completed in 2024 at a total cost of \$647,377.38 and therefore leaving \$133,237.62 of the issued purchase order unused.

Staff now requests approval to again secure KCI as General Contractor for renovations of Enclave & Sunflower Parks. The proposed contract amount of \$1,041,105 is structured as a guaranteed maximum price based on price estimates for the 95% construction drawings. This pricing structure is aimed at expediting contractual agreements and securing construction scheduling while minor landscape revisions are made to the 100% drawings in response to on-going public input. Staff also requests approval to spend up to \$83,895 additional as an approximate 8% contingency.

Per the enclosed 95% construction drawings, renovation work is to include the following at each respective park:

Sunflower Park: Removal of the existing non-ADA compliant walkway, all existing turf grass and the fire damaged trees on plans. Renovations will include earthwork grading to enlarge the grass play area, construction of a new ADA compliant concrete walkway with decorative sunflower motif, installation of playable stump and stone landscape features, enhanced plantings featuring new trees, shrubs and perennials and all new sod with a turf grass blend aimed at balancing heavy use and water conservation. Landscape enhancements will be supported by new irrigation infrastructure.

Enclave Park: In partnership with the Public Work's Storm Water Quality Pilot Project, the existing fire damaged play equipment and concrete play pit borders have been removed and a new rock cobble drainage swale is currently being installed. Following completion of Public Work's stormwater project, the park renovations will include removal of turf grass from the bottom of the drainage basin and regrading to enhance the area for play. A new playground will be installed with an adjacent concrete patio featuring a shade structure and a variety of seating opportunities. Enhanced plantings featuring new trees, shrubs and perennials will be planted for aesthetics and to help buffer adjacent residences. Construction areas will be restored by new sod with a turf grass blend aimed at balancing heavy use and water conservation. All enhancements will be supported by new irrigation infrastructure.

The design of both parks has been part of a public review and input process going back to fall of 2023 and continuing through January 2025. Numerous iterations of design have been explored to balance expressed community desires, concerns of adjacent neighbors and PPLAB board member feedback with each park's unique opportunities and constraints.

Details of this engagement and the process up to this point include:

- Summer 2023 – Grant application to Great Outdoors Colorado (GOCO) for funding support, including public letters of support for renovations at both parks
- Fall 2023 – Online Public Input Survey
- December 2023 – Community Impact Grant Award from GOCO (\$500k)
- January 2024 – Public Open House and presentation of initial designs
- March 2024 – PPLAB Presentation of initial designs and open house feedback
- May 2024 – PPLAB Presentation of revised designs at 80% completion level
- July 2024 – PPLAB Presentation of designs at 90% completion level
- October 2024 – PPLAB Presentation of modified concept design for Sunflower Park, going back to 60% level in response to public input received
- January 2025 – PPLAB Presentation of 95% drawings with pricing & PPLAB support to move projects forward for contract consideration with direction to review turf & plant lists at Sunflower and consider revisions to seating options at Enclave during final 5% drawing set completions. Both of these recommendations for follow up have taken place and will be suggested revisions will be implemented.

SUBJECT: CONTRACT WITH KCI FOR ENCLAVE & SUNFLOWER PARKS**DATE: FEBRUARY 4, 2025****PAGE 3 OF 4****FISCAL IMPACT:**

The proposed contract price of \$1,041,105 and requested \$83,895 contingency are above the \$1,000,000 budget approved by Council on January 16th, 2024. The \$125,000 total overage (including contingency) is proposed to be covered by a carryforward of the \$133,237 leftover in KCI's 2024 agreement for Joe Carnival & Meadows Park construction (including unused contingency).

A summary of funding sources is outlined below:

Estimated Budget

Acct. No. 301511-630048 (Playgrounds 2023-2025)	\$625,000
Grant from Great Outdoors Colorado (GOCO 2023)	\$500,000
Total Available:	\$1,125,000

Expenditures

Krische Construction Inc. (KCI)	\$1,041,105
Staff Requested Contingency (~8%)	\$83,895
Total Expenditures:	\$1,125,000
Budget Remaining	(\$0)

SCHEDULE:

Construction will be dependent on contractor availability, weather conditions and delivery timeframes for long lead time items such as playground equipment. The current understanding is that a start date in February should allow substantial completion during summer of 2025.

PROGRAM/SUB-PROGRAM IMPACT:

The recommended contract supports the Parks Division's goal of providing quality amenities, the City's vision to provide a vibrant and healthy community and City's mission to enhance the quality of life in our community.

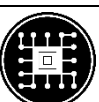
RECOMMENDATION:

Staff recommends City Council award the construction agreement to Krische Construction Inc. per their estimate of \$1,041,105.00, authorize staff to execute change orders up to \$83,895 as an ~8% project contingency and authorize the Mayor, City Manager, Parks, Recreation, and Open Space Director and City Clerk to sign and execute contract documents on behalf of the City.

ATTACHMENTS:

1. Krische Construction, Inc. (KCI) Bid Packet Materials
2. Drawings showing proposed park improvements
3. Agreement with Krische Construction, Inc.

SUBJECT: CONTRACT WITH KCI FOR ENCLAVE & SUNFLOWER PARKS**DATE: FEBRUARY 4, 2025****PAGE 4 OF 4****STRATEGIC PLAN IMPACT:**

☐	 Financial Stewardship & Asset Management	☐	 Reliable Core Services
☐	 Vibrant Economic Climate	☒	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner

BID FORM

PROJECT: Park Renovations – Enclave & Sunflower Parks
PROJECT NUMBER: 301511-630048
OWNER: CITY OF LOUISVILLE, COLORADO

THIS BID IS SUBMITTED TO: THE CITY OF LOUISVILLE, COLORADO

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and within the Contract Time indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty days after the day of Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Requirements within ten days after the date of OWNER's Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement, that:

- (a) BIDDER has examined copies of all the Bidding Documents and of the following Addenda receipt of all which is hereby acknowledged: (List Addenda by Addendum Number and Date):

Date	Number
<u>n/a</u>	<u>n/a</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

- (b) BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.
 - (c) BIDDER is responsible for examining and determining for themselves the location and nature of the proposed Work, the amount and character of the labor and materials required therefor, and the difficulties which may be encountered including existing underground and/or overhead facilities. BIDDER's may not rely on oral, written or graphic representations made by the OWNER and by submitting a Bid, each BIDDER waives all liability for any error in any representation made by the OWNER to the BIDDER. BIDDER's shall inspect the site and its surroundings and notify OWNER in writing of any supplemental examinations, investigations, and/or tests concerning conditions at or contiguous to the site (including surface, and subsurface) which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, or procedures of construction to be employed by BIDDER and safety precautions and programs incident thereto for performing the Work in accordance with the Contract Documents. By failing to make such an inspection and notification, the BIDDER waives all rights to claim extra payment or time extensions due to unexpected conditions, which could have been determined had the site been reasonably inspected. If concealed or unknown conditions differ materially from those ordinarily encountered and generally recognized as inherent in the Work, or differ materially from the conditions indicated in the Contract Documents, then an equitable adjustment in the Contract Price or in the Contract Time will be allowed by change order as provided in the Contract Documents.

- (d) BIDDER has given OWNER written notice of all conflicts, errors, ambiguities or discrepancies that BIDDER has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to BIDDER, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performing and furnishing the Work for which this Bid is submitted.
- (e) This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for himself any advantage over any other Bidder or over OWNER.
4. BIDDER will complete the Work in accordance with Contract Documents for the price(s) shown below in the Schedule of Unit Prices. Each unit price will be deemed to include an amount considered by BIDDER to be adequate to cover BIDDER's overhead and profit for each separately identified item. BIDDER acknowledges that quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.
5. The following documents are enclosed and made a condition of this Bid:
- (a) Guaranteed Maximum Price
- (b) Schedule of Subcontractors (Any persons and organizations proposed to perform the Work are required to be identified submitted in this Bid)
- (c) If BIDDER is a partnership, a list of all partners, their addresses, and their interest and role in the partnership business.
7. Communications concerning this Bid shall be addressed to:
- Name: Gary Adams Telephone No. 303-591-1973
- Email: gadams@kciconst.com
- Address: 605 Weaver Park Road, Longmont, CO 80501

SUBMITTED on January 23, **2025.**

An Individual

(SEAL)

Business address: _____

A Partnership

(SEAL)

Business address: _____

Bid Form

A Corporation

By Krische Construction, Inc. [KCI]
(Corporation Name)

Colorado
(State of incorporation)

By Gary Adams Title Vice President of Operations
(Name of person authorized to sign)



(CORPORATE SEAL)

Attest 
(Secretary) Krista Toepfer

Business address: 605 Weaver Park Road
Longmont, CO 80501

Phone No.: 303-776-7643

Date of Qualification to do business: August 1987

A Joint Venture

By n/a
(Name)

(Address)

By
(Name)

(Address)

Phone Number and Address for receipt of official communications

(Each joint venturer must sign. The manner of signing for each individual, partnership and corporation that is a party to the joint venture should be in the manner indicated above.)

GUARANTEED MAXIMUM PRICE

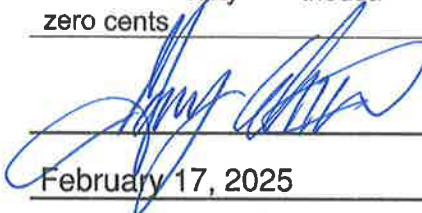
PROJECT: Park Renovations – Enclave & Sunflower Parks
PROJECT NUMBER: 301511-630048
OWNER: CITY OF LOUISVILLE, COLORADO

GUARANTEED MAXIMUM PRICE: \$1,041,105.00

TOTAL BID WRITTEN OUT:

One million forty one thousand one hundred five dollars and
zero cents

SIGNATURE:



Gary Adams

AVAILABLE TO BEGIN WORK (DATE):

February 17, 2025

PROJECT COMPLETION (DATE):

June 6, 2025

COMPANY:

Krische Construction Inc. (KCI)

ADDRESS:

605 Weaver Park Rd. Longmont, CO 80501

TELEPHONE:

303-776-7643

EMAIL:

gadams@kciconst.com

SCHEDULE OF SUBCONTRACTORS

PROJECT: Park Renovations – Enclave & Sunflower Parks
PROJECT NUMBER: 301511-630048
OWNER: CITY OF LOUISVILLE, COLORADO

This Bid is based on subcontracting certain portions of the work to subcontractors as listed below.

Name: Civil Arts, Inc. Telephone No. 303-682-1131
Address: 1500 Kansas Ave #2
City: Longmont State: CO Zip Code: 80501
Services/equipment to be provided: Survey

Name: Rodo's Contracting Telephone No. 303-669-4297
Address: 201 River Road
City: Platteville State: CO Zip Code: 80651
Services/equipment to be provided: Site Demo, Earthwork, Site Concrete

Name: Kumar & Associates Telephone No. 970-416-9045
Address: 800 Stockton Ave #4
City: Fort Collins State: CO Zip Code: 80524
Services/equipment to be provided: Special Testing

Name: Erosion Runner Telephone No. 720-626-1372
Address: _____
City: Fort Collins State: CO Zip Code: 80525
Services/equipment to be provided: Erosion Control BMP's

Name: Arrowleaf Landscape Telephone No. 303-591-5655
Address: 1619 Bluefield Ave
City: Longmont State: CO Zip Code: 80504
Services/equipment to be provided: Irrigation and Landscape

Name: Recreation Plus Telephone No. 303-278-1455
Address: 789 Sherman St, Suite 420 Denver, CO 80203
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: Site Benches, Shade Structure

SCHEDULE OF SUBCONTRACTORS

PROJECT: Park Renovations – Enclave & Sunflower Parks
PROJECT NUMBER: 301511-630048
OWNER: CITY OF LOUISVILLE, COLORADO

This Bid is based on subcontracting certain portions of the work to subcontractors as listed below.

Name: Distinctive Welding Telephone No. 970-482-2224
Address: 700 W Willox Lane, Fort Collins, CO 80524
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: Handrail

Name: Altitude Recreation Telephone No. 720-339-4676
Address: 3762 Eureka Way Unit A, Frederick, CO 80516
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: Playground Equipment

Name: Ground Solutions Telephone No. 720-910-2788
Address: 10611 Highway 257 Spur, Greeley, CO 80634
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: Engineered Wood Fiber - EWF

Name: Anova Furnishings Telephone No. 314-853-0170
Address: 1424 Talmage Ave, St Louis, MO 63110
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: Picnic Tables, Chairs & Trash Receptacles

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

Name: _____ Telephone No. _____
Address: _____
City: _____ State: _____ Zip Code: _____
Services/equipment to be provided: _____

DISCLOSURE STATEMENT

PROJECT: Park Renovations – Enclave & Sunflower Parks
PROJECT NUMBER: 301511-630048
OWNER: CITY OF LOUISVILLE, COLORADO

Vendor must disclose any possible conflict of interest with the City of Louisville including, but not limited to, any relationship with any City of Louisville elected official or employee.

Your response must disclose if a known relationship exists between any principal of your firm and any City of Louisville elected official or employee. If, to your knowledge, no relationship exists, this should also be stated in your response.

Failure to disclose such a relationship may result in cancellation of a contract as a result of your response. This form must be completed and returned in order for your proposal to be eligible for consideration.

- ☒ NO KNOWN RELATIONSHIPS EXIST
- ☐ RELATIONSHIP EXISTS (Please explain relationship)
- _____
- _____

I CERTIFY THAT:

1. I, as an officer of this organization, or per the attached letter of authorization, am duly authorized to certify the information provided herein are accurate and true as of the date; and
2. My organization shall comply with all State and Federal Equal Opportunity and Non-Discrimination requirements and conditions of employment.

Gary Adams

Printed or Typed Name

Vice President of Operations

Title

Signature

1/23/2025

Date



LEGEND

-  SOD
-  CONCRETE
-  ENGINEERED WOOD FIBER
-  MULCH
-  METAL EDGER
-  TABLES
-  SEAT BOULDERS
-  SEATBACK CHAIRS
-  DECIDUOUS TREE
-  ORNAMENTAL TREE



ENCLAVE PARK

1100 ENCLAVE CIRCLE
LOUISVILLE, CO 80027



Project No.: 22219.00

Issued For: Date: 2/26/25 11/20/2024

Drafted By: EMS, AD
Checked By: CM, ES

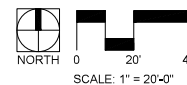
All drawings and written material represent the design of the project as shown and approved by the Design Concepts and may not be duplicated, used or otherwise.

OVERALL SITE PLAN

L1.0

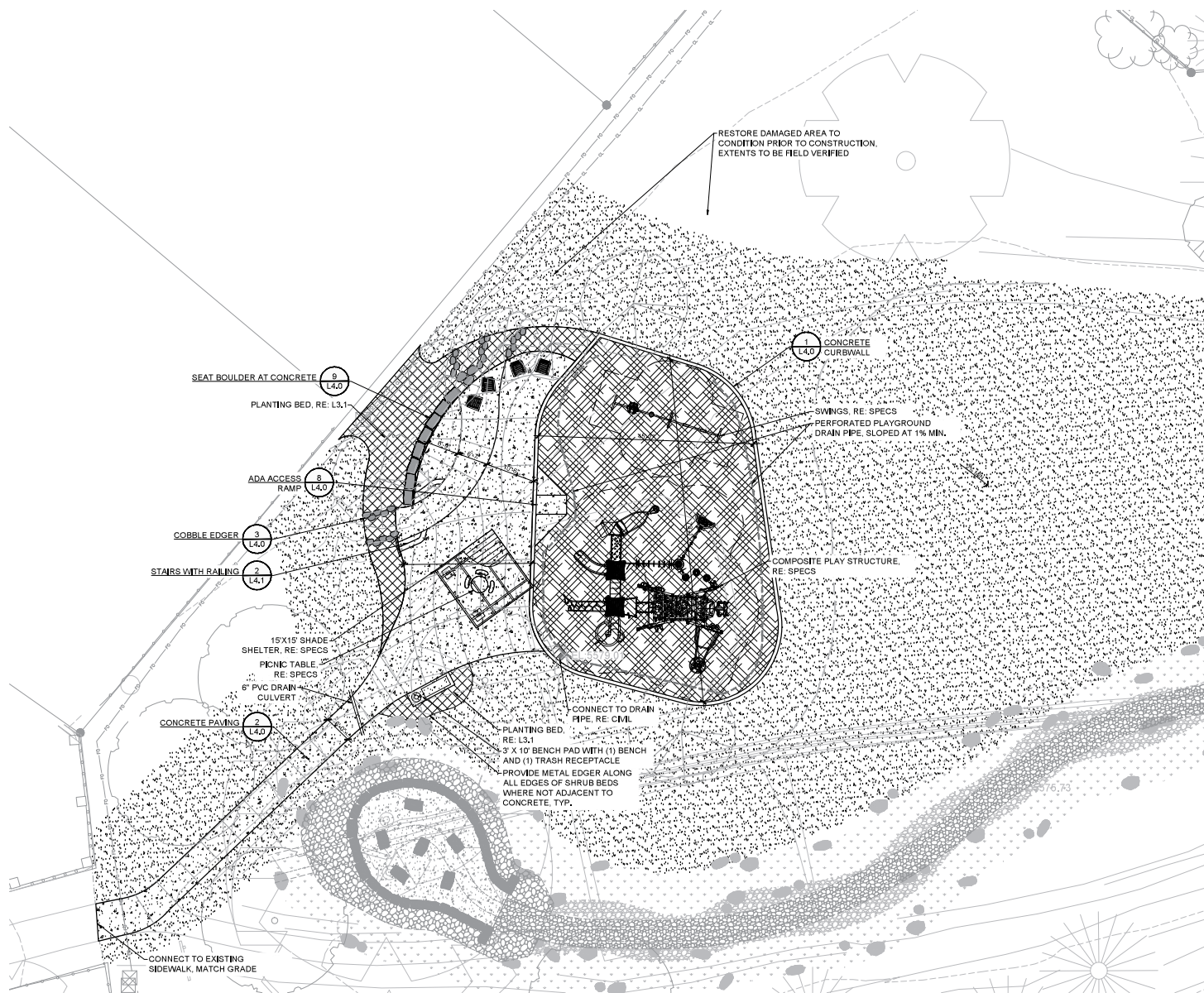
1 OVERALL SITE PLAN

Scale: 1" = 20'



CC 02/04/25

26



LEGEND

- SOD
- CONCRETE
- ENGINEERED WOOD FIBER
- MULCH
- METAL EDGER
- TABLES
- SEAT BOULDERS
- SEATBACK CHAIRS
- DECIDUOUS TREE
- ORNAMENTAL TREE



ENCLAVE PARK

1100 ENCLAVE CIRCLE
LOUISVILLE, CO 80027



Project No.: 22219.00

Issued For: Date: 05/26/2024 11/20/2024

Drafted By: EMS, AD
Checked By: CM, ES

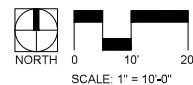
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SITE PLAN
ENLARGEMENT

L2.0

1 SITE PLAN ENLARGEMENT

Scale: 1" = 10'



CC 02/04/25

27



Project No.: 22219.00

Issued For: Date: 2/28/2024 11/20/2024

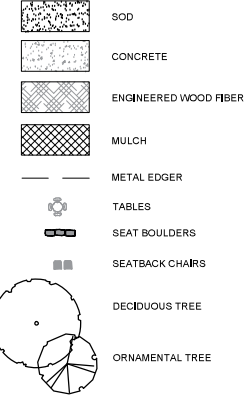
Drafted By: EMS, AD
Checked By: CM, ES

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**OVERALL
LANDSCAPE
PLAN**

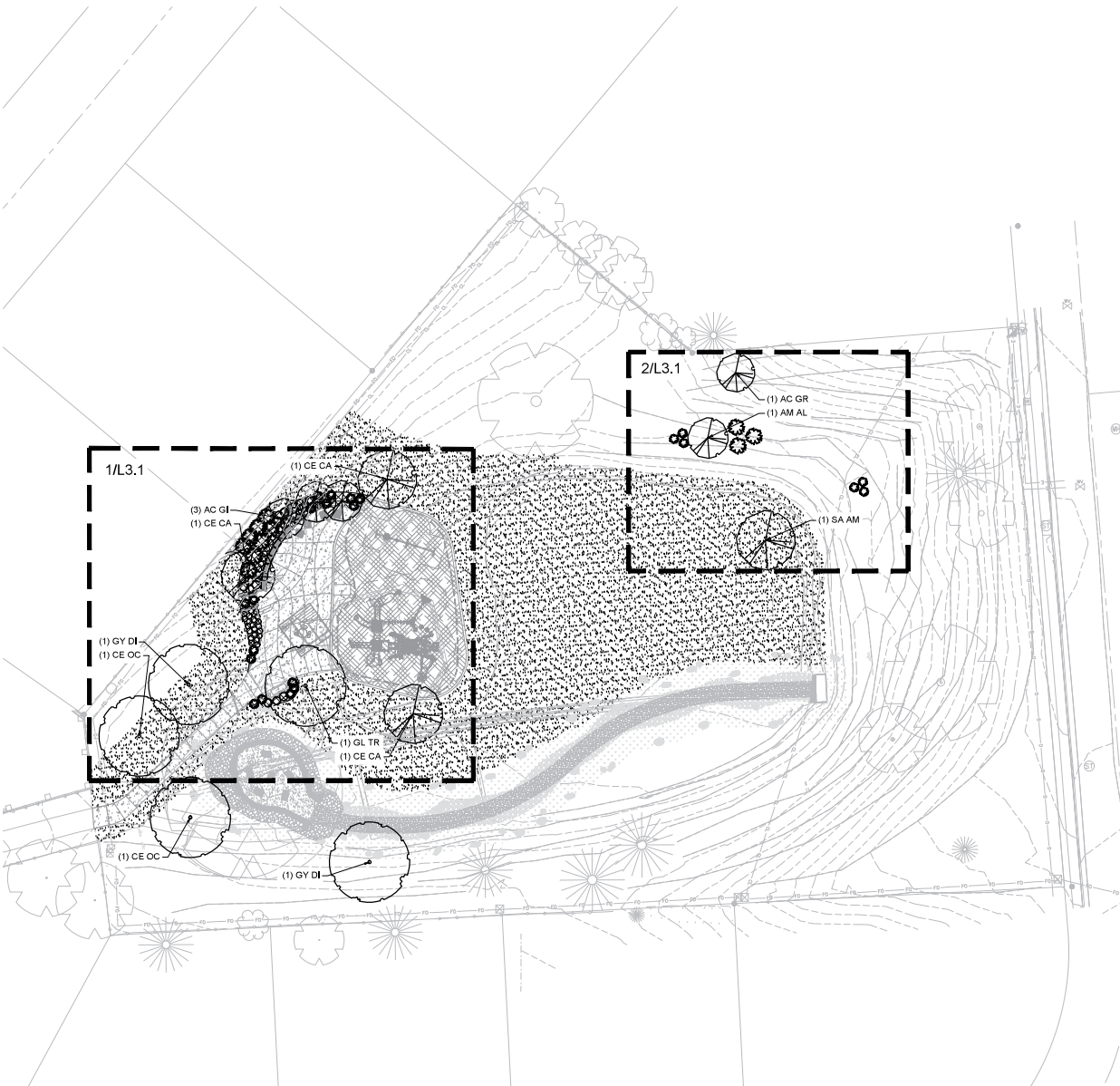
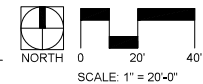
L3.0

LEGEND

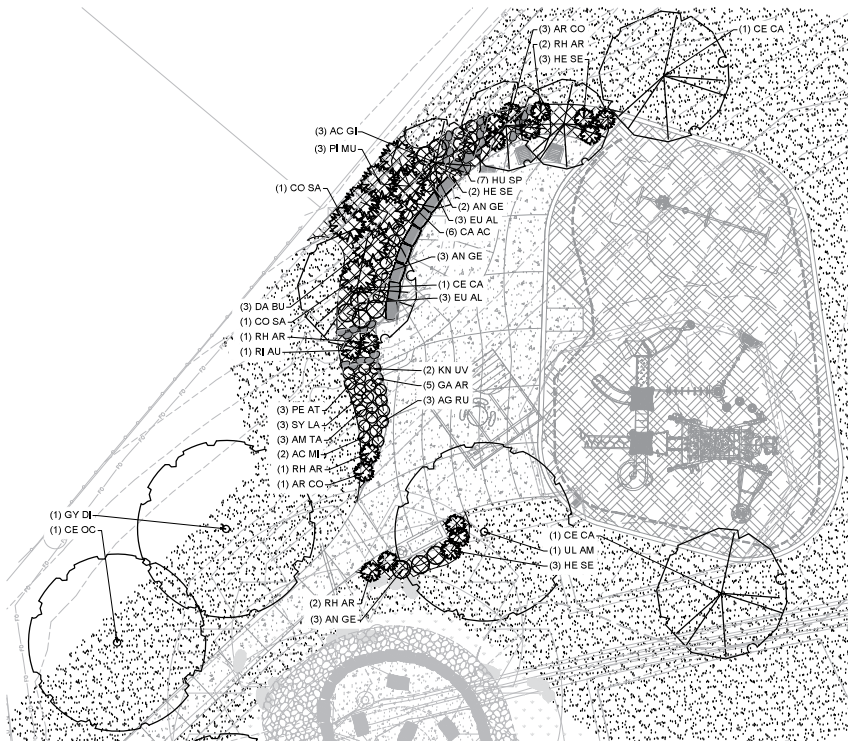


PLANT SCHEDULE

CODE	DECIDUOUS TREES	COMMON NAME	CONT.
CE OC	<i>Celtis occidentalis</i>	Western Hackberry	2" B&B
GL TR	<i>Gleditsia triacanthos</i>	Honeylocust	2" B&B
GY DI	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2" B&B
SA AM	<i>Salix amygdaloides</i>	Peach Leaf Willow	2" B&B
CODE	ORNAMENTAL TREES	COMMON NAME	CONT.
NMAL	<i>Amelanchier alnifolia</i>	Saskatoon Serviceberry	B&B cump
AC GI	<i>Acer glabrum</i>	Ginnala Maple	B&B cump
AC GR	<i>Acer grandidentatum</i>	Bittersweet Maple	B&B cump
CE CA	<i>Cercis canadensis</i>	Eastern Redbud	2" B&B
CODE	SHRUBS	COMMON NAME	CONT.
AB CO	<i>Arctostaphylos uva-ursi</i>	Pachira	45 cort.
CO SA	<i>Cornus sericea</i>	Redtwig Dogwood	45 cort.
DA BU	<i>Daphne x burkwoodii</i>	Carol Mackle Daphne	45 cort.
FR NA	<i>Fraxinus americana</i>	Dwarf Blue Rabbitbrush	45 cort.
EU AL	<i>Eucalyptus alba</i>	Dwarf Burning Bush	45 cort.
PE AT	<i>Perovskia atriplicifolia</i>	Russian Sage	45 cort.
PI MU	<i>Pinus mugo</i>	Dwarf Mugo Pine	45 cort.
RH AR	<i>Rhus aromatica</i>	Gro-low Sumac	45 cort.
RH GL	<i>Rhus glabra</i>	Smooth Sumac	2" B&B
RI AU	<i>Ribes aurum</i>	Golden Currant	45 cort.
CODE	PERENNIALS	COMMON NAME	CONT.
AC MI	<i>Asclepias tuberosa</i>	Common Milkweed	45 cort.
AG RU	<i>Agrostis rupestris</i>	Licorice Milkweed	45 cort.
AM TA	<i>Amorpha tobacum</i>	Blue Star	45 cort.
GA RA	<i>Gallardia arvensis</i>	Blanket Flower	45 cort.
HU SP	<i>Hieracium spp.</i>	Coral Bells	45 cort.
KN LV	<i>Kniphofia uvaria</i>	Red Hot Poker	45 cort.
ST LA	<i>Symphoricarpos laevis</i>	Smooth Aster	45 cort.
CODE	ORNAMENTAL GRASSES	COMMON NAME	CONT.
CA AC	<i>Calamagrostis acutiflora</i>	Karl Foerster Feather Reed Grass	45 cort.
AN GE	<i>Andropogon gerardi</i>	Blue Bigblow	45 cort.
HE SE	<i>Helictotrichon sempervirens</i>	Blue Avena	45 cort.

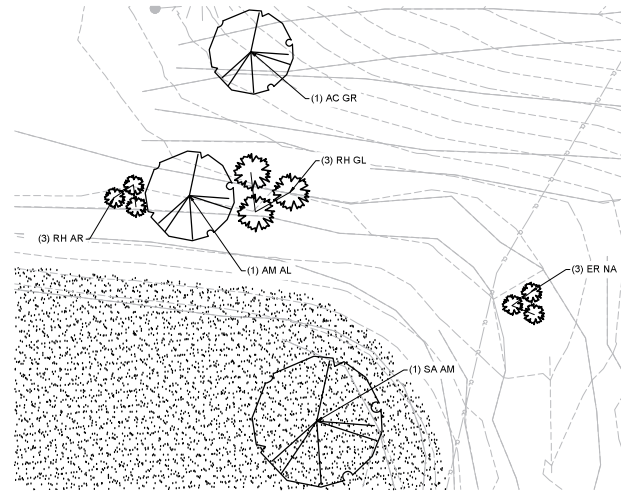
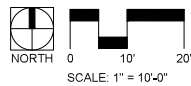


1 LANDSCAPE PLAN
Scale: 1" = 20'



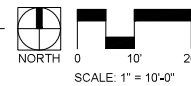
1 LANDSCAPE PLAN ENLARGEMENT

Scale: 1" = 10'



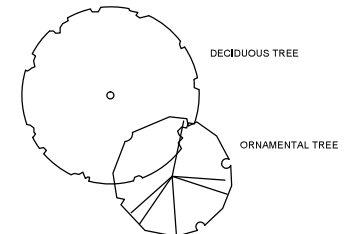
2 LANDSCAPE PLAN ENLARGEMENT

Scale: 1" = 10'



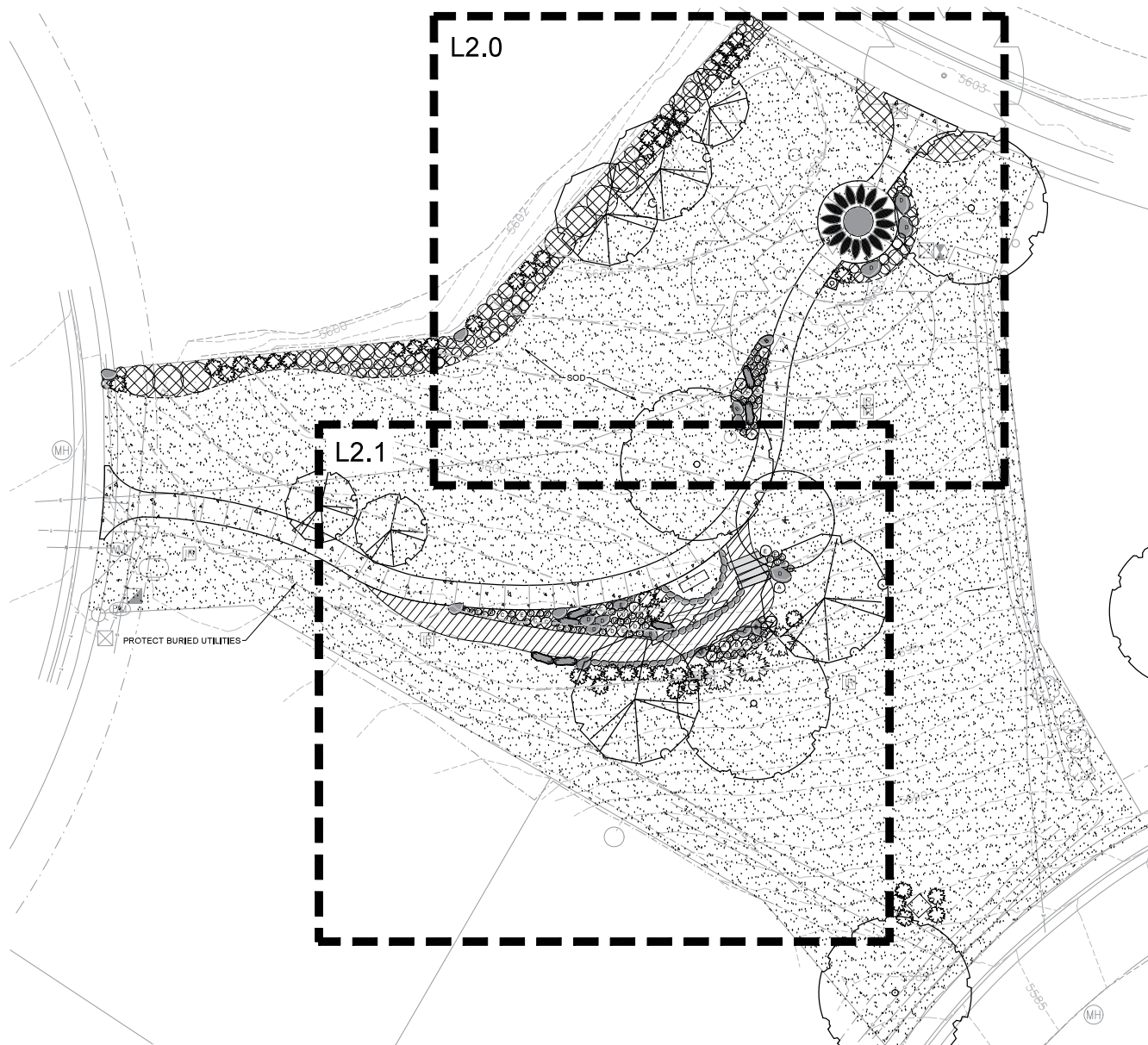
LEGEND

- SOD
- CONCRETE
- ENGINEERED WOOD FIBER
- MULCH
- METAL EDGER
- TABLES
- SEAT BOULDERS
- SEATBACK CHAIRS

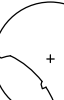


PLANT SCHEDULE

CODE	DECIDUOUS TREES	COMMON NAME	CONT
CE OC	<i>Celtis occidentalis</i>	Western Hackberry	2" B&B
GL TR	<i>Gleditsia nacantha</i>	Honeylocust	2" B&B
GY DI	<i>Gymnocladus dioica</i>	Kentucky Coffeetree	2" B&B
SA AM	<i>Salix amygdaloides</i>	Peach Leaf Willow	2" B&B
CODE	ORNAMENTAL TREES	COMMON NAME	CONT
AM AL	<i>Amelanchier alnifolia</i>	Sassatoon Serviceberry	B&B clump
AC GI	<i>Acer ginnala</i>	Ginnala Maple	B&B clump
AC GR	<i>Acer grandatum</i>	Bilgorth Maple	B&B clump
CE CA	<i>Cercis canadensis</i>	Eastern Redbud	2" B&B
CODE	SHRUBS	COMMON NAME	CONT
AR CO	<i>Arctostaphylos uva-ursi</i>	Panchito Manzanita	#5 cont.
CO SA	<i>Cornus sericea 'Aurea'</i>	Reichwig Dogwood	#5 cont.
DA BU	<i>Daphne x burkwoodii 'Carol Mackie'</i>	Carol Mackie Daphne	#5 cont.
ER NA	<i>Ericameria nauseosa nana</i>	Dwarf Blue Rabbitbrush	#5 cont.
EU AL	<i>Eumyrtus laevis compacta</i>	Dwarf Burning Bush	#5 cont.
PE AT	<i>Perovskia atriplicifolia</i>	Russian Sage	#5 cont.
PI MU	<i>Pinus mugo</i>	Dwarf Mugo Pine	#5 cont.
RH AR	<i>Rhus arancifolia</i>	Fire Low Sunac	#5 cont.
RH GL	<i>Rhus glabra</i>	Smooth Sumac	2" B&B
RI AU	<i>Ribes aurum</i>	Golden Currant	#5 cont.
CODE	PERENNIALS	COMMON NAME	CONT
AC MI	<i>Achillea millefolium 'Paprika'</i>	Common Yarrow	#1 cont.
AG RU	<i>Agastache rupestris</i>	Licorice Mint Hyssop	#1 cont.
AM TA	<i>Amsonia tabernaemontana</i>	Blue Star	#1 cont.
SA AR	<i>Gallardia aristata</i>	Blanket Flower	#1 cont.
HU SP	<i>Heuchera sp. 'Peach Melba'</i>	Coral Bells	#1 cont.
KN UV	<i>Kniphofia uva</i>	Red Hot Poker	#1 cont.
GY LA	<i>Gymnocladus dioica</i>	Smooth Aster	#1 cont.
CODE	ORNAMENTAL GRASSES	COMMON NAME	CONT
EA AC	<i>Calamagrostis acutiflora</i>	Karl Foerster Feather Reed Grass	#1 cont.
AN GE	<i>Andropogon gerardii</i>	Blue Bigstem	#1 cont.
WE SE	<i>Helictotrichon sempervirens</i>	Blue Avena	#1 cont.

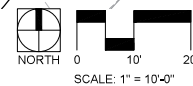


LEGEND

-  SOD
-  CRUSHER FINES
-  WOOD MULCH
-  SANDBLASTED AND STAINED CONCRETE
-  COLORED CONCRETE
-  CONCRETE
-  METAL EDGER
-  LANDSCAPE BOULDERS
-  STUMP AND STONE HEIGHT:
A = 24"
B = 16"
C = 8"
D = 16"
E = 12"
-  STONE STEPS
-  DECIDUOUS TREE
-  ORNAMENTAL TREE

1 OVERALL SITE PLAN

1" = 10'-0"



Project No.: 22219.00

Issued For: Date: 02/04/25 11/20/2024

Drafted By: EMS, AD

Checked By: CM, ES

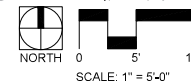
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OVERALL SITE PLAN

L1.1



1 PLAZA ENLARGEMENT
1" = 5'-0"



LEGEND

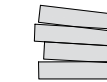
	SOD
	CRUSHER FINES
	WOOD MULCH
	SANDBLASTED AND STAINED CONCRETE
	COLORED CONCRETE
	CONCRETE
	METAL EDGER



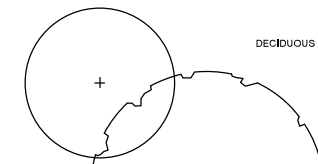
LANDSCAPE BOULDERS



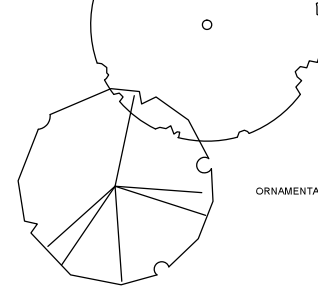
STUMP AND STONE HEIGHT:
A = 24"
B = 16"
C = 8"
D = 18"
E = 12"



STONE STEPS



DECIDUOUS TREE



ORNAMENTAL TREE



SUNFLOWER PARK

907 SUNFLOWER STREET
LOUISVILLE, CO 80207



Project No.: 22219.00

Issued For: 8/26/2024

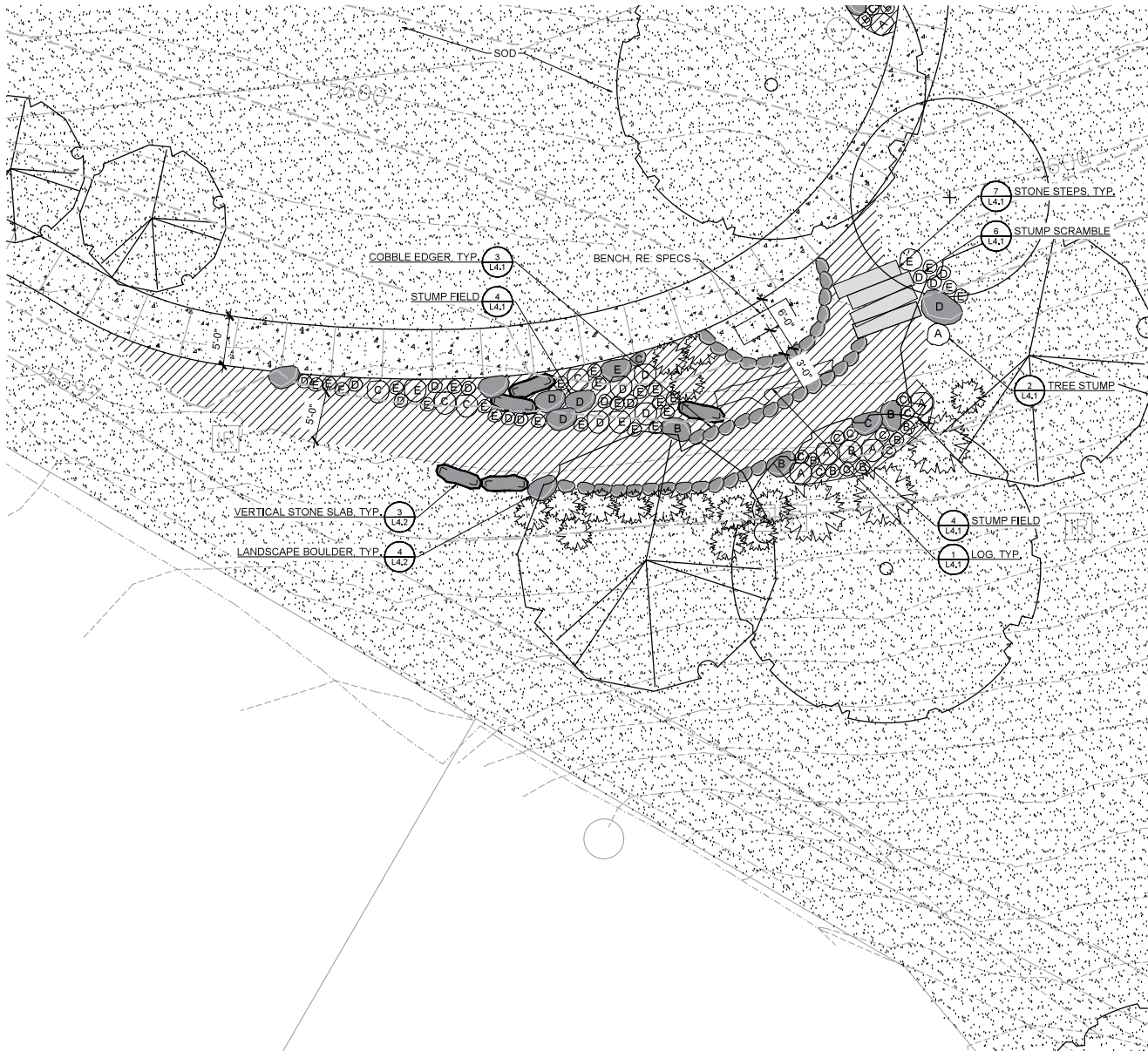
Date: 11/20/2024

Drafted By: EMS, AD
Checked By: CM, ES

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PLAZA
ENLARGEMENT

L2.0



LEGEND

	SOD
	CRUSHER FINES
	WOOD MULCH
	SANDBLASTED AND STAINED CONCRETE
	COLORED CONCRETE
	CONCRETE
	METAL EDGER



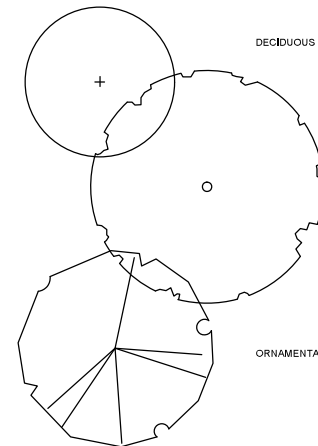
LANDSCAPE BOULDERS



STUMP AND STONE HEIGHT:
A = 24"
B = 16"
C = 8"
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E = 12"

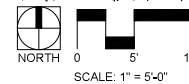


STONE STEPS



DECIDUOUS TREE

ORNAMENTAL TREE



1 ADVENTURE PATH ENLARGEMENT 1" = 5'-0"



SUNFLOWER PARK 907 SUNFLOWER STREET LOUISVILLE, CO 80207



Project No.: 22239.00

Issued For: 8/26/2024 Date: 11/20/2024

Drafted By: EMS, AD
Checked By: CM, ES

All drawings and written material
supplied herein constitute a contract and
are the property of Design Concepts and
may not be duplicated, copied or otherwise used.

ADVENTURE
PATH
ENLARGEMENT

L2.1

AGREEMENT

THIS AGREEMENT is made and entered into this **5th day of February** in the year 2025 by and between:

CITY OF LOUISVILLE, COLORADO
(hereinafter called OWNER)

and

KRISCHE CONSTRUCTION INC (KCI)
(hereinafter called CONTRACTOR)

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows.

ARTICLE 1. WORK

CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

PROJECT: PARK RENOVATION – ENCLAVE & SUNFLOWER PARKS
PROJECT NUMBER: 301511-630048

ARTICLE 2. CONTRACT TIMES

- 2.1 The CONTRACTOR shall substantially complete all work within **100 Contract Days** from the date when the Contract Time commences to run as identified in the Notice to Proceed. The Work shall be completed and ready for final payment in accordance with paragraph 14.13 of the General Conditions.
- 2.2 **LIQUIDATED DAMAGES.** The OWNER and the CONTRACTOR agree and recognize that time is of the essence in this contract and that the OWNER will suffer financial loss if the Work is not substantially complete by the date specified in paragraph 2.1 above, plus any extensions thereof allowed in accordance with the Article 12 of the General Conditions. OWNER and CONTRACTOR also agree that such damages are uncertain in amount and difficult to measure accurately. Accordingly, the OWNER and CONTRACTOR agree that as liquidated damages, and not as a penalty, for delay in performance the CONTRACTOR shall pay the OWNER **One Hundred and 00/100 dollars (\$100.00)** for each and every **Contract Day** and portion thereof that expires after the time specified above for substantial completion of the Work until the same is finally complete and ready for final payment. The liquidated damages herein specified shall only apply to the CONTRACTOR's delay in performance, and shall not include litigation or attorneys' fees incurred by the OWNER, or other incidental or consequential damages suffered by the OWNER due to the CONTRACTOR's performance. If the OWNER charges liquidated damages to the CONTRACTOR, this shall not preclude the OWNER from commencing an action against the CONTRACTOR for other actual harm resulting from the CONTRACTOR's performance, which is not due to the CONTRACTOR's delay in performance.

ARTICLE 3. CONTRACT PRICE

- 3.1 The OWNER shall pay in current funds, and the CONTRACTOR agrees to accept in full payment for performance of the Work, subject to additions and deductions from extra and/or omitted work and determinations of actual quantities as provided in the Contract Documents, the Contract Price of **One million forty one thousand one hundred five and 00/100 dollars (\$1,041,105.00)** set forth in the bid form of the CONTRACTOR dated **January 23, 2025**.

As provided in paragraph 11.9 of the General Conditions estimated quantities are not guaranteed, and determinations of actual quantities and classification are to be made by PROJECT MANAGER as provided in paragraph 9.10 of the General Conditions. Unit prices have been computed as provided in paragraph 11.9 of the General Conditions.

ARTICLE 4. PAYMENT PROCEDURES

CONTRACTOR shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by OWNER as provided in the General Conditions.

- 4.1 PROGRESS PAYMENTS. OWNER shall make progress payments on the basis of CONTRACTOR's Applications for Payment as recommended by PROJECT MANAGER, on or about the third Wednesday of each month during construction as provided below. All progress payments will be on the basis of the progress of the Unit Price Work based on the number of units completed as provided in the General Conditions.

- 4.1.1.1 Prior to final completion and acceptance, progress payments will be made in the amount equal to 95 percent of the calculated value of completed Work, and/or 95 percent of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to OWNER as provided in 14.2 of the General Conditions), but in each case, less the aggregate of payments previously made and such less amounts as PROJECT MANAGER shall determine, or OWNER may withhold, in accordance with paragraph 14.7 of the General Conditions.

If OWNER finds that satisfactory progress is being made in any phase of the Work, it may, in its discretion and upon written request by the CONTRACTOR, authorize final payment from the withheld percentage to the CONTRACTOR or subcontractors who have completed their work in a manner finally acceptable to the OWNER. Before any such payment may be made, the OWNER must, in an exercise of its discretion, determine that satisfactory and substantial reasons exist for the payment and there must be provided to the OWNER written approval from any surety furnishing bonds for the Work.

Nothing contained in this provision shall preclude the OWNER and CONTRACTOR from making other arrangements consistent with C.R.S. 24-91-105 prior to contract award.

- 4.2 FINAL PAYMENT. Upon final completion and acceptance of the Work in accordance with paragraph 14.13 of the General Conditions, OWNER shall pay the remainder of the Contract Price as provided in said paragraph 14.13 of the General Conditions.

ARTICLE 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

- 5.1 CONTRACTOR has examined and carefully studied the Contract Documents, (including the Addenda listed in paragraph 6.8) and the other related data identified in the Bidding Documents including "technical".
- 5.2 CONTRACTOR has inspected the site and become familiar with and is satisfied as to the general, local and site conditions that may affect cost, progress, performance or furnishing of the Work.
- 5.3 CONTRACTOR is familiar with and is satisfied as to all federal, state and local Laws and Regulations that may affect cost, progress and furnishing of the Work.
- 5.4 CONTRACTOR has carefully studied all reports of exploration and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions relating to surface or subsurface structures at or contiguous to the site (Except Underground facilities) which have been identified in the General Conditions as provided in paragraph 4.2.1 of the General Conditions. CONTRACTOR accepts the determination set forth in paragraph 4.2 of the General Conditions. CONTRACTOR acknowledges that such reports and drawings are not Contract Documents and may not be complete for CONTRACTOR's purposes. CONTRACTOR acknowledges that OWNER and PROJECT MANAGER do not assume responsibility for the accuracy or completeness of information and data shown or indicated in the Contract Documents with respect to such reports, drawings or to Underground Facilities at or contiguous to the site. CONTRACTOR has conducted, obtained and carefully studied (or assume responsibility for having done so) all necessary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the site or otherwise which may affect cost, progress, performance or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences and procedures of construction to be employed by CONTRACTOR and safety precautions and programs incident thereto. CONTRACTOR does not consider that any additional examinations, investigations, explorations, tests, studies or data are necessary for the performance and furnishing of the Work at the Contract Price, within the Contract Times and in accordance with the other terms and conditions of the Contract Documents.
- 5.5 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.3 of the General Conditions.
- 5.6 CONTRACTOR is aware of the general nature of work to be performed by OWNER and others at the site that relates to the Work as indicated in the Contract Documents.
- 5.7 CONTRACTOR has correlated the information known to CONTRACTOR, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents and all additional examinations, investigations, explorations, tests studies and data with the Contract Documents.

- 5.8 CONTRACTOR has given PROJECT MANAGER written notice of all conflicts, errors, ambiguities or discrepancies that CONTRACTOR has discovered in the Contract Documents and the written resolution thereof by PROJECT MANAGER is acceptable to CONTRACTOR, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing the Work.

ARTICLE 6. CONTRACT DOCUMENTS

The Contract Documents, which constitute the entire agreement between OWNER and CONTRACTOR concerning the Work, are all written documents, which define the Work and the obligations of the Contractor in performing the Work and the OWNER in providing compensation for the Work. The Contract Documents include the following:

- 6.1 This Agreement
- 6.2 Documentation submitted by CONTRACTOR prior to Notice of Award, as applicable:
 - 6.2.1 Bid Form
 - 6.2.2 Guaranteed Maximum Price
 - 6.2.2 Schedule of Subcontractors
 - 6.2.3 Disclosure Statement
- 6.3 General Conditions
- 6.4 Supplementary Conditions
- 6.5 General Requirements
- 6.6 Technical Specifications
- 6.7 Drawings with each sheet bearing the title: Enclave Park 95% Construction Documents & Sunflower Park 95% Construction Documents
- 6.8 Other documents which may be required or specified including:
 - 6.8.1 Addenda No. 0 to 0 exclusive
 - 6.8.2 Notice of Award
 - 6.8.3 Performance Bond
 - 6.8.4 Labor and Material Payment Bond
 - 6.8.5 Certificates of Insurance
 - 6.8.6 Notice to Proceed
 - 6.8.7 Change Order
 - 6.8.8 Field Order
 - 6.8.9 Work Change Directive
 - 6.8.10 Application for Payment
 - 6.8.11 Contractor Proposal Request
 - 6.8.12 Contractor Overtime Request
 - 6.8.13 Certificate of Substantial Completion
 - 6.8.14 Claim Release
 - 6.8.15 Claim Release for Subcontractors
 - 6.8.16 Final Inspection Report
 - 6.8.17 Certificate of Final Completion
 - 6.8.18 Guarantee Period Inspection Report

- 6.9 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to paragraphs 3.5 and 3.6 of the General Conditions.
- 6.10 In the event of conflict between the above documents, the prevailing document shall be as follows:
1. Permits from other agencies as may be required.
 2. Special Provisions and Detail Drawings.
 3. Technical Specifications and Drawings. Drawings and Technical Specifications are intended to be complementary. Anything shown or called for in one and omitted in another is binding as if called for or shown by both.
 4. Supplementary Conditions.
 5. General Conditions.
 6. City of Louisville Design and Construction Standards.
 7. Reference Specifications.

In case of conflict between prevailing references above, the one having the more stringent requirements shall govern.

There are no Contract Documents other than those listed above in this Article 6. The Contract Documents may only be amended, modified or supplemented as provided in paragraphs 3.5 and 3.6 of the General Conditions.

ARTICLE 7. MISCELLANEOUS

- 7.1 Terms used in this Agreement, which are defined in Article 1 of the General Conditions, shall have the meanings indicated in the General Conditions.
- 7.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.
- 7.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

ARTICLE 8. OTHER PROVISIONS

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed, initialed or identified by OWNER and CONTRACTOR.

This Agreement will be effective on **February 5th, 2025**.

**OWNER: CITY OF LOUISVILLE,
COLORADO**

By: _____
Chris Leh, Mayor

(CORPORATE SEAL)

Attest: _____
Meredyth Muth, City Clerk

Address for giving notices:

749 Main Street
Louisville, Colorado
80027

Attention: Project Manager - PROS

**CONTRACTOR: KRISCHE CONSTRUCTION
INC. (KCI)**

By: _____
Gary Adams, VP of Operations

(CORPORATE SEAL)
Attest: _____
SECRETARY

Address for giving notices:

605 Weaver Park Rd
Longmont, CO
80501

Attention: Gary Adams

SUBJECT: APPROVAL OF 2025 ANNUAL FUEL PURCHASE

DATE: FEBRUARY 04, 2025

PRESENTED BY: KURT KOWAR, P.E., DIRECTOR OF PUBLIC WORKS

SUMMARY:

Staff recommends approval to purchase fuel from SENERGY PETROLEUM (Hill Petroleum) under the guidelines and price structure of the current RFP-22-22-MAPO agreement currently expiring on 7/31/2025.

City staff purchases gasoline and diesel fuel on a monthly basis throughout the year for the city vehicle and golf course fleet. The City has used, on average, 46,952 gallons of unleaded gasoline and 13,362 gallons of biodiesel fuel over the course of the last six years (2019-2024).

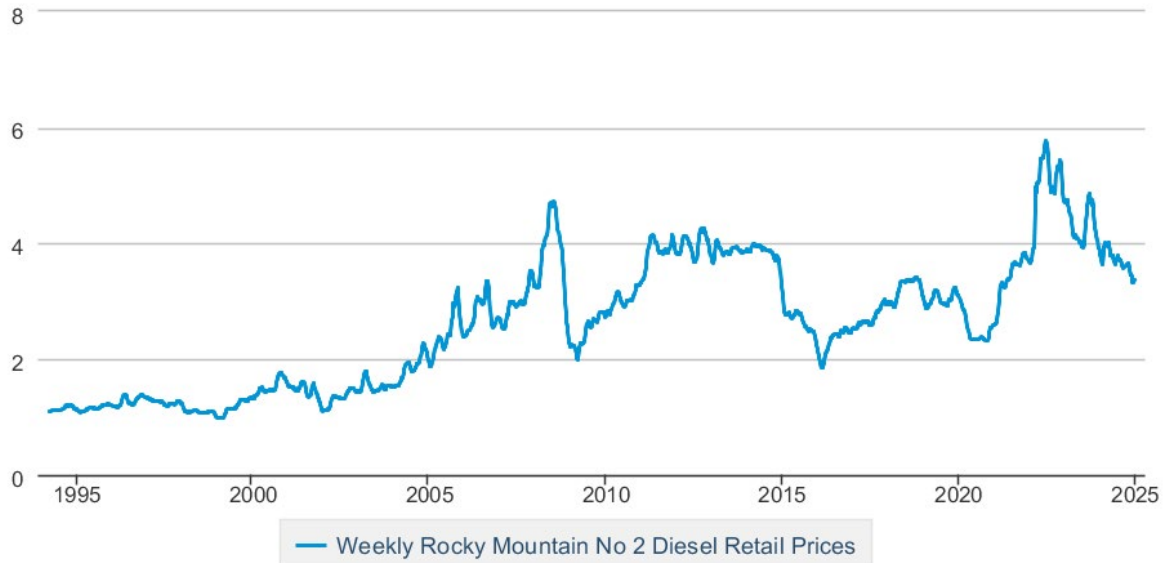
The supplier for the City's fuel is selected based on the lowest bid available for the Colorado Municipal Assembly of Procurement Officials (MAPO). This bid, currently RFP-22-22-MAPO, was advertised in 2022 with Hill Petroleum, (now known as SENERGY PETROLEUM) as the successful bidder for Fuel Delivery Services. Louisville, as a member of MAPO, is able to participate under the terms of the agreement. Hill Petroleum (SENERGY PETROLEUM) has supplied fuel to the City for approximately twenty years.

The City has budgeted \$184,845 for fuel to be purchased in 2025. Budgeting for City fuel purchases is done by department and allocated across various cost centers in the operational budget. Actual 2024 fuel costs were \$183,675.

The actual fuel cost will vary based upon market pricing of oil. City staff monitor fuel costs in conjunction with overall citywide budget trends to manage expenditures for each fiscal year. In the event of costs exceeding overall line items staff will recommend future budget amendments to align actual costs with line-item budgets.

Weekly Rocky Mountain No 2 Diesel Retail Prices

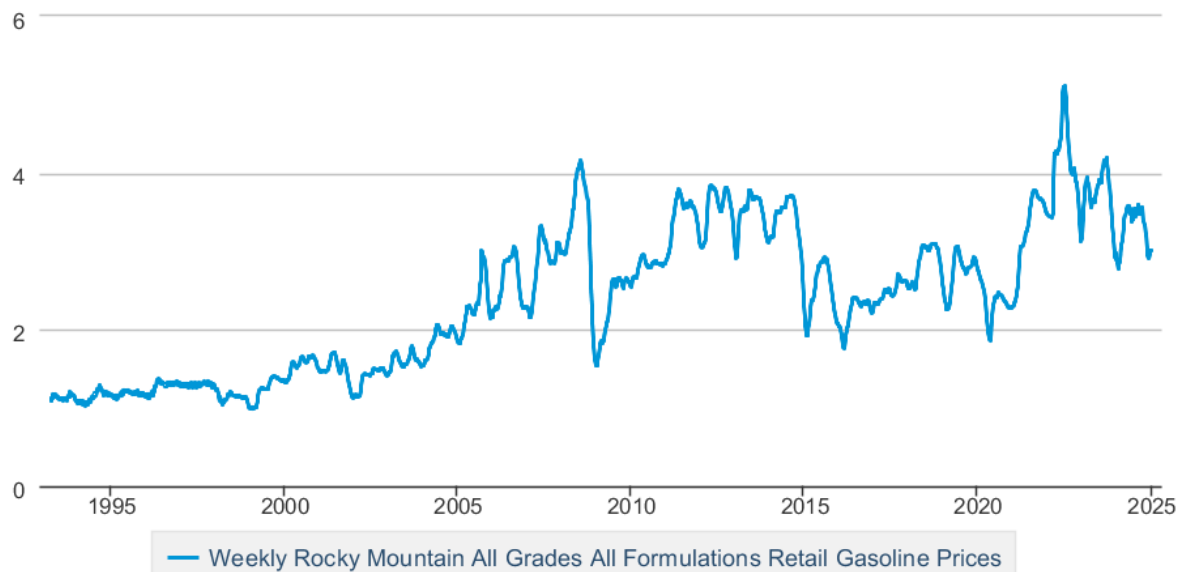
Dollars per Gallon



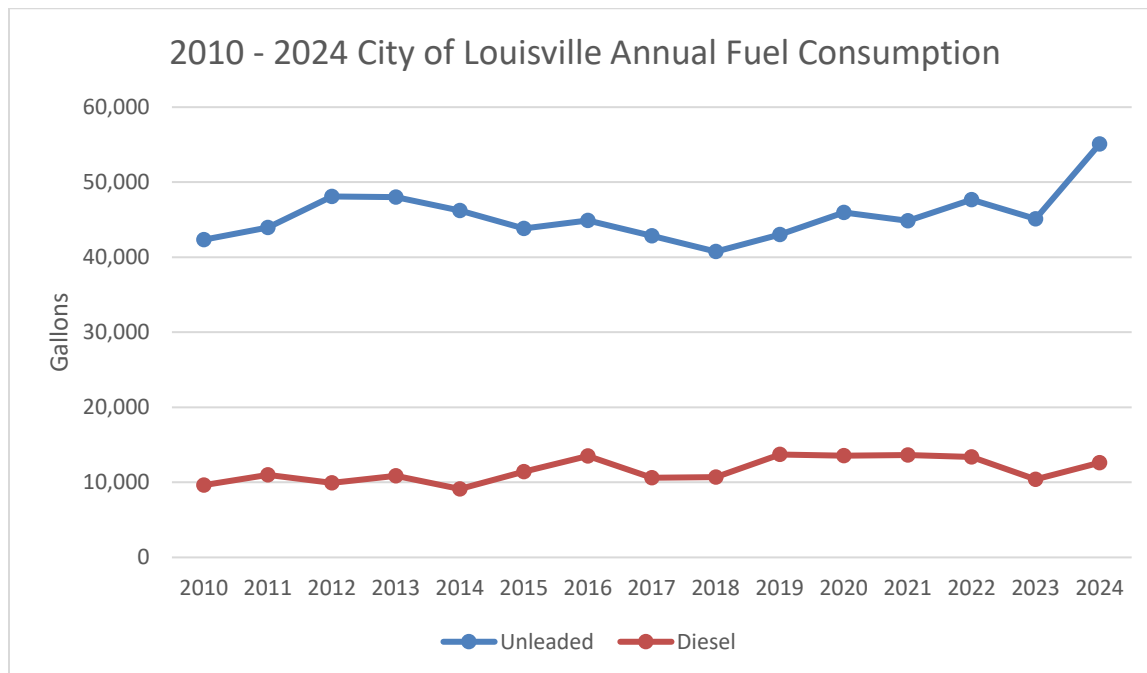
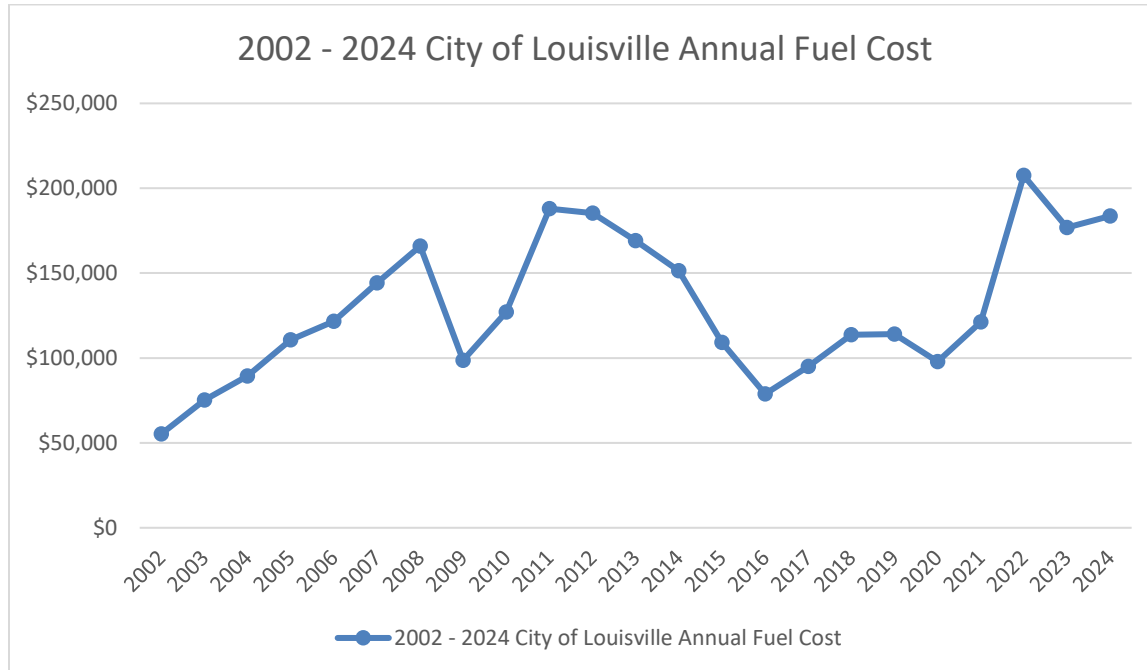
Data source: U.S. Energy Information Administration

Weekly Rocky Mountain All Grades All Formulations Retail Gasoline Prices

Dollars per Gallon



Data source: U.S. Energy Information Administration



SUBJECT: 2025 ANNUAL FUEL PURCHASE

DATE: FEBRUARY 04, 2025

PAGE 4 OF 4

FISCAL IMPACT:

The approved 2025 Budget provides for \$184,845 for fuel and oil for citywide fleet and golf course expenditures.

PROGRAM/SUB-PROGRAM IMPACT:

A safe, well-maintained, effective and efficient multi-modal transportation system at a reasonable cost.

RECOMMENDATION:

Approve the Public Works Director to enter a purchasing agreement with SENERGY PETROLEUM for \$184,845 that fulfills the approved 2025 budget for fuel and oil purchasing.

ATTACHMENT(S):

1. MAPO Notice of Award
2. SENERGY PETROLEUM Piggyback Letter

STRATEGIC PLAN IMPACT:

☒	 Financial Stewardship & Asset Management	☒	 Reliable Core Services
☐	 Vibrant Economic Climate	☐	 Quality Programs & Amenities
☐	 Engaged Community	☐	 Healthy Workforce
☐	 Supportive Technology	☐	 Collaborative Regional Partner



ARAPAHOE COUNTY
COLORADO'S FIRST

Department of Finance

PURCHASING DIVISION

5334 South Prince Street
Littleton, Colorado 80120-1136
Phone: 303-795-4430
Fax: 303-738-7929
www.arapahoegov.com

TODD WEAVER
Director

May 29, 2024

Mike Principato
Thomas Walker
Senergy Petroleum
6301 Ralston Rd.
Arvada, CO 80002
Mike.Principato@gosenergy.com
Thomas.Walker@gosenergy.com

**RE: Bulk Fuel Purchase and Delivery for Colorado MAPO Agencies
RFP-22-22_MAPO**

Mr. Walker and Mr. Principato,

Hill Petroleum entered into an agreement for Bulk Fuel Purchase and Delivery for Colorado MAPO Agencies on August 01, 2022. Arapahoe County then consented to the assignment of the agreement from Hill Petroleum to Senergy Petroleum effective November 2, 2022. Please find attached with this letter the Extension of the Agreement.

Please sign and e-mail back a scanned copy, along with current pricing and an updated Certificate of Insurance, within ten (10) business days of the date of this letter.

Sincerely,

Sarah Huerta, CPPB

Sarah Huerta
Senior Purchasing Agent

Cc: Purchasing File

May 29, 2024

Mike Principato
Thomas Walker
Senenergy Petroleum
6301 Ralston Rd.
Arvada, CO 80002
Mike.Principato@gosenergy.com
Thomas.Walker@gosenergy.com

**RE: Bulk Fuel Purchase and Delivery for Colorado MAPO Agencies
RFP-22-22_MAPO**

Arapahoe County and Senenergy Petroleum entered into an agreement for Bulk Fuel Purchase and Delivery for Colorado MAPO Agencies on August 1, 2022. The parties may mutually agree upon an annual extension of this agreement pursuant to the provisions as set forth in the original Agreement for Services.

Senenergy Petroleum hereby agrees to maintain market value pricing without additional increases, and all parties mutually agree upon an annual extension of this agreement pursuant to the provisions set forth in the solicitation.

Staff has determined that it is to the best interest of the County to extend this agreement from August 1, 2024, through July 31, 2025.

By executing the signature page, both parties agree to the extension of this Agreement for Services or Purchase Agreement.

SIGNATURE PAGE

CONTRACTOR: _____

By: TK Wall
(signature)

Title: Sales Director

Date: 6/6/24

ARAPAHOE COUNTY

By: Patricia O'Neill
Chair, Board of County Commissioners
(Or representative authorized by resolution)

Date: 06/06/2024

Purchasing Agreement Piggyback Letter

Date: August 1st, 2022

Name of Municipality_____

Purchasing/contracting Authority_____

This letter is to confirm the intentions of _____ to
participate in the benefits, and be bound by the terms and conditions of the RFP 22-22
MAPO Fuel Agreement Hosted by Arapahoe County dated August 1, 2022

Purchasing/Contracting Authority Signature_____

Hill Petroleum Signature_____

This document will be forwarded to Arapahoe County Purchasing and a letter of addition will be forwarded to you. In addition Arapahoe County requested that each municipality wishing to participate provide one other piece of documentation. Please provide delivery address, product used, tank size and annual volume for each location that will be serviced on a separate document.

Thank You,

Gina Baker Distributor Sales Rep
Troy Hill VP Operations
Hill Petroleum

SUBJECT: APPROVAL OF 2025 ANNUAL ICE SLICER PURCHASE

DATE: FEBRUARY 04, 2025

PRESENTED BY: KURT KOWAR, P.E., PUBLIC WORKS DIRECTOR

SUMMARY:

Staff recommends approval to purchase Ice Slicer from Envirotech Services under the guidelines and price structure of the current award number 311002284 agreement currently expiring on 09/31/2025.

City staff purchase Ice Slicer on an as needed basis throughout the winter season as it is a key component of snow and ice mitigation process. This product provides effective deicing capabilities and helps keep our roads safe.

The supplier for the City's Ice Slicer is selected based upon the lowest bid available for the Colorado Department of Transportation competitive bid process. This bid, currently award number 311002284, was advertised in 2022 with Envirotech Services as the successful bidder for Granular Deicing Material. Louisville as a municipality within the State of Colorado can participate under the terms of the agreement.

The City has budgeted \$110,000 for granular deicing products to be purchased in 2025. Actual 2024 granular deicing were \$76,000. The actual cost of deicing materials will vary based on weather conditions and the severity of environmental factors. City staff monitor forecasts in conjunction with inventory levels to manage expenditures for each fiscal year. In the event of costs exceeding overall line items, staff will recommend future budget amendments to align actual costs with line-item budgets.

FISCAL IMPACT:

The approved 2025 Budget provides for \$110,000 for granular deicing product.

PROGRAM/SUB-PROGRAM IMPACT:

A safe well-maintained, effective and efficient multi-modal transportation system at a reasonable cost.

RECOMMENDATION:

Approve the Public Works Director to enter into a purchasing agreement with Envirotech Services for \$110,000 that fulfills the approved 2025 budget for granular deicing material.

ATTACHMENTS:

1. Colorado DOT 2024-2025 AWARD NUMBER 311002284



NOTICE OF AWARD RENEWAL

AWARD NUMBER 311002284 (THIS IS NOT A PURCHASE ORDER, SEE NOTE BELOW)	Re: Invitation For Bid # IFB 23-004 LH Granular Deicing Material (IceSlicer RS) Period Covered: 10/01/2024 thru 9/30/25 Two (2) Possible renewal option remaining
VENDOR NO. 1002015 VENDOR NAME: EnviroTech Services, Inc ADDRESS: 910 54 th Ave., #230 Greeley, CO 80634 CONTACT: Tim Pike PHONE: 970-346-3900 FAX NO: 970-346-3959 EMAIL tpike@envirotechservices.com DELIVERY: 5 Day, 10 Day	INVOICE TO: Invoice address on Purchase Order for Colorado State Agencies, Institutions and political subdivisions COMMODITY NUMBERS: 19246 – Ice & Snow Removal Chemicals Material Number - 10200009

This award is for the purchase Granular Deicer material per the specifications, terms and conditions of CDOT bid HAA IFB 23-004 LH
PNS Category 8B
Product Awarded: Ice Slicer RS
See Attached Table for Pricing

****Please see [List of Zones & Patrols](#) and [Zone Map](#)****

Conditions of Award: Award is made to above referenced vendor for supplying the commodity/service specified above and on any attached supplementary pages per bid specifications to be ordered on an “as needed” basis, with FOUR, one-year renewal periods, at CDOT option. This agreement is in year 3 of 5 possible years total. Prices shall be firm through the first 12 months of award. **Requests for any proposed price changes after the first 12 months must be submitted along with supporting documentation, to CDOT Purchasing, a minimum of sixty (60) days** prior to the proposed effective date of such change. A new award notice will be issued for each additional renewal year that CDOT selects. EITHER PARTY MAY CANCEL ON 30 DAYS WRITTEN NOTICE.

NOTE: THIS AWARD IS A NOTICE OF INTENT TO PURCHASE ONLY. VARIOUS CDOT PERSONNEL AS NEEDED WILL ORDER MATERIALS. MATERIAL ORDERED BY CDOT THAT COST \$10,000.00 OR MORE PER ITEM, OR AGGREGATE, MUST BE ORDERED VIA PURCHASE ORDER. CDOT WILL ONLY BE RESPONSIBLE FOR MATERIAL ORDERED AND RECEIVED BY IT. NO QUANTITIES ARE GUARANTEED AS A RESULT OF THIS AWARD. QUANTITIES ORDERED WILL BE BASED UPON ACTUAL REQUIREMENTS.

Please direct inquiries on this award to CDOT Purchasing, Phone: 970-216-8660 Email: ginger.butero@state.co.us	Approved By: <i>Ginger Butero</i> Ginger Butero, Purchasing Agent
---	--

Vendor	Envirotech	
Product	IceSlicer RS	
Material Number	10200009	
ZONE	5 Calendar Day Delivery	10 Calendar Day Deliver
1	\$ 160.61	\$ 155.61
2	\$ 172.61	\$ 168.61
3	\$ 150.61	\$ 146.61
4	\$ 154.61	\$ 150.61
5	\$ 159.61	\$ 155.61
6	\$ 164.61	\$ 160.61
7	\$ 146.61	\$ 142.61
8	\$ 158.61	\$ 154.61
9	\$ 169.61	\$ 165.61
10	\$ 152.61	\$ 148.61
11	\$ 145.61	\$ 141.61
12	\$ 153.61	\$ 149.61
13	\$ 164.61	\$ 160.61
14	\$ 130.61	\$ 126.61
15	\$ 148.61	\$ 144.61
16	\$ 209.61	\$ 205.61
17	\$ 160.61	\$ 156.61
18	\$ 149.61	\$ 145.61
19	\$ 158.61	\$ 154.61
20	\$ 163.61	\$ 159.61
21	\$ 143.61	\$ 139.61
22	\$ 152.61	\$ 147.61
23	\$ 147.61	\$ 142.61
24	\$ 168.61	\$ 163.61
25	\$ 165.61	\$ 161.61
26	\$ 162.61	\$ 158.61
27	\$ 175.61	\$ 171.61
28	\$ 181.61	\$ 177.61
29	No Bid	No Bid
30	No Bid	No Bid
31	No Bid	No Bid
32	\$ 185.61	\$ 181.61
33	\$ 161.61	\$ 157.61
34	\$ 178.61	\$ 174.61
35	\$ 193.61	\$ 189.61
CDOT Pickup, Denver	\$ 130.12	\$ 130.12

**SUBJECT: ORDINANCE NO. 1890, SERIES 2025 – A ORDINANCE
AMENDING CERTAIN SECTIONS OF CHAPTER 3.08 OF THE
LOUISVILLE MUNICIPAL CODE PERTAINING TO THE
PROCUREMENT OF GOODS, SERVICES AND CONTRACTS
FOR PUBLIC WORKS – 1ST READING, SET PUBLIC HEARING
FOR 02/18/2025**

DATE: FEBRUARY 4, 2025

PRESENTED BY: RYDER BAILEY, CPA, FINANCE DIRECTOR

SUMMARY:

City Council, through Resolution No 37, Series 2021, last updated the Purchasing Policy on May 18th, 2021. It is best practice for City Staff to regularly review and update this Policy.

Recommended modifications to the Policy can be summarized as follows;

- Adjustments to Purchasing Level Authority, to align with neighboring jurisdictions and Federal Guidelines
- Incorporate Federal Procurement Requirements
- Clarify Cooperative Purchasing
- Administrative Clean Up
- Modify reimbursement of sales tax paid

BACKGROUND:

Adjustments to Purchasing Level Authority:

Purchasing Level Authorities were last adjusted in 2015. Minimum PO requirement (\$2,500) dating back to 2006.

Staff surveyed ten cities (Frederick, Firestone, Lafayette, Longmont, Westminster, Broomfield, Thornton, Brighton, Superior and Golden), and all except Superior allow informal quotes <\$50,000. The majority of survey cities require formal bids for purchases >\$50,000, Longmont is the exception and requires formal bidding >\$250,000. The adjustment proposed to the purchasing levels is consistent with Federal procurement guidelines. Federal procurement allows informal quotes under \$250,000 unless the local purchasing policy level is lower, then must use local policy.

Purchase requisitions are time consuming for staff around the City and slow the purchasing process. Finance processes over 400 purchase requisitions per year which a process that involves department or admin staff in all departments creating the requisitions, managers, directors and the Finance Director to review and approve. For any requisitions >\$10,000, the City Manager's approval is also required. Removing the requirement for a requisition for all purchases <\$10,000 is anticipated to eliminate approximately 50% of the workload related to requisitions. While a requisition would not be required for purchases between \$5,001 and \$10,000, Staff will be required to solicit multiple informal bids or justify sole source provider, and submit documentation to Finance in order for invoices to be paid.

Incorporate Federal Procurement Requirements:

- 2 CFR Part 200 (collectively known as "Uniform Guidance") contains federal regulations jurisdictions are required to meet when using federal funds. Proposed purchasing levels and bid requirements meet or exceed the Uniform Guidance.
- Explanation of suspension and debarment requirements added to the Purchasing Policy along with a link to the federal website for verification of specific vendors.
- Definition of capital asset in the Purchasing Policy is amended from \$5k to \$10k which matches current City policy and meets federal procurement requirements.
- The current Purchasing Policy does not include federal procurement requirements. In July 2024, the City of Louisville was monitored by the State and this was a finding.

Clarify Cooperative Purchasing:

- Purchasing Policy currently allows staff to "piggyback" on contracts from State bid system, General Services Administration (GSA), or the Multiple Assembly of Procurement Officials (MAPO).
- Proposed amendment does not limit staff to the three named agencies, it allows use of any purchasing consortium along with other local governments if pricing available through those entities is advantageous to the City.
- Proposed amendment would eliminate the cap in which cooperative purchases could be leveraged.

Administrative Clean Up: Add Links, Formatting Consistency

- Replaces appendix with links throughout the Purchasing Policy to ensure staff are using the most up to date document related to the purchasing requirement.
- Multiple changes to standardize formatting in the document.

Reimbursement of Sales Tax Paid

- The language in the current purchasing policy requires employees to reimburse the City for sales tax paid to a vendor. Oftentimes, this means the employee is

SUBJECT: ORDINANCE NO. 1890, SERIES 2025

DATE: FEBRUARY 4, 2025

PAGE 3 OF 3

required to pay back <\$1 which is administratively burdensome for all parties involved.

- Per direction given by the Finance Committee, an employee may be required to reimburse the City for sales tax paid in excess of \$100 or may be requested to obtain a refund for the City from the vendor.

FISCAL IMPACT:

Staff is unable to precisely quantify amount of staff time saved. However, revisiting the Purchasing Policy is anticipated to significantly reduce staff time spent on smaller purchases while maintaining existing procurement controls.

FINANCE COMMITTEE:

At their November 21st meeting, the Finance Committee reviewed, provided feedback, and supported the proposed revisions and updates to the City's Purchasing Policy.

RECOMMENDATION:

Staff recommends approval on first reading and setting the public hearing for February 18, 2025.

ATTACHMENT(S):

- 1) Ordinance 1890, Series 2025

**ORDINANCE NO. 1890
SERIES 2025**

**AN ORDINANCE AMENDING CERTAIN SECTIONS OF CHAPTER 3.08 OF THE
LOUISVILLE MUNICIPAL CODE PERTAINING TO THE PROCUREMENT OF
GOODS, SERVICES AND CONTRACTS FOR PUBLIC WORKS**

WHEREAS, the City Council by Resolution No. **XX**, Series 2025 has amended the City of Louisville Purchasing Policies, to be effective April 1, 2025; and

WHEREAS, in connection with the adoption of the updated Purchasing Policies, the City Council desires to amend certain provisions of Chapters 3.08 of the Louisville Municipal Code pertaining to the procurement of goods, services and contracts for public works;

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

Section 1. Section 3.08.010 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 3.08.010. Public improvement construction by contract.

All work done by the city in the construction of works of public improvement shall be done by contract let to the lowest, best and responsive, responsible bidder as determined by the city, pursuant to purchasing procedures and requirements adopted by resolution of the city council, using the following purchasing levels:

<i>Cost of Project</i>	<i>Bid Procedure</i>
0 to \$ 4,999.99	Bids or quotes not required
\$ 5,000 to \$9,999.99	Minimum of three telephone bids/quotes/proposals
\$10,000 to \$49,999.99	Minimum of three written bids/quotes/proposals
\$50,000 to \$99,999.99	Competitive bid process - approval by City Manager
Over \$99,999.99	Competitive bid process - approval by City Council

The city shall not be required to advertise for and receive bids for such technical, professional, or incidental assistance as it deems wise to employ in guarding the interests of the city against the neglect of contractors in the performance of such work.

Section 2. Section 3.08.040 of the Louisville Municipal Code is hereby amended to read as follows (words added are underlined; words deleted are ~~stricken through~~):

Sec. 3.08.040. – Bidding-Notice.

The city shall cause notice of the request for competitive bids to be published on the City's website at LouisvilleCO.gov and the City's official bidding website at least fourteen (14) days prior to the date set for the opening bids. Such notice may also be published in any other publication of limited circulation or trade journal designated by the city. The city may also mail or e-mail copies of such notice to a reasonable number of persons or firms who could reasonably be expected to make a bid, but such mailing or e-mailing is not required unless directed by the city council or city manager. Wherever a larger number of publications is required by state law or this Code, as in section 3.08.020, or wherever federal procurement requirements are applicable, such notice requirements shall be followed. The notice to bidders shall describe the subject of the bids and the place where the specifications, conditions, and terms of the proposed contract may be obtained or examined, the time when and place where bids shall be received, and the time and place of the opening of bids. The notice to bidders shall also state that the city reserves the right to reject any and all bids.

Section 3. This amendment to the Louisville Municipal Code set forth herein shall take effect April 1, 2025.

Section 4. If any portion of this ordinance is held to be invalid for any reason, such decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part hereof irrespective of the fact that any one part be declared invalid.

Section 5. The repeal or modification of any provision of the Municipal Code of the City of Louisville by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture, or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings, and prosecutions for the enforcement of the penalty, forfeiture, or liability, as well as for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

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

INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED PUBLISHED this
4th day of February 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly P.C. - City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this _____ day of
February 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

SUBJECT: ORDINANCE NO. 1891, SERIES 2025 – AN ORDINANCE
AMENDING THE CITY OF LOUISVILLE FIRE HARDENING
CODE FOR STRUCTURES – 1ST READING, SET PUBLIC
HEARING FOR 03/04/2025

DATE: FEBRUARY 4, 2025

PRESENTED BY: ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT
DIRECTOR
CHAD ROOT, CHIEF BUILDING OFFICIAL

SUMMARY:

The proposed ordinance updates Chapter 15.70, Fire Hardening Code for Structures to allow Class B materials for decks and fences.

BACKGROUND:

On November 4, 2024, City Council adopted Ordinance 1884, Series 2024, establishing a City-wide fire hardening building standards that address the following building elements:

- Roof coverings
- Siding and eave materials
- Deck surface materials
- Fencing materials (within 5-feet of the home)
- Vent coverings
- Solar panel screens
- Gutter materials and guards

ANALYSIS:

The code established that fence and certain deck materials meet a Class A flame spread rating of 25 or less. There are standardized testing methods to determine fire spread ratings through different agencies (e.g. American Society for Testing and Material (ASTM), National Fire Protection Association (NFPA), Underwriters Laboratory (UL)). The following are the different standardized classifications:

Class A – 0-25
Class B – 26-75
Class C – 76-200

Both Class A and Class B rated material are often used in Wildland Urban Interface codes depending on the potential fire hazard being addressed and location of the materials. Cedar and many pressure-treated woods do not meet the Class B rating and would still not be allowed. Some specialized composite materials will meet the Class A rating, but these materials do not appear readily available in our market and are significantly more expensive than Class B composite materials. Class B composite

SUBJECT: ORDINANCE 1891, SERIES 2024

DATE: FEBRUARY 4, 2025

PAGE 2 OF 2

materials are much more readily available and still provide a higher level of flame spread resistance than typical untreated soft wood or pressure treated woods (e.g. Trex brand decking most often rates as Class B with a flame spread index of around 75). Some natural hardwoods, such as redwood may also qualify as Class B.

PUBLIC COMMENTS:

No public comments have been received on the draft ordinance.

FISCAL IMPACT:

There is no anticipated fiscal impact from the proposed amendments.

STAFF RECOMMENDATION:

Staff recommends approval on first reading and setting the public hearing for March 4, 2025.

ATTACHMENTS:

1. Ordinance No. 1891, Series 2025

STRATEGIC PLAN IMPACT:

☐		Financial Stewardship & Asset Management	☐		Reliable Core Services
☐		Vibrant Economic Climate	☐		Quality Programs & Amenities
☒		Engaged Community	☐		Healthy Workforce
☐		Supportive Technology	☐		Collaborative Regional Partner

ORDINANCE NO. 1891

SERIES 2025

AN ORDINANCE AMENDING THE CITY OF LOUISVILLE FIRE HARDENING CODE FOR STRUCTURES

WHEREAS, the City Council adopted the Louisville Fire Hardening Code for Structures by Ordinance No. 1884, Series 2024 in order to reduce threats from wildfires and to mitigate structure fires from spreading to adjacent residential and commercial structures; and

WHEREAS, it is deemed to be in the interest of the public health, safety and general welfare for the residence of Louisville to adopt such code; and

WHEREAS, the City Council desires to amend some of the provisions of the code to ensure there is building material availability for decks and fences that meet the minimum standards and intent of the code; and

WHEREAS, the City Council, after proper notice as required by law, has held a public hearing on this ordinance providing for the adoption of said codes.

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

Section 1. Chapter 15.70 of the Louisville Municipal Code is hereby amended as follows (new text underlined and deleted text as ~~cross through~~):

Chapter 15.70

Fire Hardening Code for Structures

Sec. 15.70.010. - Applicability

This Chapter provides minimum City-wide building and construction standards for residential and commercial structures in order to decrease threats from wildfires and the spread of fire between structures. The requirements set forth in this Chapter shall apply to all new construction, additions, and replacement of building materials, except as set forth in Section 15.70.030

Sec. 15.70.020. – Construction Standards.

- A. *Class A Roof Coverings* tested with ASTM E108 or UL 790 are required on all new structures, additions and replacement roofs where the replaced roof is 50% or greater. Examples of a Class A roof coverings include metal, membrane, asphalt, tile, clay, concrete, stone and slate shingles.
- B. *Fire Resistant Siding and Eaves* are required on all new structures, additions and where 50% or more of the siding or eave is replaced. Siding and eaves shall be

fire and ignition resistant with a ~~maximum~~ flame spread rating of 25 or less (Class A). Heavy timber and log construction is also acceptable.

- C. *Fire and Ignition Resistant Deck Surface, Steps and Guardrails* are required on all new decks and all replacement decks, steps and guardrails. The deck surface, step surface and guardrails shall be fire and Ignition resistant with a ~~maximum~~ flame spread rating of ~~25~~ 26-75 (Class B) or better. For decks six feet or lower to the ground, the surface below the deck shall be gravel placed over a sheet of 6 mil plastic or concrete slab to prevent vegetation growth under the deck.
- D. *Fire and Ignition Resistant Fencing within 5 feet of a structure*. New construction and all replacement fences within 5 feet of the structure must be fire and ignition resistant with a ~~maximum~~ flame spread index of ~~25~~ 26-75 (Class B) or better.
- E. *Roof/Attic Vents, Crawlspace Vents and Solar Panels Screens* - New structures and all replacement vents shall have the following:
 - 1. 1/8-inch metal mesh for attic vents, roof vents, eave vents and foundation vents. Mechanical and plumbing vents do not need to be screened.
 - 2. If solar panels on the roof are screened with metal mesh then the screen must be removable to clean out debris from under panels.
- F. *Metal Gutters with Gutter Guards* - New structures and replacement Gutters shall be made of metal and shall have an approved ignition resistant means to prevent accumulation of debris in gutter.

Sec. 15.70.030 Exemptions.

Exemptions from the requirements of this Chapter 15.70 are as follows:

- A. *Historic Home Exemption*. Historic homes and buildings may be exempted by the Building Official from roofing or siding requirements, or both, of this Chapter if the Building Official finds there is no practical means to meet the intent of the Chapter while maintaining historic features.
- B. *Commercial Structures* that are fully sprinklered and are in compliance with NFPA-13 and are located greater than 35 feet from the property line are exempt from the requirements of this Chapter..
- C. *Temporary Structures*. Permitted Temporary structures, such as tents and membrane structures, are exempt for a period of time not to exceed a 180 days.
- D. The building official may approve alternative methods demonstrating class A or a flame spread of 25 or less in lieu of the requirements of this Chapter.

Section 2. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3. The repeal or modification of any provision of any prior ordinance by this ordinance shall not release, extinguish, alter, modify, or change in whole or in part any penalty, forfeiture or liability, either civil or criminal, which shall have been incurred under such provision, and each provision shall be treated and held as still remaining in force for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits, proceedings, or prosecutions.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

**INTRODUCED, READ, PASSED ON FIRST READING, AND ORDERED
PUBLISHED** this 4th day of February 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

APPROVED AS TO FORM:

Kelly, P.C., City Attorney

PASSED AND ADOPTED ON SECOND AND FINAL READING, this _____ day of _____, 2025.

Christopher M. Leh, Mayor

ATTEST:

Genny Kline, Interim City Clerk

DRAFT

SUBJECT: RESOLUTION NO. 4, SERIES 2025 – A RESOLUTION
APPROVING THE EAST LOUISVILLE SUBDIVISION REPLAT B,
INCLUDING SUBDIVISION MODIFICATIONS, TO REPLAT THE
THREE EXISTING LOTS AT 824 LEE AVENUE

DATE: FEBRUARY 4, 2025

PRESENTED BY: EMILY CLINE-GIBSON, PLANNER II

VICINITY MAP:



SUMMARY:

The applicant, Erik Hartronft, is requesting approval of a Minor Subdivision to adjust lot lines for the three existing lots on the property located at 824 Lee Avenue that currently has one single family home. The proposed lots, if approved, will be the sites of three future single-family homes.

BACKGROUND:

The subject property is 12,063 square feet and located on Lee Avenue, adjacent to Miners Field. The property is zoned Residential Medium Density (R-M) and is subject to the Old Town Overlay (OTO) zoning and design standards. The R-M zone district has a

minimum lot area of 3,500 square feet per dwelling unit, so the existing property is already large enough for up to three dwelling units. Adjacent zoning is R-M on all sides.

The subject property includes lots 1-3 from the East Louisville Subdivision that was platted in 1906. Alley access is from Lee Avenue and Park Street. It is in the Miners Field neighborhood, which has 26 residential lots consisting of primarily single-family homes with two multi-family dwellings along Spruce Street. Three Historic Landmarks are in the neighborhood, including the adjacent Trott-Downer Cabins, the Guenzi House at 1036 Walnut Street, and the Restas-Morgan House at 1131 Spruce Street.

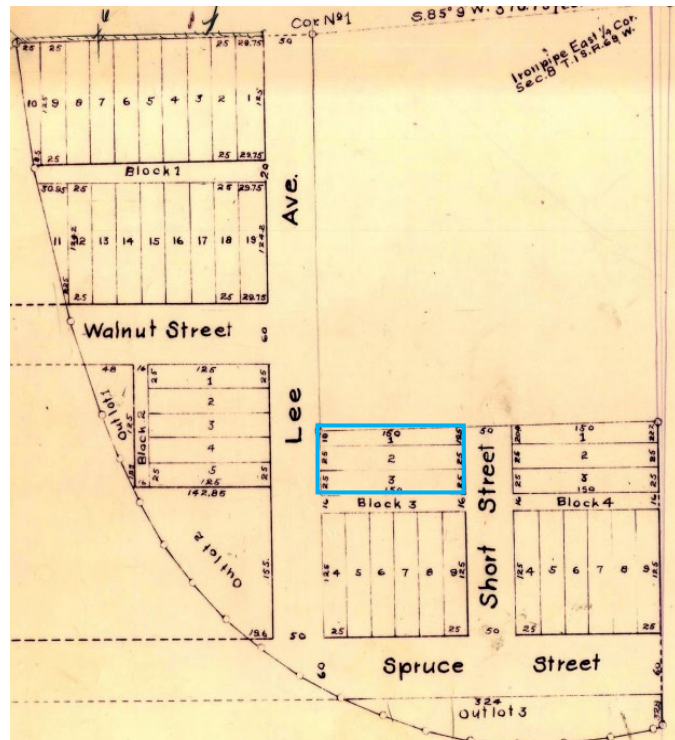


Figure 1. East Louisville Plat, showing lots 1-3 of Lee Avenue and the previous Short Street connection. The subject property is outlined in blue.



Figure 2. Existing single-family house and detached garage at 824 Lee Avenue. Alley access is shown on the right and the landmarked Trott-Downer Cabins shown to the left.

One existing single-family house and one existing detached garage are located on the subject property. The single-family house was constructed in 1935, making it eligible for Louisville historic landmarking, as described in Sec. 15.36.050 of the Louisville Municipal Code (LMC). On January 22, 2024, the Historic Preservation Commission (HPC) reviewed and released a demolition request for the existing buildings on the property. The demolition release allowed 180 days from HPC approval for a demolition permit application to be submitted. On December 12, 2024, the Historic Preservation Subcommittee unanimously voted to release the demolition request once again, which restarted the 180-day period to apply for a demolition permit.

There were two previous vehicular access points from Highway 42 to the Miners Field neighborhood, one located from the alley and the other from Spruce Street, however, both access points permanently closed between 2018-2019 and the current sole access point to the neighborhood is via Short Street to Lee Avenue.



Figure 3. Vehicular access to the Miners Field neighborhood. The subject property is outlined in blue. Previous access points are shown to the right.

PROPOSAL:

The minor subdivision request is to adjust the existing lot lines on the property. The subject property is currently comprised of three lots, and the application proposes reconfiguring the lots to better accommodate two additional dwelling units. The current lots are divided eastward along Lee Avenue and have approximate widths of 18 feet to 25 feet, with approximate lot sizes of 2,700 square feet to 3,750 square feet.

The proposed Lots 1-3 will be 4,689 square feet, 3,851 square feet, and 3,523 square feet, respectively (see Figure 4 below). Lot 1 will be 33.9 feet wide and 124.6 feet deep. This proposed lot will extend south between Lots 2 and 3 to provide 12-foot alley drive access. Lot 2 will also be 33.9 feet wide and 112.5 feet deep. Lot 3 will be 50.5 feet wide and 69.4 feet deep. Lots 1 and 2 will face Lee Avenue and Lot 3 will face the alley and Park Street. No existing easements are proposed to be vacated, but new utility and drainage easements are proposed on Lots 1 and 2. The proposed grading, drainage, access, and utility easements have been reviewed and accepted by Public Works.

The application also requires approval of the following five subdivision modifications:

1. Allow vehicular access to an alley for Lot 3, where vehicular access to a street is required by Sec. 16.16.050.B.
2. Allow the maximum depth for Lots 1 and 2 to exceed 2.5 times the width (see Figure 5 below), where maximum depth of 2.5 times the width is required by Sec. 16.16.050.C.
3. Allow the minimum lot width of Lots 1 and 2 to be 33.5 feet, where 50 feet is required by Sec. 16.16.050.D.
4. Allow the minimum lot width for Lots 1 and 2 to be 33.5 feet in lieu of 60 feet for the R-M zone district, as required by Sec. 17.12.040.
5. Allow the minimum lot size to be 3,500 square feet (see Figure 5 below), where 7,000 square feet is required for the R-M zone district, as stated in Sec. 17.12.040.

SUBJECT: RESOLUTION NO. 4, SERIES 2025

DATE: FEBRUARY 4, 2025

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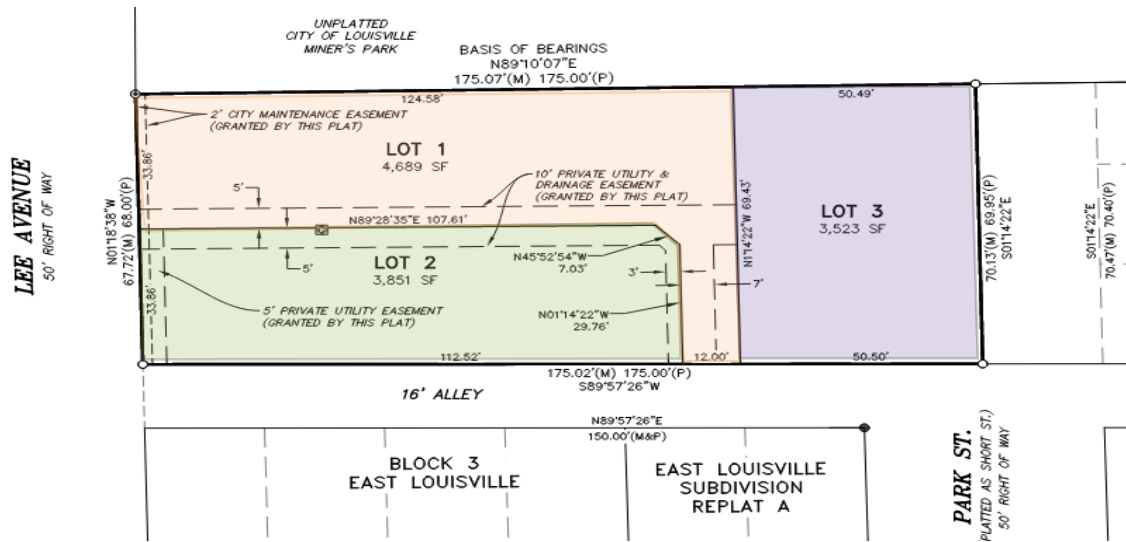


Figure 4. Proposed subdivision of property.

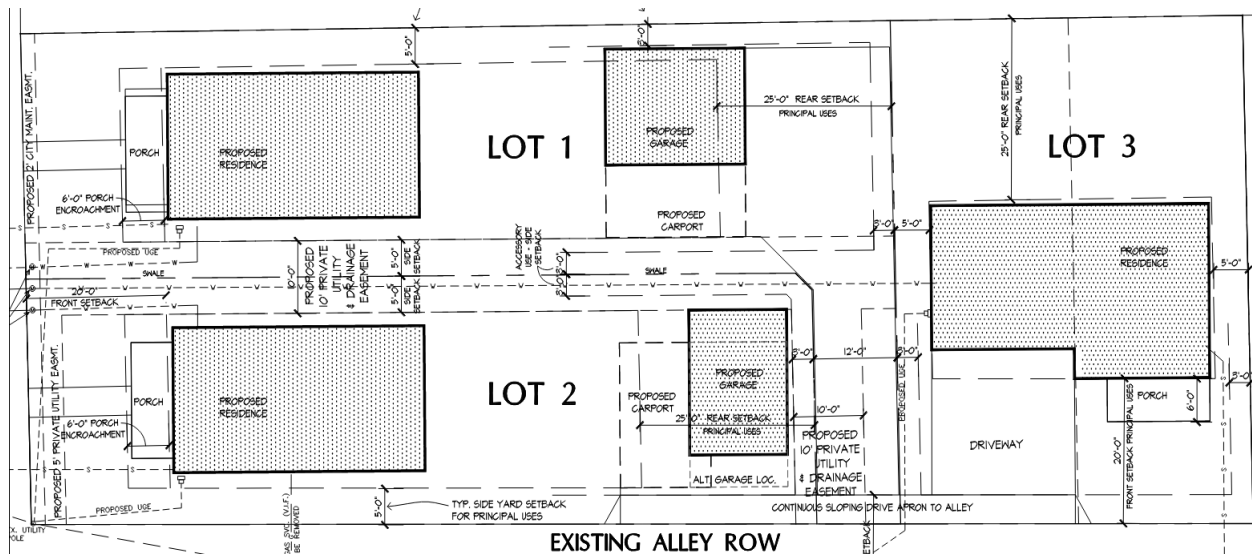


Figure 5. Conceptual site plan of three single-family dwellings, one per lot. The conceptual configuration complies with Old Town Overlay zoning standards. This conceptual site plan is illustrative only and is not part of the requested minor subdivision approval.

ANALYSIS:

The subdivision of property in Louisville is regulated by Title 16 of the Louisville Municipal Code (LMC). Staff find the proposed re-plat is eligible for a Minor Subdivision procedure in LMC Sec. 16.12.110.C, because the subdivision contains a solely residential use and results in not more than four dwelling units. This eliminates the need for review of a preliminary plat prior to review of the final plat.

Staff reviewed the plat against the final plat criteria and subdivision design standards in [LMC Sec. 16.12.090](#) and [LMC Chapter 16.16](#), and applicable City codes and standards for access, drainage and utilities as summarized below.

Final Plat Criteria:

LMC Section 16.12.075 establishes the following rationale for consideration of final plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of this title;*
 - Outside of the five modifications described above, staff find that the application conforms to all other requirements of Title 16.
 - Staff find that although Lot 3 fronts an alley, the configuration of Lot 3 provides direct access to Park Street, addressing LMC Sec. 16.04.040.D. that requires access to a public street.

2. *Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*
 - Staff find that the request is consistent with the Comprehensive Plan, as it allows for reinvestment while maintaining compatibility with existing neighborhood character (Principle NH-4, p. 38). The request also addresses the City's Housing Plan Goal 1 to Increase Residential Development Opportunities (Housing Plan p. 4).
 - Staff find that the request is consistent with the Highway 42 Framework Plan which calls for no significant change to the Miners Field neighborhood, recommending future development be consistent with R-M zoning densities set at 12 dwelling units per acre (du/ac) (p. 46 of Framework Plan). The proposed subdivision and subsequent future development of three single-family homes is approximately 11 du/ac.
 - Staff find that the application is consistent with all applicable zoning requirements except where modifications have been requested as described in this report.
3. *Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.*
 - Staff find that the application will promote the purposes in LMC 16.04.020, including promoting orderly growth and harmonious development, protecting the character of the city, and regulating the land on the basis of the impact thereof on the surrounding area.
 - Staff find that the application is consistent with all the standards set forth in LMC Chapter 16.16 except in the requested modifications that are addressed below in the Modification Criteria evaluation section.

Modification Criteria:

LMC Section 16.24.030 establishes the following criteria for consideration of modifications to final plats; applications must also comply with LMC Section 16.04.020 (Purpose, discussed above) and LMC Section 16.24.010 (Modifications).

1. LMC Section 16.24.010-Modifications: *The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or title 17. No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or title 17. Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city.*
 - The Residential Medium (R-M) and Old Town Overlay (OTO) zoning in Title 17 addresses neighborhood character through standards related to lot size, lot width, and building mass, scale, and design. Title 16 (Subdivisions) establishes minimum lot widths and depths for subdivisions. This proposal

includes modifications to lot size, lot width, and lot depth. However, those modifications would have a minimal effect on density and mass, and no effect on scale or design.

- Staff find the modification requests are in conformance with the purpose and intent of Title 16 and 17 as well as adopted plans and policies, because the proposed subdivision would promote smaller homes on smaller lots with a mix of street and alley access, which is consistent with the neighborhood character. Since the property is currently permitted by-right for up to three dwellings, staff find the modifications support the development of the additional units.

2. Section 16.24.030.A-Modification review criteria:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*
 - Staff find that the application meets this criterion because the existing lots are uniquely narrow, with lot depths exceeding eight times the lot widths.
2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*
 - Staff find that the lot lines must be adjusted if the applicant intends to construct three dwellings on the lot, which is permitted based on total square footage of the property with the current R-M zoning.
 - Staff find that the proposed subdivision will allow for development of three houses on the lots because each lot will be wider, shallower, and will be allotted more square footage than the existing lots (see Table 1 below).

Table 1. Existing and Proposed Lot Sizes			
	Width (feet)	Depth (feet)	Lot Size (square feet)
Existing Lot 1	18	150	2,700
Proposed Lot 1	33.4	124.6	4,689
Existing Lot 2	25	150	3,750
Proposed Lot 2	33.4	112.5	3,851
Existing Lot 3	25	150	3,750
Proposed Lot 3	50.5	69.5	3,523

Table 1. Existing and proposed lot sizes.

3. *That such hardship has not been created by the applicant;*
- Staff find that hardship has not been created by the applicant. The East Louisville Subdivision was created in 1906, and the applicant inherited the current lot configuration.
4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
- Staff find the modification will not alter the essential character of the neighborhood nor impair the appropriate use or development of adjacent property. The Miners Field neighborhood is characterized by small lots with small homes on each lot, with mixed access off alleys and public streets.
 - Staff find the modification will be in-line with lot widths, depths, and sizes of other lots in the neighborhood, several of which also do not comply with the current R-M zoning standards.

Table 2. Comparison of Lot Widths and Sizes in the Miners Field Neighborhood

Address	Approximate Frontage Width (feet)	Approximate Lot Depth (feet)	Approximate Lot Size (square feet)
<i>Proposed Lot 1</i>	34	108-125	4,689
<i>Proposed Lot 2</i>	34	108-113	3,851
<i>Proposed Lot 3</i>	50	69	3,523
1008 South St.	76	124	8,419
1016 South St.	51	124	5,937
1010 South St.	43	124	5,169
1032 South St.	32	124	4,046
1040 South St.	54	124	6,406
1011 Walnut St.	36	95-123	7,454
1013 Walnut St.	60	95	5,672
1021 Walnut St.	47	120	5,775
1037 Walnut St.	52	120	6,249
1101 Spruce St.	52	127	6,627
1109 Spruce St.	50	127	6,568
1131 Spruce St.	70	54	3,642

1117 Spruce St.	60	54	3,151
1201 Spruce St.*	50	130	6,322
1205 Spruce St.*	40	130	5,043
1207 Spruce St.*	60	130	7,610
* = Property is in a cul-de-sac, where minimum lot widths of 35 ft. are permitted.			

Table 2. Width, depth, and size of lots in the Miners Field neighborhood. The bold numbers represent non-conformance with current R-M zoning standards and subdivision requirements.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*
 - Staff find that there are no alternatives to the request that would result in the same number of subdivided lots with even distribution of square footage and access.
6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*
 - Staff find that the increase in dwelling units from one to three would be in conformance with the number of dwelling units allowed in the R-M zone under the current lot size.

Staff find that all the modification criteria are met and therefore recommends approval of the modification requests for the Minor Subdivision.

PLANNING COMMISSION ACTION:

Planning Commission recommended approval of this application with no conditions at a public hearing on November 14, 2024.

STAFF RECOMMENDATION:

Staff recommends approval of Resolution No. 4, Series 2025 for the East Louisville Subdivision Replat B, Including Subdivision Modifications, at 824 Lee Avenue with no conditions.

ATTACHMENTS:

1. Resolution No. 4, Series 2025
2. East Louisville Subdivision Replat B
3. Grading Plan and Drainage Letter
4. Subdivision Agreement
5. Schematic Site Plan
6. Application Materials
7. Presentation

**RESOLUTION NO. 4
SERIES 2025**

**A RESOLUTION APPROVING THE EAST LOUISVILLE SUBDIVISION REPLAT B,
INCLUDING SUBDIVISION MODIFICATIONS, TO REPLAT THE THREE EXISTING
LOTS AT 824 LEE AVENUE**

WHEREAS, there has been submitted to the Louisville City Council an application for a minor subdivision to replat Lots 1-3, Block 3 of the East Louisville Subdivision located at 824 Lee Avenue; and

WHEREAS, the application includes proposed subdivision modifications pursuant to Chapter 16.24 of the Louisville Municipal Code; and

WHEREAS, after a duly noticed public hearing on November 14, 2024 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated November 14, 2024, the Planning Commission recommended approval of the application; and

WHEREAS, City staff has reviewed the information submitted and found that the application complies with the Louisville zoning and subdivision regulations and other applicable sections of the Louisville Municipal Code; and

WHEREAS, the City Council has considered the application at a duly noticed public hearing on February 4, 2025, where evidence and testimony were entered into the record, including the findings in the Louisville City Council staff report dated February 4, 2025.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Louisville, Colorado does hereby approve the East Louisville Subdivision Replat B.

PASSED AND ADOPTED this 4th day of February 2025.

By: _____
Christopher M. Leh, Mayor

Attest: _____
Genny Kline, Interim City Clerk

EAST LOUISVILLE SUBDIVISION REPLAT B
A REPLAT OF LOTS 1-3, BLOCK 3, EAST LOUISVILLE
LOCATED IN THE SOUTHEAST 1/4 SECTION 8, TOWNSHIP 1 SOUTH,
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

CERTIFICATE OF DEDICATION, OWNERSHIP, AND MAINTENANCE:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND DESCRIBED IN DEED RECORDED IN THE RECORDS OF BOULDER COUNTY COUNTY AT RECEPTION NO. 03649022 ON APRIL 5, 2018, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3, BLOCK 3, EAST LOUISVILLE, AND THE WEST HALF OF VACATED SHORT STREET ADJACENT THERETO, VACATED BY ORDINANCE NO. 460, RECORDED AT RECEPTION NO. 00147747, COUNTY OF BOULDER, STATE OF COLORADO.

CONTAINING 12,063 SQUARE FEET OR 0.277 ACRE, MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF EAST LOUISVILLE SUBDIVISION REPLAT B.

OWNERSHIP SIGNATURE BLOCK:

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME OF EAST LOUISVILLE SUBDIVISION REPLAT B AND ALSO DEDICATE EASEMENTS AS SHOWN ON SAID EAST LOUISVILLE SUBDIVISION REPLAT B AS LAID OUT AND DESIGNATED ON THIS PLAT.

EXECUTED THIS _____ DAY OF _____ A.D., 20____

MICHAEL REIS _____ DOUGLAS EVANS _____

KRISTEN KOWALCZYK _____ MARY EVANS _____

ACKNOWLEDGEMENT:

STATE OF COLORADO }
COUNTY OF _____ }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 20____.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____ WITNESS MY HAND AND SEAL _____

BOUNDARY CLOSURE REPORT:

NORTH: 1,235,212.07' EAST: 3,103,905.99'

SEGMENT # 1: LINE COURSE: N89°10'07"E LENGTH: 175.07'
NORTH: 1,235,214.61' EAST: 3,104,081.04'

SEGMENT # 2: LINE COURSE: S01°14'22"E LENGTH: 70.13'
NORTH: 1,235,144.50' EAST: 3,104,082.56'

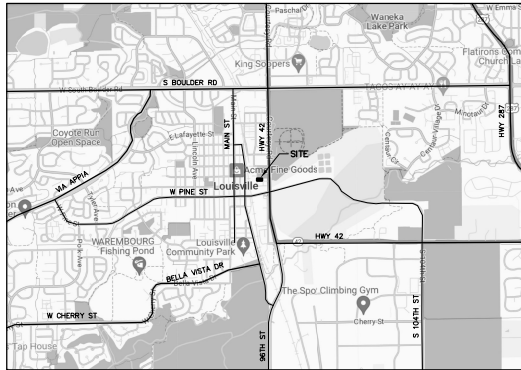
SEGMENT # 3: LINE COURSE: S89°57'26"W LENGTH: 175.02'
NORTH: 1,235,144.37' EAST: 3,103,907.54'

SEGMENT # 4: LINE COURSE: N01°18'38"W LENGTH: 67.72'
NORTH: 1,235,212.07' EAST: 3,103,905.99'

PERIMETER: 487.94' AREA: 0.277ACRE
ERROR CLOSURE: 0.00 COURSE: S06°12'06"W
ERROR NORTH: -0.002 EAST: 0.000
PRECISION 1: 487,940,000.00

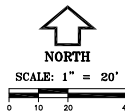
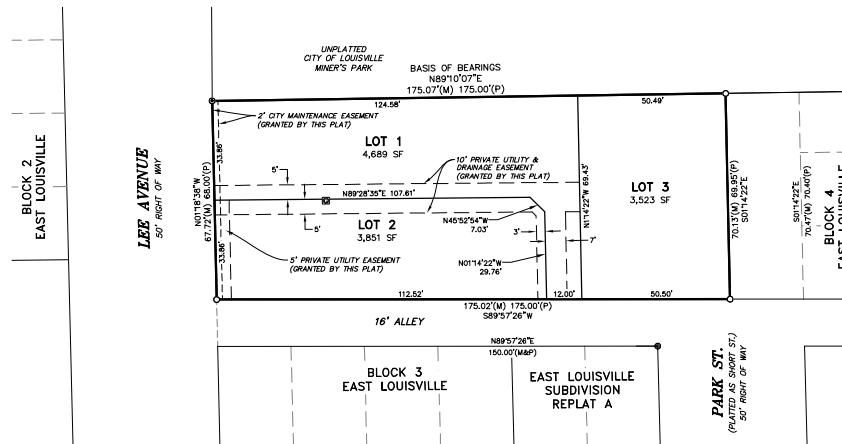
LEGEND

- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, LS 10948
- ⊙ FOUND 1.5" ALUMINUM CAP, LS 16406 - UNLESS NOTED OTHERWISE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE



VICINITY MAP

SCALE 1" = 2000'



SURVEYOR'S NOTES:

- 1) THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5509-408258, WITH A COMMITMENT DATE OF MAY 1, 2023 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- 2) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 3) BASIS OF BEARINGS: THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING N89°10'07"E (ASSUMED), A DISTANCE OF 175.07 FEET, MONUMENTED AS SHOWN HEREON.
- 4) RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF EAST LOUISVILLE, RECORDED JUNE 18, 1906 AT RECEPTION NO. 90048967.
- 5) FLOOD ZONE CLASSIFICATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD) PER FLOOD INSURANCE RATE MAP FOR BOULDER COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 0801300582K, REVISED AUGUST 15, 2019.
- 6) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- 7) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.8.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.

MODIFICATIONS:

- 1) A MODIFICATION TO ALLOW THAT THE MAXIMUM DEPTH OF ALL RESIDENTIAL LOTS SHALL NOT EXCEED 3.7 TIMES THE WIDTH THEREOF, WHERE 2.5 TIMES THE WIDTH IS REQUIRED BY TITLE 16.
- 2) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" WHERE 50'-0" IS REQUIRED BY TITLE 16.
- 3) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT WIDTH SHALL BE 33'-6" IN LIEU OF 60'-0" IS REQUIRED BY THE R-M ZONE DISTRICT.
- 4) A MODIFICATION TO ALLOW THAT THE MINIMUM LOT SIZE SHALL BE 3,500SF WHERE 7,000SF IS REQUIRED BY THE R-M ZONE DISTRICT.
- 5) A MODIFICATION TO ALLOW A LOT WITH VEHICULAR ACCESS TO AN ALLEY WHERE VEHICULAR ACCESS TO A STREET IS REQUIRED BY TITLE 16.

PLANNING COMMISSION CERTIFICATE:

RECOMMENDED APPROVAL 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 _____

MAYOR _____ CITY CLERK _____

SURVEYOR'S STATEMENT:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION AND CHECKING. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, AND LAWS OF THE STATE OF COLORADO, AND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.



JOHN P. EHRHART
COLORADO P.L.S. #29414
EHRHART LAND SURVEYING, LLC
P.O. BOX 930, ERIE, CO 80516
PHONE: 303-828-3340

EHRHART
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516
(303) 828-3340
www.ehrhartland.com

SHEET:
1 OF 1
DATE: 8/7/24
DRAWN BY: JPE
PROJECT: S235148

PLOTTED BY: 06/24/2024
DRAWN BY: 06/24/2024
CHECKED BY: 06/24/2024
DATE: 06/24/2024

BY: MICHAEL BEST
FOR: MICHAEL BEST



FOR BURIED UTILITY INFORMATION
CALL 811 (or 1-800-822-1867)
THREE (3) BUSINESS DAYS
BEFORE YOU DIG
UTILITY NOTIFICATION CENTER
OF COLORADO (UNCC)
www.uncc.org



SECTION E2-E2

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION D1-D1

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION A2-A2

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION A1-A1

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION A3-A3

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION B1-B1

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION B2-B2

NOT TO SCALE

VARIES
10% MIN
25% MAX

SECTION C-C

NOT TO SCALE

VARIES
10% MIN
25% MAX

1 GRADING PLAN

C1.0 SCALE: 1" = 10'-0"



Notes

1. BUILDING FOOTPRINTS ARE HYPOTHETICAL AS PROVIDED BY THE ARCHITECT. ACTUAL BUILDING FOOTPRINTS MAY VARY FROM THIS DEPICTION. ANY REQUIRED MODIFICATIONS TO THE DRAINAGE MAP AND CIVIL DRAWINGS WILL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.

Provided Information Note

THE EXISTING, ON-SITE CONDITIONS AND TOPOGRAPHY USED FOR THE DESIGN BY CIVILARTS, WERE SUPPLIED BY OTHERS. CIVILARTS CANNOT CERTIFY TO, AND IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS INFORMATION PROVIDED BY OTHERS. CIVILARTS IS NOT RESPONSIBLE FOR ANY DESIGN ERRORS DUE TO ERRORS OR INACCURACIES IN INFORMATION PROVIDED BY OTHERS.

Legend

PROPERTY BOUNDARY	---
SECTION LINE	---
EXISTING MAJOR CONTOUR	---
EXISTING MINOR CONTOUR	---
PROPOSED MAJOR CONTOUR	---
PROPOSED MINOR CONTOUR	---
SWALE CENTERLINE	---
SWALE LIMITS	---
PERCENT SLOPE	---
FLOW DIRECTION	---
EXISTING SPOT ELEVATION	---

PROPOSED CONCRETE

EXISTING ASPHALT PAVING

Abbreviations

EX	EXISTING	WP	WOOD POST	HP	HIGH POINT
EG	EXISTING GRADE	CLP	CLOTHES LINE POLE	BLDG	BUILDING
TC	TOP OF CONCRETE	FPF	FINISHED FLOOR ELEVATION	ESMT	EASEMENT
FG	FINISHED GRADE	PP	POWER POLE	TCS	POT OF CONCRETE SLAB
SW	SWALE	CD	CLEANOUT		
CL	CENTERLINE	WV	WATER VALVE		
INT	INTERSECTION	RCP	REINFORCED CONCRETE PIPE		
EB	ELECTRICAL BOX	SMH	SANITARY MANHOLE		
SP	STEEL POST	INV	INVERT		
EM	ELECTRICAL METER	DIP	DUCTILE IRON PIPE		
IWB	IRRIGATION VALVE BOX	VCP	VITRIFIED CLAY PIPE		
IWS	IRRIGATION WATER SPOUT	BTM	BOTTOM		
MB	MANHOLE BOX	TYP	TYPICAL		
		LP	LOW POINT		

NO.	DESCRIPTION	DATE	BY
1	SITE PLAN SUBMITTAL	5/13/24	MB
2	PER CLIENT COMMENTS	5/13/24	MB

ENGINEERING
11 1001 Evans Ave., Suite 404
11 703.662.1311
SURVEYING
11 703.662.1311
F 703.662.1448



824 LEE AVE. IMPROVEMENTS
824 LEE AVENUE
LOUISVILLE, COLORADO 80027
GRADING PLAN



DATE: 2/23/2024
DRAWN BY: MB
CHECKED BY: PEH
JOB NO: E-435

SHEET NO:

C1.0

1 OF 4

CC 02/04/25

75

May 13, 2024

Mr. Eric Ellis
Hartronft Associates PC
950 Spruce Street.
STE #2A
Louisville, CO 80027

Re: Drainage Letter
824 Lee Street
Louisville, Colorado 80027
Legal Description: Lots 1-3, Block 3, Louisville East City of Louisville, County of Boulder,
State of Colorado.

This preliminary drainage letter is submitted in conjunction with the site plan review and topo survey prepared for the above referenced project and parcel of land.

The existing parcel consists of a single-family residential home and detached garage on 0.28 acres of subdivided land. The legal description is: Lots 1-3, Block 3, Louisville East.
An Alta survey was prepared by Ehrhart Land Surveying dated May 19, 2023, which we used in preparing this drainage letter.

The existing drainage conditions are as follows:

The existing site has a single-family home and detached garage lying on 0.28 acres of land. The existing impervious area is approximately 15%. The existing runoff and topography was reviewed and 5-10% is directed west to Lee Avenue via sheet flow. 15-20% is directed north to Miners Field via sheet flow. 60-70% is directed south to the Alley via sheet flow.

The existing soils are 100% (AcA) – Acalon sandy loam 0 – 3% slopes.

The Hydrologic Soil Group is classified as “B” and is considered well drained. The runoff class is considered low and the capacity to percolate and transmit water high, (0.6 – 2.0 in/hr.).

We have attached herewith the Custom Soils Resource Report obtained from the Natural Resources Conservation Service.

The proposed site development drainage plan calls for a RESI Minor Subdivision with 3 residential homes and garages. The impervious area planned is approximately 50%.

The proposed drainage plan will be to capture water in grass buffers and swales for water quality treatment. Because the site and disturbed area is less than 1 acre, (0.28 acres total) we have discussed previously with the City of Louisville engineering department about obtaining a detention waiver due to the negligible impact of such a small lot. In summary, we intend to provide 100% water quality treatment within the grass buffers and swales.



824 Lee Street Louisville Colorado 80027

If you should have any questions or comments regarding either the information or conclusions presented herein, feel free to contact me at your convenience.

CivilArts

Patrick High

Patrick E. High, P.E.
Senior Project Manager





NOAA Atlas 14, Volume 8, Version 2
Location name: Louisville, Colorado, USA*
Latitude: 39.9783°, Longitude: -105.1292°
Elevation: 5325 ft**

* source: ESRI Maps

** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.215 (0.170-0.272)	0.265 (0.209-0.336)	0.359 (0.282-0.456)	0.449 (0.351-0.573)	0.590 (0.453-0.801)	0.714 (0.531-0.974)	0.849 (0.608-1.18)	1.00 (0.684-1.43)	1.22 (0.798-1.78)	1.40 (0.884-2.05)
10-min	0.315 (0.249-0.399)	0.388 (0.306-0.492)	0.525 (0.413-0.668)	0.657 (0.514-0.839)	0.864 (0.664-1.17)	1.04 (0.777-1.43)	1.24 (0.890-1.74)	1.46 (1.00-2.09)	1.78 (1.17-2.61)	2.05 (1.30-3.00)
15-min	0.384 (0.304-0.487)	0.473 (0.374-0.599)	0.640 (0.504-0.814)	0.801 (0.627-1.02)	1.05 (0.810-1.43)	1.28 (0.948-1.74)	1.52 (1.09-2.12)	1.78 (1.22-2.55)	2.17 (1.42-3.18)	2.50 (1.58-3.66)
30-min	0.531 (0.420-0.673)	0.651 (0.514-0.826)	0.879 (0.692-1.12)	1.10 (0.859-1.40)	1.44 (1.11-1.96)	1.74 (1.30-2.38)	2.08 (1.48-2.90)	2.44 (1.67-3.49)	2.97 (1.95-4.36)	3.41 (2.16-5.01)
60-min	0.653 (0.516-0.827)	0.803 (0.634-1.02)	1.08 (0.854-1.38)	1.35 (1.06-1.73)	1.78 (1.36-2.41)	2.14 (1.59-2.92)	2.54 (1.82-3.54)	2.99 (2.04-4.27)	3.63 (2.38-5.31)	4.16 (2.63-6.10)
2-hr	0.775 (0.619-0.970)	0.954 (0.762-1.20)	1.29 (1.03-1.62)	1.61 (1.27-2.03)	2.11 (1.63-2.82)	2.54 (1.91-3.42)	3.01 (2.18-4.14)	3.53 (2.44-4.98)	4.28 (2.84-6.19)	4.90 (3.14-7.10)
3-hr	0.845 (0.679-1.05)	1.04 (0.836-1.30)	1.40 (1.12-1.75)	1.75 (1.39-2.19)	2.28 (1.77-3.02)	2.74 (2.06-3.66)	3.24 (2.35-4.42)	3.78 (2.63-5.30)	4.58 (3.05-6.56)	5.22 (3.36-7.52)
6-hr	1.02 (0.832-1.26)	1.25 (1.01-1.54)	1.66 (1.34-2.05)	2.05 (1.64-2.53)	2.64 (2.08-3.45)	3.15 (2.40-4.15)	3.70 (2.72-4.99)	4.31 (3.02-5.95)	5.18 (3.49-7.33)	5.89 (3.84-8.37)
12-hr	1.30 (1.06-1.57)	1.56 (1.28-1.89)	2.03 (1.66-2.48)	2.47 (2.01-3.03)	3.15 (2.50-4.06)	3.72 (2.87-4.84)	4.34 (3.22-5.77)	5.02 (3.56-6.84)	5.99 (4.08-8.36)	6.78 (4.47-9.52)
24-hr	1.56 (1.30-1.88)	1.91 (1.58-2.29)	2.51 (2.07-3.02)	3.04 (2.49-3.68)	3.83 (3.05-4.84)	4.48 (3.47-5.71)	5.16 (3.86-6.74)	5.89 (4.22-7.89)	6.92 (4.75-9.50)	7.74 (5.16-10.7)
2-day	1.78 (1.49-2.10)	2.23 (1.87-2.65)	3.00 (2.50-3.56)	3.64 (3.02-4.35)	4.55 (3.64-5.62)	5.26 (4.10-6.58)	5.99 (4.51-7.67)	6.74 (4.86-8.85)	7.75 (5.36-10.5)	8.53 (5.75-11.7)
3-day	1.94 (1.63-2.28)	2.40 (2.02-2.83)	3.18 (2.67-3.75)	3.84 (3.20-4.54)	4.76 (3.83-5.84)	5.49 (4.31-6.82)	6.23 (4.72-7.92)	7.00 (5.08-9.13)	8.04 (5.60-10.8)	8.84 (6.00-12.0)
4-day	2.08 (1.76-2.43)	2.53 (2.14-2.96)	3.28 (2.76-3.85)	3.92 (3.29-4.63)	4.84 (3.92-5.92)	5.57 (4.40-6.89)	6.33 (4.82-8.01)	7.11 (5.19-9.23)	8.18 (5.74-10.9)	9.01 (6.15-12.2)
7-day	2.43 (2.07-2.81)	2.83 (2.42-3.28)	3.53 (3.00-4.10)	4.14 (3.50-4.83)	5.03 (4.13-6.10)	5.76 (4.60-7.06)	6.52 (5.03-8.19)	7.33 (5.41-9.44)	8.45 (5.99-11.2)	9.33 (6.43-12.5)
10-day	2.72 (2.34-3.13)	3.12 (2.68-3.60)	3.81 (3.26-4.40)	4.42 (3.76-5.12)	5.31 (4.38-6.39)	6.03 (4.85-7.35)	6.79 (5.27-8.47)	7.60 (5.65-9.72)	8.73 (6.23-11.5)	9.62 (6.67-12.8)
20-day	3.54 (3.08-4.03)	4.03 (3.50-4.58)	4.84 (4.18-5.51)	5.52 (4.74-6.32)	6.48 (5.38-7.65)	7.24 (5.87-8.65)	8.01 (6.27-9.80)	8.80 (6.60-11.1)	9.88 (7.12-12.7)	10.7 (7.51-14.0)
30-day	4.20 (3.67-4.73)	4.79 (4.18-5.41)	5.75 (5.00-6.51)	6.54 (5.66-7.43)	7.62 (6.35-8.88)	8.44 (6.87-9.97)	9.24 (7.27-11.2)	10.1 (7.58-12.5)	11.1 (8.05-14.2)	11.9 (8.41-15.5)
45-day	5.00 (4.40-5.60)	5.74 (5.05-6.43)	6.92 (6.06-7.76)	7.86 (6.85-8.86)	9.12 (7.63-10.5)	10.0 (8.23-11.8)	10.9 (8.66-13.1)	11.8 (8.96-14.5)	12.9 (9.42-16.3)	13.7 (9.77-17.7)
60-day	5.67 (5.01-6.31)	6.54 (5.77-7.28)	7.90 (6.95-8.82)	8.99 (7.86-10.1)	10.4 (8.76-11.9)	11.5 (9.43-13.3)	12.5 (9.91-14.8)	13.4 (10.2-16.4)	14.6 (10.7-18.4)	15.5 (11.1-19.9)

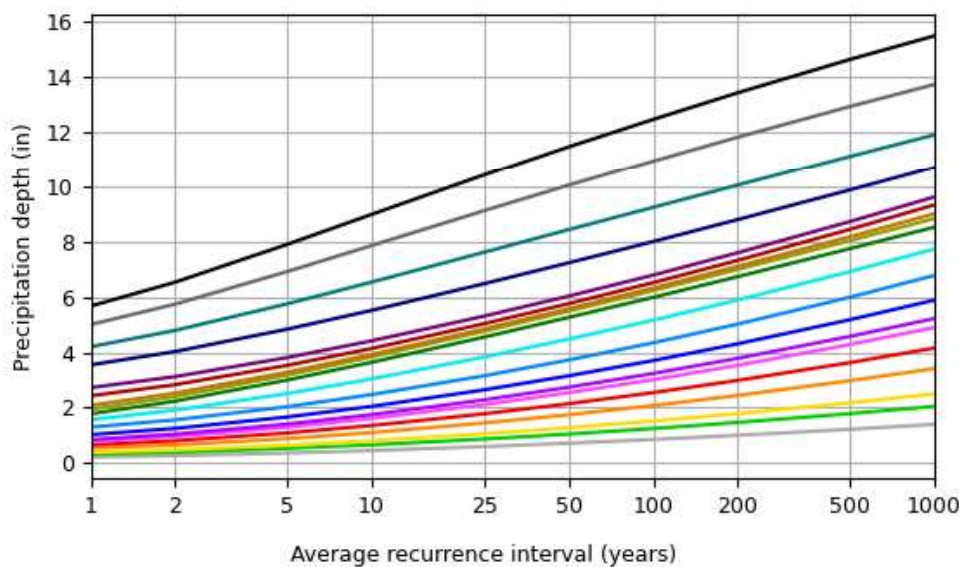
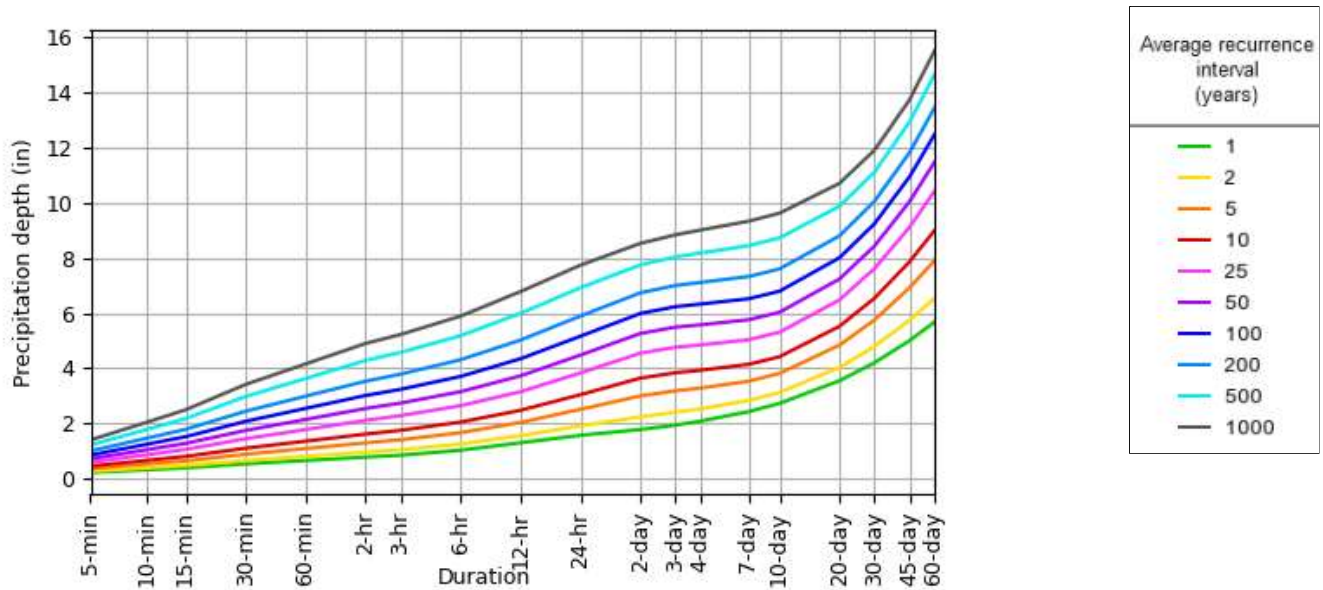
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

[Back to Top](#)

PF graphical

PDS-based depth-duration-frequency (DDF) curves

Latitude: 39.9783°, Longitude: -105.1292°



NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Fri Feb 23 21:48:47 2024

[Back to Top](#)**Maps & aerials****Small scale terrain**



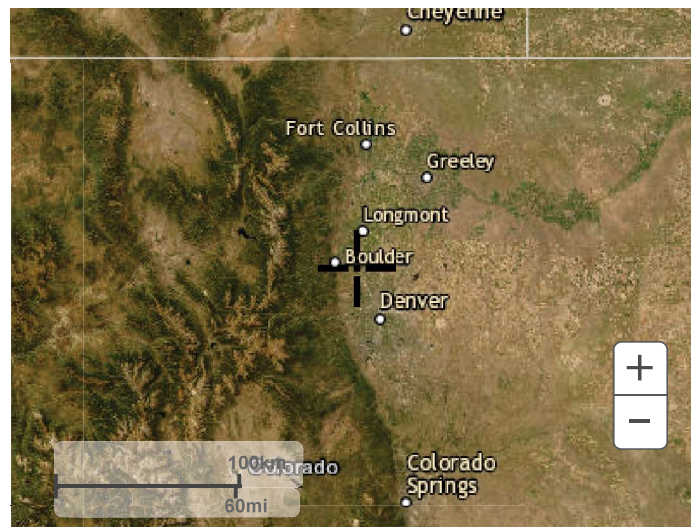
Large scale terrain



Large scale map



Large scale aerial



[Back to Top](#)

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[National Weather Service](#)
[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov
[Disclaimer](#)

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

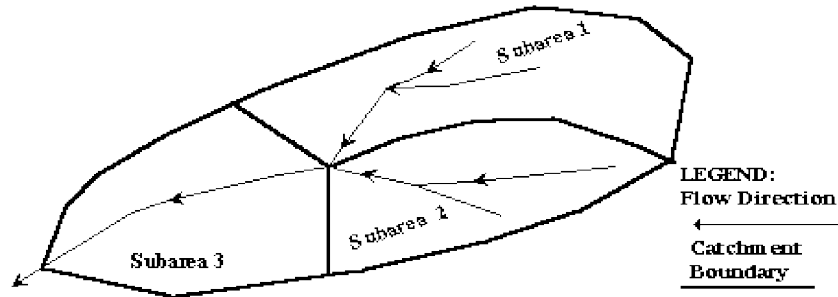
Designer: Parick E. High

Company: CivilArts

Date: 2/26/2024

Project: 824 Lee Street; (Minor Subdivision)

Location: Louisville, Colorado



Subcatchment Name

Cells of this color are for required user-input

Cells of this color are for optional override values

Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
EX-1	0.04	B	62.0	0.48	0.51	0.56	0.64	0.67	0.71	0.76
EX-2	0.06	B	2.0	0.01	0.01	0.07	0.26	0.34	0.44	0.54
EX-3	0.17	B	12.0	0.07	0.09	0.15	0.32	0.39	0.48	0.58
DA-1	0.04	B	53.0	0.40	0.43	0.48	0.58	0.62	0.67	0.73
DA-2	0.06	B	14.0	0.08	0.10	0.17	0.34	0.41	0.49	0.59
DA-3	0.17	B	51.0	0.38	0.41	0.47	0.57	0.61	0.66	0.72
Total Area (ac)	0.54	Area-Weighted C		0.22	0.24	0.30	0.44	0.50	0.57	0.65
		Area-Weighted Override C		0.22	0.24	0.30	0.44	0.50	0.57	0.65

Calculation of Peak Runoff using Rational Method	
Area of catchment (ha)	100
Runoff coefficient (C)	0.5
Intensity of rainfall (mm/hr)	10
Duration of rainfall (hr)	1
Peak runoff (m ³ /hr)	5000
Peak runoff (liters/sec)	1388.89

$$Q(cfs) = CIA$$
83

PRE-VS-POST DRAINAGE RUNOFF SUMMARY

DESIGN	DRAINAGE											VOL-100	SUM-DIF
POINTS	BASINS	AREA (AC)	IMPERVIOUS (%)	C2	C5	C10	C100	Q2 CFS	Q5 CFS	Q10CFS	Q100 CFS	CUBIC FT	CUBIC FT
P1-PRE	EX-1	0.04	62	0.48	0.51	0.56	0.71	0.05	0.07	0.1	0.25	261	
P2-PRE	EX-2	0.06	2	0.01	0.01	0.07	0.44	0	0	0.02	0.18	239	
P3-PRE	EX-3	0.17	12	0.07	0.09	0.15	0.48	0.03	0.04	0.1	0.97	752	
P1-POST	DA-1	0.04	53	0.40	0.43	0.48	0.67	0.04	0.06	0.09	0.36	232	(-) 29
P2-POST	DA-2	0.06	14	0.08	0.10	0.17	0.49	0.01	0.02	0.04	0.35	272	(+) 33
P3-POST	DA-3	0.17	51	0.38	0.41	0.47	0.66	0.16	0.23	0.33	1.37	1034	(+) 281

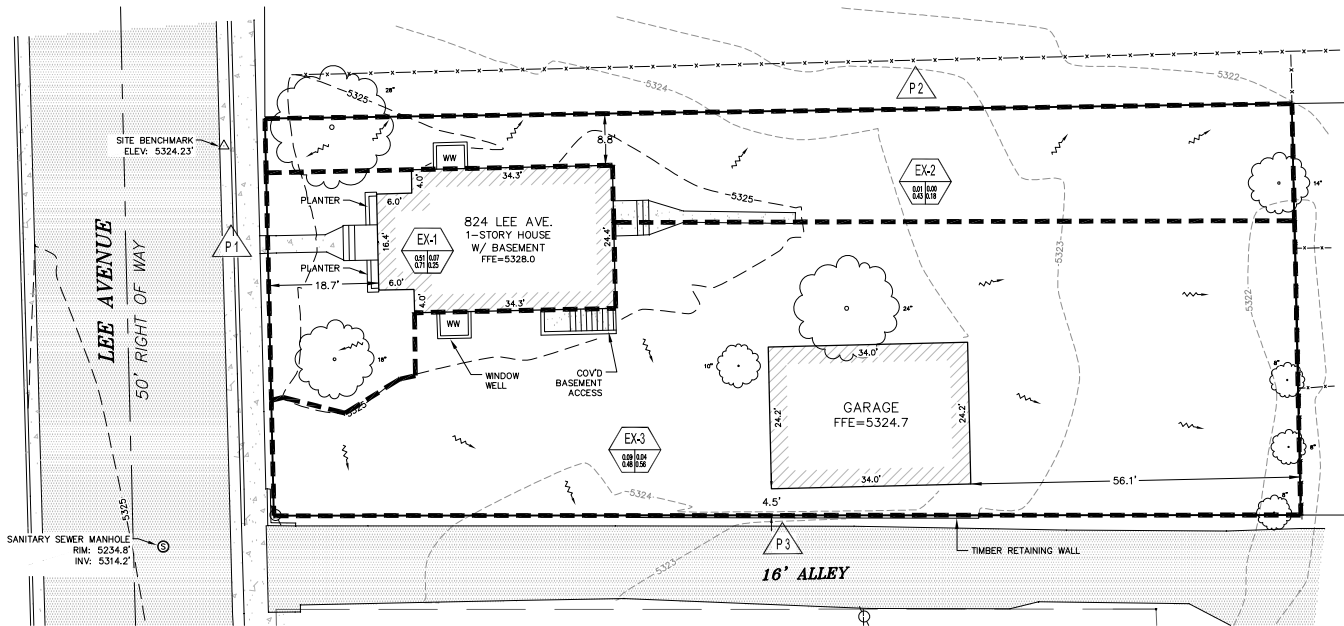
100-YEAR VOLUME

EX-1	2.54 (0.71) (0.04) = 0.072 AC-IN = 261 CUBIC-FT
EX-2	2.54 (0.43) (0.06) = 0.066 AC-IN = 239 CUBIC-FT
EX-3	2.54 (0.48) (0.17) = 0.207 AC-IN = 752 CUBIC-FT
DA-1	2.54 (0.63) (0.04) = 0.064 AC-IN = 232 CUBIC FT
DA-2	2.54 (0.49) (0.06) = 0.075 AC-IN = 272 CUBIC FT
DA-3	2.54 (0.66) (0.17) = 0.285 AC-IN = 1034 CUBIC FT

811
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1 PRE-DEVELOPMENT DRAINAGE MAP

C2.0 SCALE: 1" = 10'-0"



Pre-Development Drainage Summary

DRAINAGE BASIN	Q ₁	Q ₂
EX-1	0.07	0.25
EX-2	0.00	0.18
EX-3	0.04	0.56

Legend

PROPERTY BOUNDARY
SECTION LINE
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING FENCE
DRAINAGE FLOW DIRECTION

INDICATES LIMITS OF DRAINAGE SUB-BASIN
DRAINAGE BASIN
DESIGN POINT

Drainage Area Table

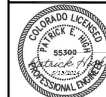
TOTAL DRAINAGE AREA: 12,083 SQ. FT.

EX-1 AREA: 1,783 SQ. FT.
BUILDING: 4935 SQ. FT.
CONCRETE: 1,172 SQ. FT.
GREEN: 2686 SQ. FT.

EX-2 AREA: 2,789 SQ. FT.
CONCRETE: 122 SQ. FT.
GREEN: 2,747 SQ. FT.

EX-3 AREA: 17,801 SQ. FT.
BUILDING: 4,853 SQ. FT.
CONCRETE: 1,155 SQ. FT.
GREEN: 16,623 SQ. FT.

824 LEE AVE. IMPROVEMENTS
824 LEE AVENUE
LOUISVILLE, COLORADO 80027
PRE-DEVELOPMENT DRAINAGE MAP

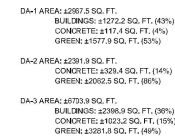


DATE: 2/23/2024
DRAWN BY: MB
CHECKED BY: PEH
JOB NO: E-435

SHEET NO:

C2.0

3 OF 4



THE NORTH LINE OF THE SUBJECT PROPERTY, BEARING
N89°10'07"E (ASSUMED), A DISTANCE OF 175.07 FEET,
MONUMENTED AS SHOWN HEREON.

BOULDER COUNTY "LL-160" - 2.5" BOULDER COUNTY BRASS
CAP IN STORM INLET AT THE SOUTHWEST CORNER OF THE
INTERSECTION OF MAIN AND SPRUCE STREETS. ELEV:
5338.15' (NAVD88-3E01D18)

1. BUILDING FOOTPRINTS ARE HYPOTHETICAL AS PROVIDED BY ARCHITECT.
2. ACTUAL BUILDING FOOTPRINTS MAY VARY FROM THIS DEPICTION.
3. ANY REQUIRED MODIFICATIONS TO THE DRAINAGE MAP AND CIVIL DRAWINGS WILL BE PROVIDED AT TIME OF BUILDING PERMIT APPLICATION.



TOP-YEAR VOLUME	
EX-1	2.54 (0.71) [0.04] = 0.072 AC-IN = 261 CUBIC-FT
EX-2	2.54 (0.43) [0.06] = 0.096 AC-IN = 236 CUBIC-FT
EX-3	2.54 (0.48) [0.17] = 0.207 AC-IN = 752 CUBIC-FT
DA-1	2.54 (0.63) [0.04] = 0.064 AC-IN = 232 CUBIC-FT
DA-2	2.54 (0.49) [0.06] = 0.075 AC-IN = 272 CUBIC-FT
DA-3	2.54 (0.66) [0.17] = 0.285 AC-IN = 1034 CUBIC-FT

PROPERTY BOUNDARY

SECTION LINE

EXISTING MAJOR CONTOUR

EXISTING MINOR CONTOUR

PROPOSED MAJOR CONTOUR

PROPOSED MINOR CONTOUR

PROPOSED WATER SERVICE

DRAINAGE FLOW DIRECTION

INDICATES LIMITS OF DRAINAGE SUB-BASIN

INDICATES PROPOSED SHALE FLOW LINE

DRAINAGE BASIN

DESIGN POINT

DA-1

DA-2

DA-3

DA-4

DA-5

DA-6

DA-7

DA-8

DA-9

DA-10

DA-11

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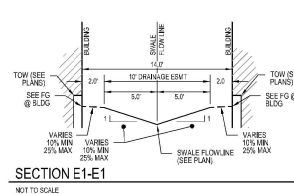
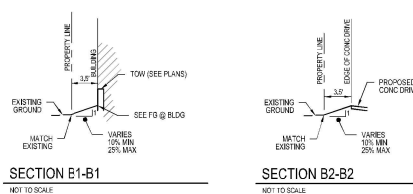
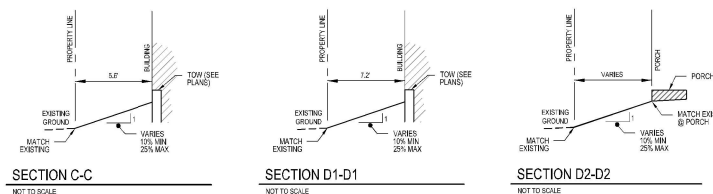
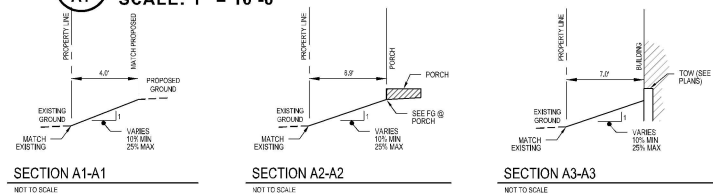
DA-344

DA-345

DA-346

DA-347

DA-348



PRE-POST DRAINAGE RUNOFF SUMMARY													
DISPER. DRAINAGE		VOLUME											
POINTS	WATERS	AREA (AC)	IMPERVIOUS (%)	C2	C3	C4	C100	Q2 CFS	Q5 CFS	Q100CFS	Q1000 CFS	YD-TOTAL CUMUL FT	RUN-OUT CHUBB
P1-PRE	EX-1	0.04	62	0.48	0.51	0.56	0.71	0.05	0.07	0.1	0.25	261	
P2-PRE	EX-2	0.06	2	0.01	0.01	0.07	0.44	0	0	0.02	0.18	239	
P3-PRE	EX-3	0.17	12	0.07	0.09	0.15	0.48	0.03	0.04	0.1	0.97	752	
P1-POST	DA-1	0.04	59	0.48	0.43	0.48	0.67	0.04	0.06	0.09	0.26	233	13
P2-POST	DA-2	0.06	12	0.06	0.10	0.17	0.46	0.01	0.03	0.04	0.24	275	13
P3-POST	DA-3	0.17	51	0.50	0.41	0.47	0.66	0.16	0.23	0.33	1.37	1064	1081



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BEFORE YOU DIG
UTILITY NOTIFICATION CENTER
OF COLORADO (UNOC)
WWW.UNOC.CO



SECTION E2-E2

NOT TO SCALE



DATE: 2/23/202
DRAWN BY: MB
CHECKED BY: PEH
JOB NO: E-425

SHEET NO.

C2.1

4 OF 4

**SUBDIVISION AGREEMENT
(East Louisville Subdivision Replat B)**

THIS SUBDIVISION AGREEMENT (this “Agreement”) is entered into as of _____, 2025 (the “Effective Date”), by and between the **City of Louisville**, a Colorado home rule municipal corporation (“City”), and **Douglas Evans, Kristen Kowalczyk, Mary Evans, and Michael Reis** (“Subdivider”). City and Subdivider, collectively, are hereinafter referred to as the “Parties”.

RECITALS:

A. Subdivider is seeking City approval of that certain Final Subdivision Plat (“Final Plat”) for the East Louisville Subdivision Replat B (“Subdivision”) for purposes of subdividing one (1) lot into three (3) lots.

B. The Public Works Director has deemed it necessary, pursuant to Section 16.20.040 of the Louisville Municipal Code, that the Subdivider install water services, sewer services, asphalt and concrete to Lots 1-3, East Louisville Subdivision Replat B, as further set forth in Exhibit A, attached hereto and incorporated herein by this reference (the “Work”).

C. The Parties desire to set forth their agreement as to the Subdivider’s furnishing of an improvement guarantee and the completion of the Work.

NOW, THEREFORE, for and in consideration of the foregoing and the mutual covenants of the Parties hereto, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Improvement Guarantee.** Subdivider shall submit to the City an improvement guarantee in the amount of \$27,948.00 to secure the Subdivider’s faithful performance of its obligations hereunder (“Improvement Guarantee”). The Improvement Guarantee may be in cash or a letter of credit in form and substance as shown on Exhibit B, attached hereto and incorporated herein by reference. The Improvement Guarantee, if a letter of credit, shall not expire during the winter season (November 1 - March 1) and shall be auto-renewing, per Exhibit B. The Improvement Guarantee shall be furnished prior to recordation of the Final Plat.

2. **Permit and Construction Drawings.** The Subdivider, at its own expense, shall submit to the City (i) a complete application for a right-of-way excavation permit in accordance with Chapter 12.12 of the Louisville Municipal Code (“ROW Permit”), and (ii) complete construction drawings, relative to the Work.

3. **Construction.** Following issuance of the ROW Permit and City approval of the construction drawings, Subdivider shall perform the Work (a) within the timeframe set forth in the ROW Permit, and (b) in accordance with (i) the terms and conditions of the ROW Permit, (ii) the construction drawings approved in writing by the City, (iii) the Final Plat, and (iv) the City's construction specifications applicable at the time of construction plan approval (collectively,

“Plans and Specifications”). Subdivider agrees that during construction of the Work, Subdivider shall take any and all steps necessary to control trash, mud, and debris in City rights-of-way, and shall immediately remove such trash, mud, and debris from public rights of way after notification by the City. If Subdivider does not abate, or if an emergency exists, City may abate at Subdivider's expense.

4. City Remedies. The City will have the option, but no obligation, to draw on the Improvement Guarantee to complete the Work, or to correct any deficiencies and make any needed repairs to any portion of Work not completed or conforming to the Plans and Specifications, if: (i) the Work has not been finally completed and accepted by the City within the timeframe set forth in the ROW Permit, including any extensions, which must be made in writing by the City Manager; (ii) the Subdivider has made statements or taken action that would indicate to a reasonable person that the Subdivider has abandoned its undertaking of the Work's completion, and the Subdivider has failed to timely respond to City inquiries regarding the same; or (iii) The City has completed any Work to correct any deficiency and made any needed repairs to any portion of the Work during the Warranty Period. The City shall provide the Subdivider with ten (10) days' written notice before commencing the Work, within which period the Subdivider will have an opportunity to provide the City with a satisfactory schedule for completion of the Work. The City's remedy under this Section shall not limit the City from pursuing any other remedies under this Agreement, at law, or in equity.

5. Construction Completion. Upon completion, Subdivider shall request an inspection of the Work by the City Public Works Department, Engineering Division (the “Division”). The City will not accept the Work unless it conforms to the Plans and Specifications and achieves its intended purpose. Subdivider is responsible for all repairs, replacements, construction, or other work, and for requesting as many inspections by the Division as may be required to achieve acceptance of the Work.

6. Return of Improvement Guarantee; Warranty. Upon the City's written acceptance of the Work, the City shall release the Improvement Guarantee, excluding amounts withheld in accordance with this Agreement, if any, except that the City will retain \$5,000 to secure the Subdivider's warranty as established in the ROW Permit. The ROW Permit requires a two year warranty after work is completed and accepted by the City. After the two year warranty period the funds remaining on file with the City as an Improvement Guarantee will be returned to the Subdivider, excluding sums drawn on by the City pursuant to Section 4 of the Agreement.

7. As-Builts. Subdivider shall provide the Division with a PDF and AutoCAD drawing certified by a civil engineer upon completion of the Work and other documents as required by the City. These documents shall show “as-built” locations of Work. Such documents shall be provided to the City prior to the City's acceptance of the Work.

8. Indemnification and Release of Liability. Subdivider agrees to indemnify and hold harmless the City, its officers, employees, agents, or servants, and to pay any and all judgments rendered against the City, its officers, employees, agents or servants on account of any suit, action, or claim caused by, arising from, or on account of acts or omissions by Subdivider, its officers,

employees, agents, consultants, contractors, and subcontractors, and to pay to the City, its officers, employees, agents and servants their reasonable expenses, including, but not limited to, reasonable attorney's fees and reasonable expert witness fees, incurred in defending any such suit, action or claim; provided, however, that Subdivider's obligation herein shall not apply to the extent said suit, action or claim results from any acts or omissions of officers, employees, agents or servants of the City. Said obligation of Subdivider, with respect to the construction of the Work shall be limited to suits, actions or claims based upon conduct prior to acceptance by the City of the Work. Subdivider acknowledges that the City's review and approval of plans for the Work is done in furtherance of the general public's health, safety and welfare and that no immunity is waived and no specific relationship with, or duty of care to, Subdivider or third parties is assumed by such review approval.

9. Governing Law. This Agreement and all matters arising hereunder or in connection herewith shall be governed by and construed and enforced in accordance with the laws of the State of Colorado. Any disputes regarding or arising out of this Agreement shall be brought in the courts of Boulder County, Colorado, and in no other court.

10. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

11. Assignment. Subdivider may not assign or delegate this Agreement or any portion thereof, or any monies due to or become due hereunder, without the City's prior written consent. As a condition of the City's consent to any assignment of this Agreement, the City may require this Agreement, a written instrument of assignment, or both, to be recorded in the property records of Boulder County. Any purported assignment or delegation in violation of this Section shall be voidable in the City's sole discretion.

12. Termination. This Agreement shall terminate upon the City's final written acceptance of the Public Improvements and upon the City's return of the Deposit, excluding sums lawfully drawn on by the City in accordance with the terms of this Agreement.

13. No Third-Party Beneficiaries. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to City and Subdivider, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. Any person other than City or Subdivider receiving services or benefits under this Agreement is deemed to be an incidental beneficiary only.

14. Effect of Headings. Headings appearing in this Agreement are inserted for convenience of reference only and shall in no way be construed to be interpretations of the provisions hereof.

15. Authority to Bind. Each of the persons signing below hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf such person is signing, to each and every term of this Agreement. The Subdivider's signatory shall be

independently bound by, and shall be obligated to perform, the terms of this Agreement should the signatory lack full and complete authority to bind the Subdivider.

16. Counterparts. This Agreement may be executed with counterpart signature pages and in duplicate originals, each of which shall be deemed an original, and all of which together shall constitute a single instrument.

17. Recording; Binding Effect. The City shall record this Agreement at Subdivider's expense in the office of the Clerk and Recorder, County of Boulder, State of Colorado. This Agreement shall run with the land included within the Subdivision and shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

18. Termination. This Agreement shall terminate upon acceptance by City of all Work required hereunder, provided that no litigation or claim is pending relating to this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Subdivision Agreement as of the Effective Date.

City:

CITY OF LOUISVILLE, COLORADO,
a Colorado home rule municipal corporation

By: _____
_____, City Manager

ATTEST:

Meredyth Muth, City Clerk

Subdivider:

Douglas Evans

Kristen Kowalczyk

Mary Evans

Michael Reis

EXHIBIT A COST ESTIMATE



ENGINEERING
PLANNING
SURVEYING

P 303.682.1131
F 303.682.1149

info@civilarts.us
www.civilarts.us

1500 Kansas Avenue, Suite 2-E
Longmont, CO 80501

Engineers Certification of Probable Construction Cost

Project: 824 Lee Street, Louisville, Colorado
Location: City of Louisville, Colorado
Project No. E-435; Minor Subdivision

Date: 1/21/2025
By: ITT
Revision: ITT

Improvements in (Lee Street R/W & Alley)					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
Water Service					
1	Saw Cut & Remove Existing Pavement, (Lee Street)	435.00	SF	\$ 7.50	\$3,263
2	Saw Cut & Remove Existing (4') Sidewalk, (Lee Street)	60.00	SF	\$ 12.00	\$720
3	Saw Cut & Remove (2.5') Curb & Gutter, (Lee Street)	15.00	LF	\$ 25.00	\$375
4	Const. New (2.5') Curb & Gutter, (Lee Street)	15.00	LF	\$ 60.00	\$900
5	Const. New (4') Concrete Sidewalk (Lee Street)	60.00	SF	\$ 70.00	\$4,200
6	Const. 1" water service w/ corp stop	2.00	LS	\$ 2,000.00	\$4,000
7	Install new curb stop on existing water service	1.00	LS	\$ 1,000.00	\$1,000
8	Const. New Asphalt Patch Lee Street	435.00	SF	\$ 10.00	\$4,350
Subtotal Water Service					\$14,458
Sanitary Sewer Service					
9	Saw Cut & Remove Existing Pavement, (Lee Street)	130.00	SF	\$ 7.50	\$975
10	Saw Cut & Remove Existing 4' Sidewalk, (Lee Street)	50.00	SF	\$ 12.00	\$600
11	Saw Cut & Remove Curb & Gutter, (Lee Street)	13.00	LF	\$ 25.00	\$325
12	Saw Cut & Remove Existing Pavement, (Alley)	40.00	SF	\$ 7.50	\$300
13	Single Sanitary Service (Lee Street)	1.00	LS	\$ 3,000.00	\$3,000
14	Single Sanitary Service (Alley)	1.00	LS	\$ 2,750.00	\$2,750
Subtotal Sanitary Sewer					\$7,950
Right of Way					
15	Traffic Control (By Contractor) (Lee Street)	1.00	LS	\$ 3,000.00	\$3,000
Subtotal					\$25,408
10% Cont.					\$2,541
Total					\$27,948

Q:\E-435 824 Lee Avenue Minor Subdivision_ENG REPORTS\Engineer's Cost Estimate

EXHIBIT B
IRREVOCABLE LETTER OF CREDIT
STANDARD FORM

[date of Letter of Credit - the date the credit is opened]

City of Louisville
749 Main Street
Louisville, CO 80027

Attn: Director of Planning:

We hereby issue our Irrevocable Letter of Credit Number in your favor for the account of _____, in an amount not to exceed _____ effective immediately and expiring at our counters on (except November-February) or any extended expiration date as indicated below.

Funds under this Letter of Credit are available for payment by sight, by presentation of your sight draft(s) substantially in the form of Exhibit "A" accompanied by your written certificate substantially in the form of Exhibit "B".

Partial and multiple drawings are permitted.

This Letter of Credit will automatically be extended for a period of sixty (60) days from the present or any future expiration date unless we notify you in writing by certified mail thirty (30) days prior to any expiration date that we elect not to renew this Letter of Credit for any additional period.

We hereby engage with you that all drawings in conformity with terms and conditions of the Letter of Credit will be duly honored upon presentation to our counters on or before any expiration date as indicated above.

All bank charges, including any advising bank charges, are to be charged to (account party's name).

If a demand for payment by you hereunder does not, in any instance, conform to the terms and conditions of this Letter of Credit, the bank shall give the City written notice, and send copy of this notice by FAX to the City of Louisville (Attn: City Manager), within three business days of presentment of any nonconforming draft that the purported negotiation was not effective in accordance with the terms and conditions of the Letter of Credit, stating with particularity the reasons therefore. The bank will hold all documents at the bank for the City, or send them to the City, at the City's option. Any such nonconforming demand may be corrected and resubmitted within three (3) business days of receipt of the bank's mailed notice

of nonconformity. A resubmittal will be deemed to have been presented to the bank on the date of the original demand for payment.

We are a current member of (FDIC) (FSLIC).

This credit is subject to the Uniform Customs and Practice for Documentary Credits, 1993 revision, ICC publication number 500.

This Irrevocable Letter of Credit sets forth in full the terms of our undertaking and such undertaking shall not in any way be modified, amended or amplified by reference to any document or instrument referred to herein or in which the Irrevocable Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document or instrument.

Sincerely,

(Bank)

EXHIBIT A TO LETTER OF CREDIT
DRAFT FOR PAYMENT DRAWN UNDER

IRREVOCABLE LETTER OF CREDIT NO. _____

DATE: _____, 20__.

PAY TO: the account of the City of Louisville, Colorado, Account

No. _____, at _____,

Colorado, THE SUM OF _____ DOLLARS

(\$ _____).

CITY OF LOUISVILLE, COLORADO

By: _____
City Manager

EXHIBIT B TO LETTER OF CREDIT

To: _____

CERTIFICATE FOR PAYMENT

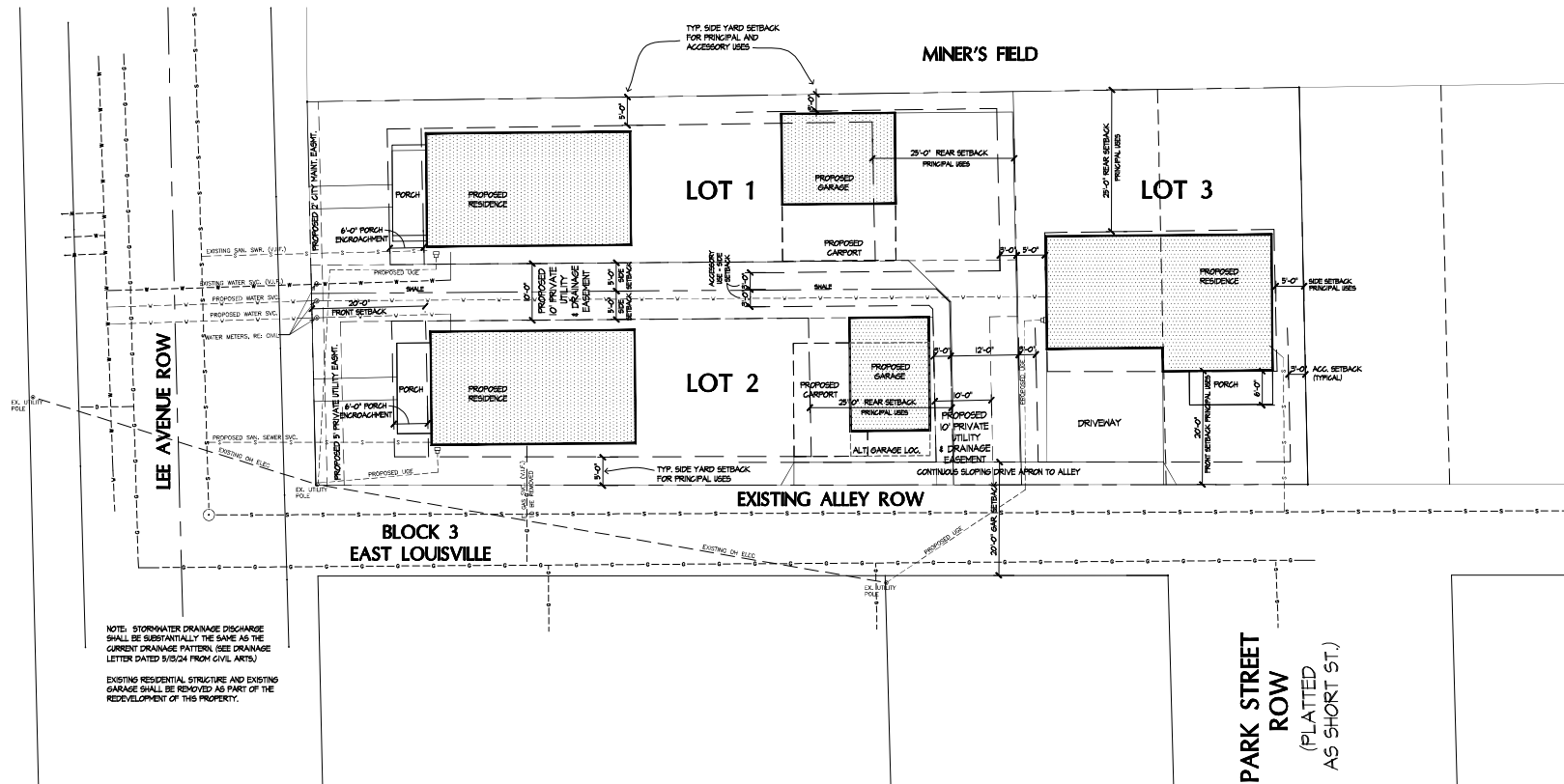
The undersigned, a duly appointed officer of the City of Louisville, Colorado (the "City"), hereby certifies to _____ (the "Bank"), with reference to the Bank's Irrevocable Letter of Credit No. _____ (the "Letter of Credit"), issued by the Bank in favor of the City, that:

- (1) The undersigned is the City Manager for the City.
- (2) The City is authorized to make a drawing under the Letter of Credit.
- (3) The amount which is due and payable from the Letter of Credit is \$_____, and the amount of the sight draft accompanying this certificate does not exceed such amount.

IN WITNESS WHEREOF, the undersigned has executed and delivered this certificate as of the _____ day of _____, 20__.

CITY OF LOUISVILLE, COLORADO

By: _____
City Manager



SITE DEVELOPMENT DATA

ZONING: R-M OLD TOWN OVERLAY

NOTE: THE FOLLOWING DATA REPRESENTS THE MAXIMUM ALLOWABLE BUILDING AREA AND LOT COVERAGE PER THE LOUISVILLE MUNICIPAL CODE - OLD TOWN OVERLAY DISTRICT.

LOT	AREA	MAX. LOT COVERAGE	MAX. FAR
LOT 1	4,689 SF	1,758 SF @ .375 LOT COVG.	2,110 SF @ .450 FAR
LOT 2	3,851 SF	1,540 SF @ .400 LOT COVG.	1,925 SF @ .500 FAR
LOT 3	3,523 SF	1,409 SF @ .400 LOT COVG.	1,761 SF @ .500 FAR

EXISTING LOT AREA = 12,063 SF
PER ALTA/NSPS LAND TITLE SURVEY BY EHRHART LAND SURVEYING, PROJECT S235148 DATED 05/19/23
REFER TO SURVEY AND PLAT FOR ADDITIONAL INFORMATION.

1 SCHEMATIC SITE PLAN

A1 SCALE: 1" = 10'-0"

SITE PLAN NOTES:

- ALL BUILDING FOOTPRINTS, UTILITY LOCATIONS, AND OTHER IMPROVEMENTS ARE APPROXIMATE POTENTIAL FUTURE CONDITIONS, SHOWN FOR ILLUSTRATIVE PURPOSES ONLY, AND NOT ALL FUTURE IMPROVEMENTS ARE SHOWN. FINAL CONSTRUCTION DRAWINGS SHALL INDICATE ACTUAL PROPOSED LOCATIONS OF ALL SUCH STRUCTURES, UTILITIES AND IMPROVEMENTS, FINAL GRADING, ETC.
- ALL NEW UTILITIES INDICATED FOR THIS SUBDIVISION SHALL BE LOCATED BELOW GRADE.



HARTTRONFT ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

910 Spruce Street, #12A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9119

EAST LOUISVILLE SUBDIVISION

REPLAT 'B'

RES / KOWALCZYK / EVANS
824 Lee Street, Louisville, Colorado

COPYRIGHT 2024
All drawn and written information duplicated disclosed or otherwise appearing herein shall not be used without written consent of Harttronft Associates, P.C.

PROJECT # 1256
DATE 11/09/23
DRAWN BY: HAPC
CHECKED BY: JEH
REVISED: 05/14/24
08/07/24

A1

ELECTRONIC LAND USE HEARING REQUEST

CASE NO. _____

APPLICANT INFORMATION

Firm: Hartronft Associates p.c.
Contact: Erik Hartronft
Address: 950 Spruce St.
Louisville, CO 80027
Mailing Address: 950 Spruce St.
Louisville, CO 80027
Telephone: 303-673-9304
Fax: _____
Email: erik@hapcdesign.com

OWNER INFORMATION

Firm: Michaelreis LLC
Contact: Michael Reis
Address: 738 Pear Court
Louisville, CO 80027
Mailing Address: 738 Pear Court
Louisville, CO 80027
Telephone: 303-807-5977
Fax: _____
Email: michaelreisllc@gmail.com

REPRESENTATIVE INFORMATION

Firm: Hartronft Associates p.c.
Contact: Erik Hartronft
Address: 950 Spruce St.
Louisville, CO 80027
Mailing Address: 950 Spruce St.
Louisville, CO 80027
Telephone: 303-673-9304
Fax: _____
Email: erik@hapcdesign.com

PROPERTY INFORMATION

Common Address: 824 Lee Ave., Louisville, CO 80027
Legal Description: Lot 1,2&3 Blk 3
Subdivision Louisville East
Area: 12,063.2 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)

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 2020 if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: _____
Print: J. Erik Hartronft
Owner: Michael Reis
Print: Michael Reis
Representative: _____
Print: J. Erik Hartronft

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

Amelia Brackett Hogstad, Senior Planner
Planning Department
City of Louisville
749 Main Street
Louisville, CO 80027

November 10, 2023

**Subject: Acknowledgment of Approval for Minor Subdivision
Application – 824 Lee Avenue**

Dear Amelia,

We hope this letter finds you well.

We are the owners of record for the property located at 824 Lee Avenue and would like to acknowledge that we have jointly elected to submit a Minor Subdivision application to the City of Louisville.

We appreciate the time and effort invested by the City of Louisville in ensuring that all applications are thoroughly reviewed, and we look forward to the completion of the process over the next several months.

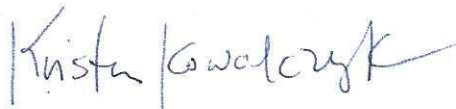
Sincerely,



Douglas Evans



Mary Evans



Kristen Kowalczyk



Michael Reis



**HARTRONFT
ASSOCIATES**
A Professional Corporation

*Planning
Architecture
Interior Design*

950 Spruce Street, #2A
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

Mr. Rob Zuccaro, Planning & Building Safety Director
Ms. Amelia Brackett Hogstad, Historic Preservation Planner
City of Louisville, Colorado
749 Main Street
Louisville, CO 80027

08 November 2023

Re: 824 Lee Street – Reis Minor Subdivision
Project Narrative

Rob and Amelia,

We are pleased to submit the attached Minor Subdivision for the redevelopment of 824 Lee Street, to replat the three original lots and vacated Right of Way into three lots suitable for 3 residences.

The redevelopment of this property is envisioned as smaller homes, dictated by smaller lot sizes, instead of larger homes that could be built 'by-right' on typical larger lots per the Municipal Code. The developers are very aware of the need for more affordable right-sized housing in Louisville and we agree that this property is a very appropriate location for smaller scale housing that will fit within the existing fabric of this East Louisville neighborhood. Please refer to the attached letter from Michael Reis regarding the development concept and neighborhood precedents.

This Minor Subdivision requires four variances to the Municipal Code.

- A. Per Sec. 16.16.050 – Lots: (C.) We propose that the maximum depth of all residential lots shall not exceed 3.7 times the width thereof, in lieu of 2.5 times the width.
- B. Per Sec. 16.16.050 – Lots: (D.) We propose that the minimum lot width shall be 33'-6" in lieu of 50'-0".
- C. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the minimum lot width shall be 33'-6" in lieu of 60'-0".
- D. Per Sec. 17.12.040 – Yard and Bulk Requirements: We propose that the Minimum lot size shall be 3,500sf in lieu of 7,000sf.

Without these four variances, and without creating this Minor Subdivision, we understand that the property could be developed into 3 residential units based on the land area. This could be configured in one larger 3-unit building, or otherwise designed to have two or three residences on the current lot configuration, under single ownership as rental units, or as condominium ownership. This Minor Subdivision will allow for more appropriate, smaller scaled residences to be built for individual ownership.

The attached concept site plan shows how these lots could be developed, and what the maximum FAR and Lot Coverage areas would be for these three lots. As illustrated, the proposed smaller lot sizes restrict the maximum size and mass of the residences. The site plan indicates compliance with the Old Town Overlay zoning requirements.

Section 16.12.110 of the Louisville Municipal Code specifies the Minor Subdivision procedure. This subdivision is eligible for the Minor Subdivision procedure per 16.12.110.C:

1. The subdivision contains solely residential use and results in not more than four dwelling units.

Section 16.24 of the Louisville Municipal Code governs modifications which can be authorized by city council, upon advice of the planning commission, for subdivisions where a subdivider proposes a plat that does not fully comply with the regulations in Title 16 or Title 17.

Specifically, related to this Reis Minor Subdivision:

Section 16.24.030 Modification review criteria.

A. In granting any modification for a subdivision plat that is not processed concurrently with a planned unit development, city council shall find that the application complies with [section 16.04.020](#) and [section 16.24.010](#) and all of the following requirements, insofar as applicable, have been satisfied:

1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*

The existing property is comprised of 3 lots that are 150' long with widths of 17.92', 24.90' and 24.90', and areas of 2,814sf, 3,751sf and 3,751sf respectively. There is also a portion of the vacated Right of Way for Park Street that is included as part of this existing property. The proposed subdivision is intended to bring the lot sizes more into compliance with applicable regulations.

2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of [title 16](#) and [title 17](#) resulting in a hardship;*

Due to the size and areas of the existing lots, it is not possible to provide 3 separate dwelling units on the 3 lots, even though 3 DU would be allowable at 1DU per 3,500sf.

3. *That such hardship has not been created by the applicant;*

The existing lots are as originally platted, not created by the applicant.

4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*

The modifications requested will result in smaller sized individual residences rather than a multi-unit building that would be out of scale with the neighborhood. The modifications will not affect the use or development of adjacent properties.

5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*

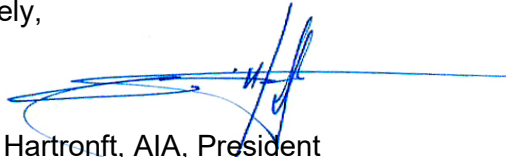
There are no reasonable alternatives for the three allowable dwelling units, other than a multi-unit building which would be out of character with the neighborhood.

6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*

No additional dwelling units shall result from the modification beyond the three DU allowed per the existing RM zoning.

Thank you for your consideration of this request for approval of the Minor Subdivision attached herein. Let us know if you have any questions regarding this proposal.

Sincerely,



J. Erik Hartronft, AIA, President
Hartronft Associates, p.c.

Subject: 824 Lee Avenue

Dear Amilia,

I am writing this cover letter to provide an overview of the minor subdivision request to replat the property at 824 Lee Avenue. I have approached this request to align with the vision of preserving the historic scale, character, and sense of place in the East Louisville neighborhood; more commonly known as “Miners Field.” The request is intended to foster stewardship and maintain and enhance the authenticity of Louisville's small-town charm and character that is physically manifested by small format homes on smaller lots.

We have emphasized attention to the neighborhood context while aligning with market trends for smaller homes at a traditional scale. Integration of more modern lot layouts that enhance the existing fabric of the neighborhood. And perhaps more importantly the following request highlights the historical significance of the presence the Trott-Downer Cabins and Minors Field and the two homes in the neighborhood that have been landmarked by the city. In my view the previous lot splits, the installation of the Trott-Downer “Bach” cabins, and the two Landmarked homes have “set the tone” of the redevelopment of the neighborhood, and for the proposed redevelopment of 824 Lee Avenue.

Historical Context – East Louisville Addition – as a de facto “Pocket Neighborhood”

The East Louisville Addition had its origins with the first landowner, Charles C. Welch, a prominent early Louisville resident, and the transfer of the land to William J. Lee and George A. Lee who filed the plat for the East Louisville Addition in 1906. It has clear geographical boundaries and historical significance due to being adjacent to Miners Field. The neighborhood is bounded by the BNSF railroad on the west, Highway 42 on the east, Short Street on the north, and on the south by Spruce Street. (Pine Street was not part of the 1906 Plat. Interestingly, Willian Lee resided at 1105 Pine at the time of the 1906 Plat.)

East Louisville neighborhood has a single vehicle access point via Short Street to Lee Avenue. South of Miners Field both the alley and Spruce Street access to Highway 42 have been closed in recent years; effectively creating a dead-end street that ends in a Cul de Sac at the east end of Spruce Street.

A contemporary definition of “Pocket Neighborhood” is a “cluster of homes gathered around some kind of common ground within a larger surrounding neighborhood” In East Louisville, it's Miners Field and the recently relocated two historic Trott-Downer Bachelor Cabins forming the “common ground” and within the larger Old Town.

East Louisville, or rather “Miners Field” neighborhood, is one of the smaller subdivisions in Louisville at approximately 13.2 acres (575,000 SF). The location of Miners Field and the Trott-Downer cabins account for 3.04 acres, (134,247 SF), or 23% of the subdivision lots, excluding street/public right-of-way.

Residential Context

As history has evolved in Louisville, what was once considered “across the tracks” the Miners Field neighborhood is one of the last neighborhoods in Old Town to experience transformational change.

The city has enhanced livability and walkability to the area with significant public projects including the creation of the “quiet zone” of the BNSF railroad at Pine Street, the pedestrian underpass at South, upgrades to Miners Field, and the neighborhood streets and sidewalks. The neighborhood is within the boundaries of the Louisville Revitalization Commission, the City's Urban Renewal Authority.

Approximately 26 platted properties are in the subdivision, including Miners Field. Nearly all the homes are modest single story “cottage” style homes on smaller lots. The average size of the first-floor footprint on 20 of the homes on rectangular lots is 900 square feet. *“The generally small and architecturally simple houses present within East Louisville are consistent with the area’s history as a home for miners and railroad workers. This appears to remain a more economically modest area, as a relatively small number of houses exhibit additions, and those are generally small themselves.” (Paleowest Archaeology)*

There has been limited residential redevelopment or development activity except for the addition of three private homes. In 2023, a new home is currently under construction at 1100 Spruce (1,000 sq ft 1st floor footprint). A single-story home (1008 sq. ft.) was built on Walnut by Habitat for Humanity in 1996. A second house was built at 1131 Spruce, followed by a lot split that created two lots of 3,642 and 3,150 square feet.

In addition, to the Restas-Morgan House at 1131 Spruce being landmarked by the City, the Guenzi House at 1036 Walnut, and across Lee Avenue from 824 Lee, has also been landmarked.

Subdividing lots in East Louisville has been limited to the 2023 new build at 1100 Spruce; the 1996 replat for the Habitat for Humanity house on Walnut; and the replat to accommodate the landmarked Restas-Morgan house in 2018. All three replats created smaller lots from larger lots.

Historical Context – 824 Lee Avenue

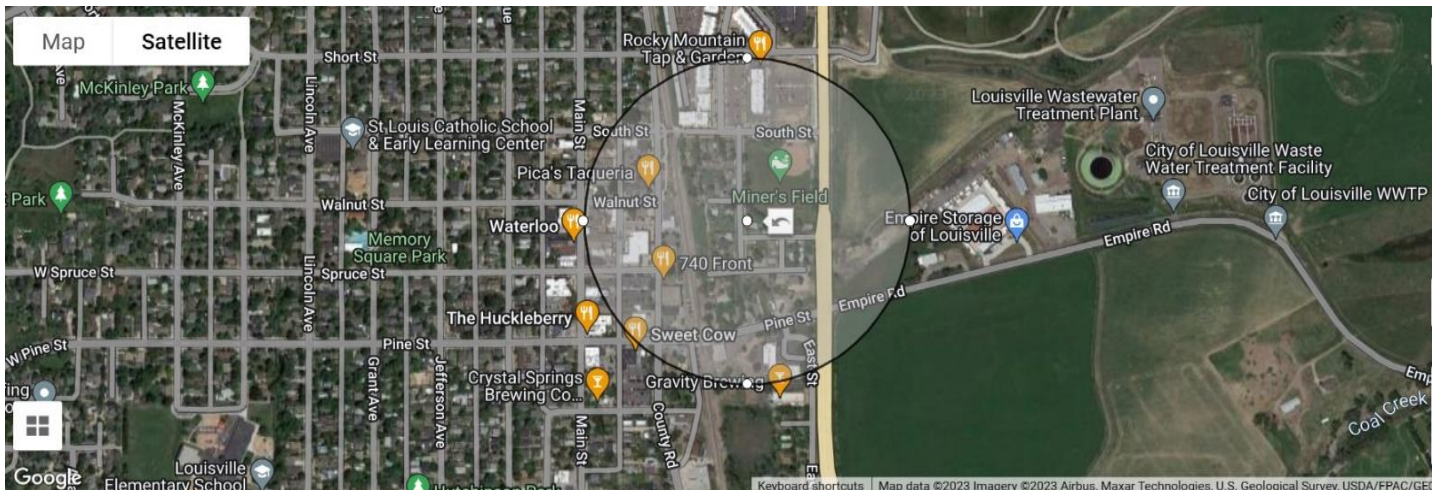
The 824 Lee Avenue property was platted as three lots on the 1906 Plat and oriented east-west from Lee. 824 Lee is the sole residential lot that is on the east side of Lee Avenue. The lots are separated from three properties on the south of Block 3 by an alley. The property remained vacant until 1965. The current house on the property was built in 1935 and moved to the property from an Erie mine in 1965 by the previous owners.

In 1975 the Louisville City Council adopted Ordinance #461 which vacated Park Avenue (Short) on the east of the property and vested half of Park Ave to 824 Lee. The additional vacated land conveyed by the ordinance increased the parcel size to 12,063 square feet.

Neighborhood Engagement & Building Community Support

We understand the importance of community support in this process and began to informally reach out to the owners in the neighborhood during the summer, and more formally by sending each a letter on October 16th (attached) to inform them that we are beginning the minor subdivision process and inviting them to have conversations about the plan.

Location Map showing 800-foot radius from 824 Lee Avenue



Hartronft Associates has assisted in the preparation of the Minor Subdivision application materials that accompany this letter. Hartronft Associates materials request approval of four variances. The minor subdivision request will change the lot orientation and upon development necessitate the removal of existing structures. We have not yet requested a demolition permit and would be interested in hearing about the relocation of the primary house to another location in town should that become available over the course of the next year.

The table provides various lot sizes in East Louisville. The data is for the relevant rectangular comparisons and does not include larger and irregular sizes. Of the 16 existing lots, 13 are non-conforming to the minimal lot size per the Louisville Municipal Code.

East Louisville Lot Size (sf)

1	1117 Spruce	3,150 sf
2	1131 Spruce St	3,642
3	1205 Spruce	5,042
4	1201 Spruce	6,322
5	1109 Spruce St	6,568
6	1101 Spruce St	6,627
7	1207 Spruce	7,610
8	1037 Walnut St	6,248
9	1021 Walnut St	5,775
10	1013 Walnut St	5,671
11	1011 Walnut St	7,453
12	1040 South St	6,406
13	1032 South St	4,046
14	1010 South St	5,168
15	1016 South St	5,937
16	1008 South St	8,418
Total SF of the 16 existing lots		94,083
Average SF of the 16 existing lots		5,880 sf
17	824 Lee Lot 1	4,690
18	824 Lee Lot 2	3,851
19	824 Lee Lot 3	3,523
Total SF of the 824 lots		12,063
Average SF of the three lots		4,021
Average SF of the 19 lots		5,587

Your time spent reviewing and processing this minor subdivision is greatly appreciated. We are committed to preserving the authenticity and character of East Louisville, while anticipating the changing housing needs of the community. Please feel free to contact me for further information or to discuss any aspects of the project in more detail.

Sincerely,

Michael Reis
738 Pear Court
Louisville, CO 80027
303-807-5977

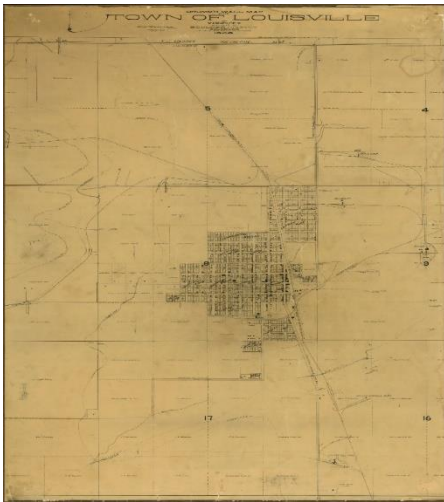
Several source materials have been visited, reviewed, and researched to inform, and inspire the accompanying minor subdivision request ranging from nearby examples, local studies and reports, and bestselling books on the subject matter.

Listed here for reference:

- Old Town Louisville contains several original town blocks in Old Town are cited often by the community as a favored development pattern such as the small lot small houses pattern found on La Farge Avenue.
- Boulder Creek Neighborhood's wee-cottage Roger's Farm neighborhood has developed on smaller lots; between 2,000 and 2,500 square feet that support smaller contemporary "cottages."
- The Toby's Lane neighborhood off 55th Street in Boulder is an existing infill on a one-acre site that has eight Single family that average 3,733 square feet.
- East Street Village PUD was recently approved by the City and the 15 single family lots average 3,508 square feet and are approximately 41 feet by 89 feet.
- The Chautauqua Park Cottage Neighborhood, a National Historic District.
- The Louisville Historical Museum provided important local reference materials including aerial photographs and historic research of the neighborhood; and to a limited extent the property.
- Louisville Municipal Code, Old Town Overlay regulations, 2018
- Stories in Places: Putting Louisville's Residential Development in Context, Paleowest Archaeology.
- Preservation Masterplan, 2015
- Louisville Revitalization Commission studies
- Downtown Louisville Framework Plan, 1999
- ULI Advisory Services Panel – Marshal Fire Report
- Oldtown Zoning Update – Diagnostic Report
- 2023 Louisville Housing Plan (stakeholder meetings, Housing Needs Study)
- Future 42 Connecting People and Places
- Highway 42 Revitalization Area Comprehensive Plan Amendment
- Missing Middle Housing, Daniel Parolek
- Building Small, A Toolkit, Jim Heid
- Downsize: Living large in a small house, Sheri Koones
- Arbitrary Lines, M. Nolan Gray
- Fixer-Upper: How to Repair America's Broken Housing Systems, Jenny Schuetz
- Strong Towns, Charles L. Marohn, Jr.
- Pocket Neighborhoods: Creating Small Scale Community in a Large-Scale World, Ross Chapin
- Not So Big House, Sarah Susanka
- Creating the Not So Big House, Sarah Susanka

Attachments:

1. Application – Minor Subdivision Per Municipal Code
2. Reis Subdivision Plat, Ehrhart Land Surveying
3. Schematic Site Plan, Hartronft Associates
4. Title Commitment, First American Title
5. Informal Neighborhood Correspondence, October 16, 2023
6. Drainage Letter, Civil Arts, September 1, 2023
7. City of Louisville, Ordinance #461, February 11, 1975



East Street/Minors Field Neighborhood Property Owners

Hello,

My name is Michael Reis, and I am part owner of the property at 824 Lee Avenue in Louisville.

The purpose of this letter is to reach out and let you know that we'll be starting the process to create a revised subdivision on the property over the next few months. The current three lot plat of the property was created in 1906, our minor subdivision request is to create a more modern three lot subdivision/plat of the property.

Attached to this letter is a visual representation of the new minor subdivision of the property showing two lots along Lee and the 3rd lot off Park on the east side of the property. They are purposely small lots which will limit the size of the homes that can be built on them to better reflect the scale and history of the neighborhood. Parking for each lot/house would be from the existing alley. There is no driveway proposed on Lee Avenue.

Feel free to ask me for a more detailed presentation as there is a much more detailed packet being finalized for submission to the city. We intend to submit the application packet to city by the end of October and realize that the process can take a few months. The process has several public hearings and includes public notice requirements.

I wanted to begin the conversations with this informal correspondence. Please feel free to contact me for more details or if you have questions.

Regards,

Michael Reis
303-807-5977
michaelreisllc@gmail.com

CC: Property owners of the following neighborhood addresses:

833 Courtesy Road	1205 Spruce	1011 Walnut
1100 Spruce	1207 Spruce	1008 South
1101 Spruce	1210 Spruce	1016 South
1109 Spruce	825 Lee	1010 South
1131 Spruce	1036 Walnut	1032 South
1117 Spruce	1037 Walnut	1040 South
1190 Spruce	1021 Walnut	
1201 Spruce	1013 Walnut	



City Council Public Hearing

824 Lee Avenue

A request to consider the East Louisville Subdivision Replat B and Subdivision Modifications to re-subdivide the three lots.

February 4, 2025



2/4/2025

Summary

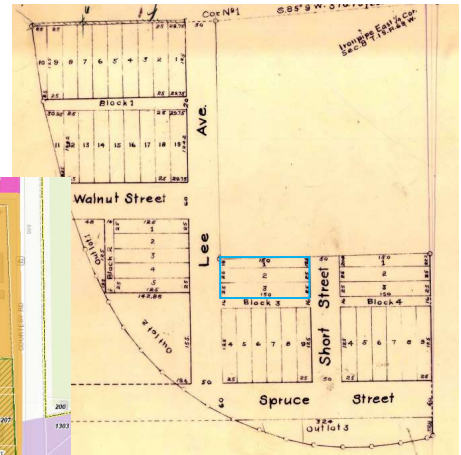
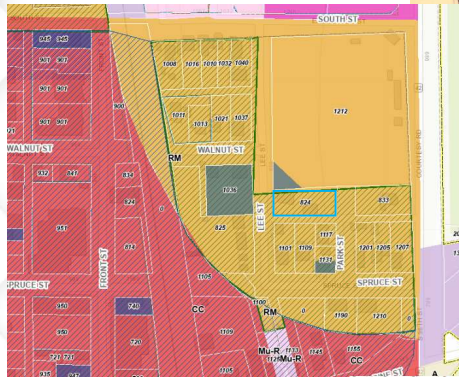
- Lot line adjustment through Minor Subdivision application.
- 3 existing lots, 12,063 SF total.
- Property is large enough for 3 dwelling units based on lot size.



2/4/2025

Background

- East Louisville Subdivision, 1906.
- Miners Field neighborhood.
- Residential Medium Density (R-M).
- Old Town Overlay (OTO).



2/4/2025



2/4/2025

Background

- Previous and current vehicular access to neighborhood.



Current photo of previous access from Hwy 42 to the alley.



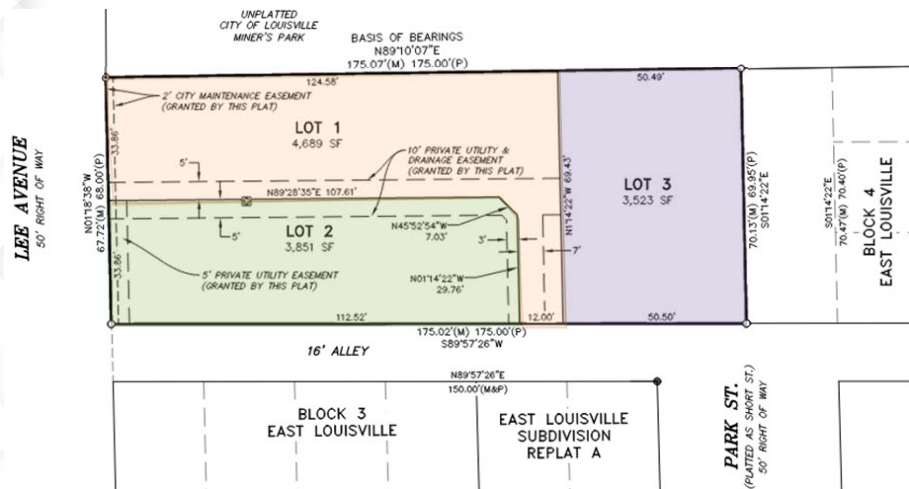
Existing access to the Miners Field neighborhood from Hwy 42.



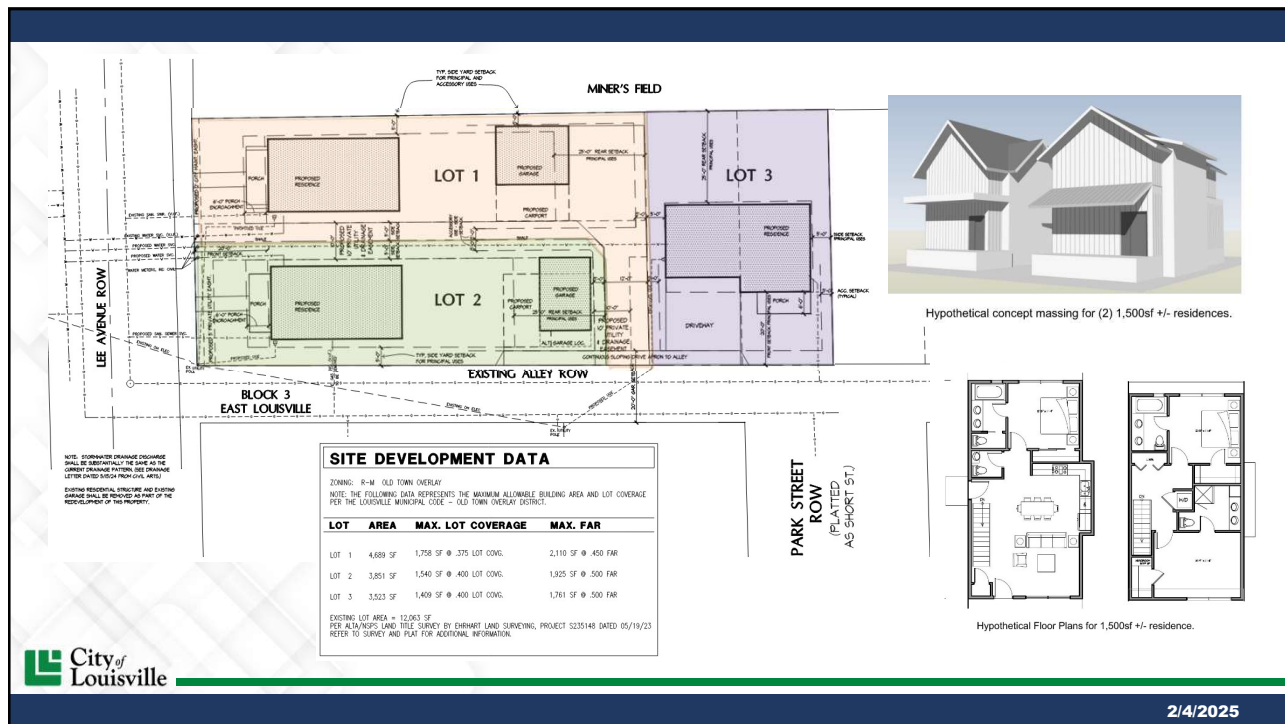
2/4/2025

Request

- Re-subdivide 3 lots on the property.
- New lot widths:
 - 33.9' - 50.5'
- New lot sizes:
 - 4,689 SF
 - 3,851 SF
 - 3,523 SF



2/4/2025



Modifications

Modification(s) Requested

1. Allow vehicular access to an alley for Lot 3, where vehicular access to a street is required by Sec. 16.16.050.B.
2. Allow the maximum depths for Lots 1 and 2 to exceed 2.5 times the widths as shown on the proposed plat. This is a requirement found in Sec. 16.16.050.C.
3. Allow the minimum lot width of Lots 1 and 2 to be 33.5 feet, where 50 feet is required by Sec. 16.16.050.D.
4. Allow the minimum lot width for all lots to be 33.5 feet in lieu of 60 feet for the R-M zone district, as required by Sec. 17.12.040.
5. Allow the minimum lot size to be 3,500 square feet, where 7,000 square feet is required for the R-M zone district, as stated in Sec. 17.12.040. Refer to the proposed plat for exact lot sizes.

Analysis

- With modification requested, meets Title 16 (subdivision) and Title 17 (zoning) requirements.
 - Modifications do not increase densities beyond R-M standards.
- Consistent with:
 - Comprehensive Plan – New development of homes, compatible with neighborhood character.
 - Highway 42 Framework Plan – No significant change to Miners Field neighborhood.



2/4/2025

Analysis: Modifications

- Keeps with intent of city development plan.
- Property is permitted for up to 3 dwellings based on lot size.
- Existing lots uniquely narrow, proposed lots are better for development.
- Modification will be in-line with lot widths, depths, and sizes of other lots in the neighborhood.

Table 1. Existing and Proposed Lot Sizes

	Width (feet)	Depth (feet)	Lot Size (square feet)
Existing Lot 1	18	150	2,700
Proposed Lot 1	33.4	124.6	4,689
Existing Lot 2	25	150	3,750
Proposed Lot 2	33.4	112.5	3,851
Existing Lot 3	25	150	3,750
Proposed Lot 3	50.5	69.5	3,523

Table 2. Comparison of Lot Widths and Sizes in the Miners Field Neighborhood

Address	Approximate Frontage Width (feet)	Approximate Lot Depth (feet)	Approximate Lot Size (square feet)
Proposed Lot 1	34	108-125	4,689
Proposed Lot 2	34	108-113	3,851
Proposed Lot 3	50	69	3,523
1008 South St.	76	124	8,419
1016 South St.	51	124	5,937
1010 South St.	43	124	5,169
1032 South St.	32	124	4,046
1040 South St.	54	124	6,406
1011 Walnut St.	36	95-123	7,454
1013 Walnut St.	60	95	5,672
1021 Walnut St.	47	120	5,775
1037 Walnut St.	52	120	6,249
1101 Spruce St.	52	127	6,627
1109 Spruce St.	50	127	6,568
1131 Spruce St.	70	54	3,642
1117 Spruce St.	60	54	3,151
1201 Spruce St.*	50	130	6,322
1205 Spruce St.*	40	130	5,043
1207 Spruce St.*	60	130	7,610

* = Property is in a cul-de-sac, where minimum lot widths of 35 ft. are permitted.



2/4/2025

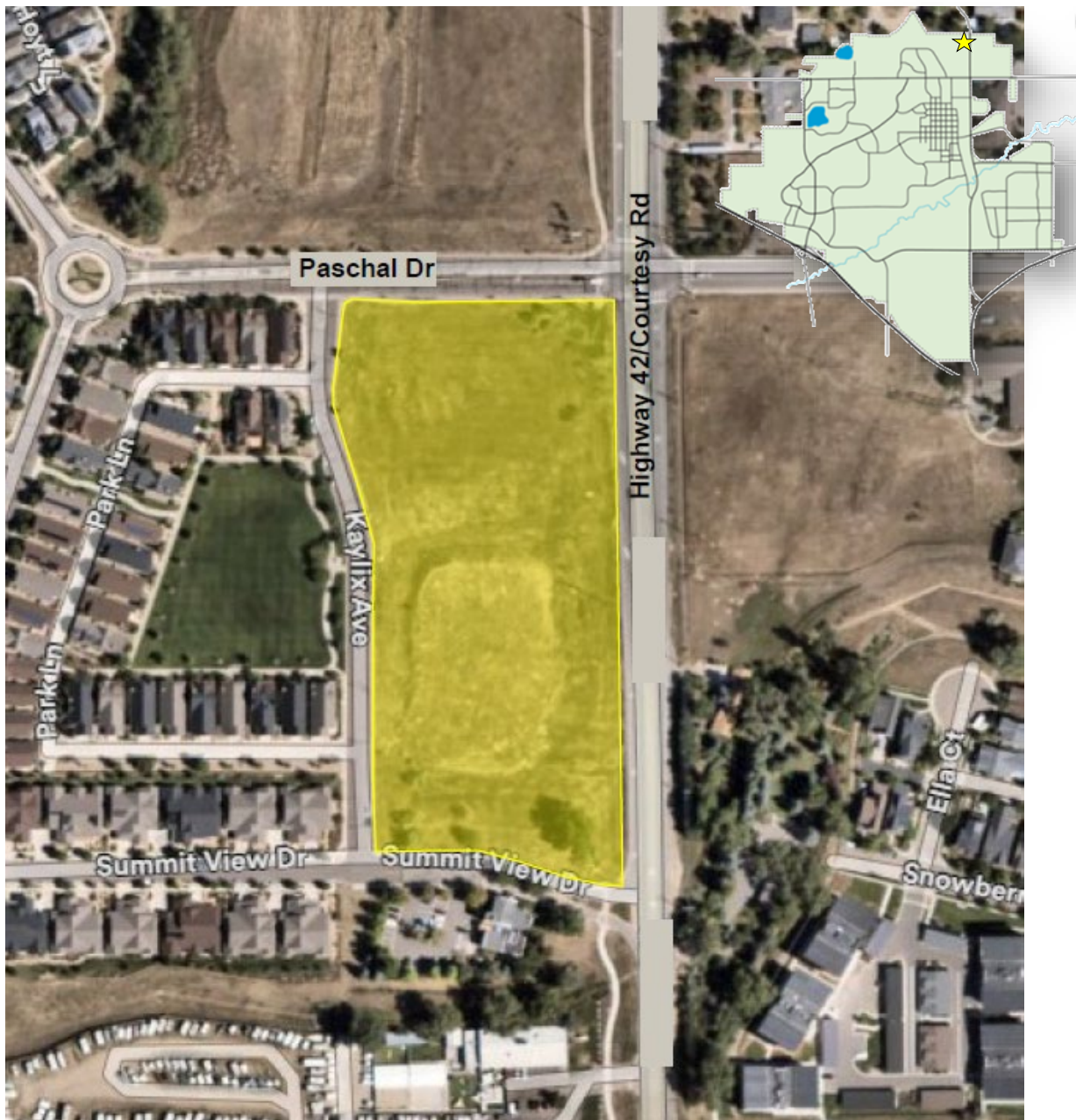
Staff Recommendation

Staff recommends approval of Resolution No. 4, Series 2025, a Minor Subdivision, Replat B of the East Louisville Subdivision with subdivision modifications, and with no conditions.

**SUBJECT: CONCEPT PLAN REVIEW –SUMMIT AT STEEL RANCH –
SOUTHWEST CORNER OF PASCHAL DRIVE AND HIGHWAY
42**

DATE: FEBRUARY 4, 2025

**PRESENTED BY: MATT POST, SENIOR PLANNER - COMMUNITY
DEVELOPMENT**



SUMMARY:

Attached for review is a Concept Plan for the property located at the southwest corner of Paschal Dr and Highway 42, otherwise referred to as Summit at Steel Ranch in the provided application materials.

PROPOSAL:

The applicant, PCS Group, requests a Concept Plan review (**Attachment A**) for the proposed development of a 5.82-acre parcel subject to the [Takoda General Development Plan, 7th Amendment](#) (GDP) and located within the Planned Community Commercial/Residential (P-C) zoning district. The proposal includes a request to amend the applicable GDP by removing the existing commercial use requirement, increasing the allowable number of residential dwelling units, and permitting taller residential structures. With the amendment, the applicant proposes to develop the site with 87 dwelling units, consisting of townhouses and rowhouses.

CONCEPT PLAN:

The Concept Plan Review process allows applicants to receive feedback from the City Council and the general public during the early stages of the development review process. The Concept Plan Review occurs before the applicant submits a final land use application, which will later be reviewed by the Planning Commission and City Council during future public hearings.

The City Council is not obligated to provide specific feedback on a Concept Plan application, and a consensus or majority vote will not be taken. Any comments provided are advisory in nature and are not binding on the City Council. No other boards or commissions have reviewed or provided comments on this proposal.

Staff will not provide an analysis or recommendation on this proposal regarding policy or code compliance. Instead, staff will offer guidance on relevant policy and code provisions for a more detailed future review and an initial identification of key issues. If the applicant decides to proceed after the Concept Plan Review, a final land use application will include additional opportunities for public input and hearings, during which staff will conduct a comprehensive review of the proposal. This Concept Plan Review should not be interpreted as a recommendation from staff on any aspect of the proposal.

BACKGROUND AND SITE HISTORY

The site, currently vacant, is located at the southwest corner of Paschal Dr and Highway 42. It is bound on the west by Kaylix Ave and the Takoda Planned Unit Development (PUD) single-family and duplex development, zoned Planned Community Residential (P-R), on the south by Summit Dr and an office building zoned Planned Community Commercial (P-C), on the east by Highway 42 and undeveloped/open space areas, and on the north by Paschal Dr and the City of Lafayette.

SUBJECT: CONCEPT PLAN REVIEW – SUMMIT AT STEEL RANCH**DATE: FEBRUARY 4, 2025****PAGE 3 OF 6**

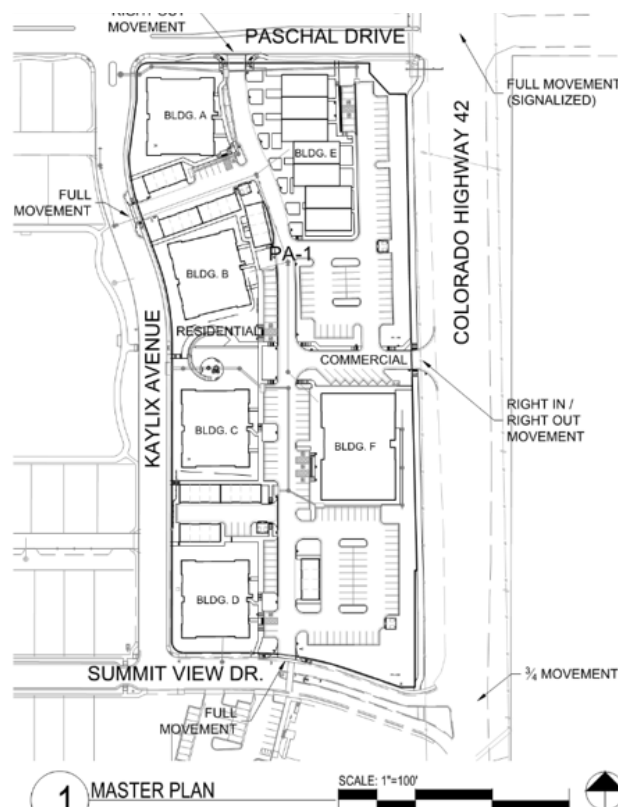
The Takoda GDP, 7th Amendment, approved in 2022, allows a maximum of 59 dwelling units (10.14 dwelling units per acre) on site and requires the development of 20,000 square feet of core and shell commercial space as a condition for obtaining approval for residential units. The GDP also limits residential building height to 30 feet, establishes residential and commercial lot sizes and setbacks, creates a “central gathering space, and indicates site access points.

The Foundry PUD was approved for the site in 2016 and included 31,960 square feet of commercial development in two buildings, and 32 residential condominium units (24 restricted to senior housing) in four, eight-plex buildings). The two commercial buildings included a 17,850 sf in-line commercial building and a 14,110 sf flex commercial building. The site was originally planned as a commercial hub for the Takoda development, and as a result, the PUD required concurrent construction of the commercial and residential development.

As part of the original Foundry PUD approval, an agreement was entered into between the City and the applicant requiring 24 of 32 residential units to be occupied by persons 55 years of age and older through a deed restriction recorded on the properties and a covenant agreement with the City that runs with the land. Per a staff analysis at the time, the purpose for the age restriction was to provide a greater



Zoning Map



1 MASTER PLAN
The Foundry PUD

variety of housing types and address impacts of overcrowding at area schools at the time of 2016 application. No permit was ever issued for the Foundry PUD, and approval has since lapsed.

The Boulder Valley School District (BVSD) provided the latest enrollment figures for all nearby K-12 schools (**Attachment B**), showing that each school has substantial capacity to accommodate additional students.

Analysis and review of prior entitlements on this property indicate a strong desire by previous Council, staff, and the general public to maintain a commercial use component on site. This is reflected in multiple iterations of entitlement history on the site, including in the most recent and applicable GDP, which requires 20,000 square feet of commercial space to be developed in order to establish residential uses.

CONCEPT PROPOSAL

To proceed with the proposed development presented in the Concept Plan, a GDP Amendment is required. The following changes to the GDP are proposed by the applicant:

- Increase the allowed number of residential units from 59 to 87, raising the density from 10.14 dwelling units per acre to 15 dwelling units per acre.
- Eliminate the commercial concurrency requirement, permitting the property to be used exclusively for residential purposes.
- Increase the maximum height of residential buildings from 30 feet to 40 feet.
- Reduce minimum residential lot width from 18 feet to 15 feet.

Following a GDP Amendment and Rezoning of the property, A Final PUD and Plat would be required to develop the site.

APPLICABLE CITY REGULATIONS AND POLICIES:

A Rezoning will be reviewed pursuant to Louisville Municipal Code (LMC) Sec. 17.44.050, which establishes four potential policies for rezoning. Any request for a rezoning should meet one or more of the established policies:

- The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan;
- The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a redevelopment of the area;
- The proposed rezoning is necessary in order to provide land for a community-related use which was not anticipated at the time of the adoption of the city's comprehensive plan, and such rezoning will be consistent with the policies and goals of the comprehensive plan; or
- The rezoning would only permit development which, if evaluated as a proposed annexation under the annexation standards and procedures codified in [title 16](#), would qualify for annexation.

A GDP Amendment shall be considered concurrent to a rezoning request and reviewed pursuant to LMC Sec. 17.72. The GDP will establish uses allowances and yard/bulk requirements. For the proposed residential use, the plan shall display general conformance to existing zoning district standards, which may include the Residential Medium Density (R-M) or Residential High Density (R-H) zone districts.

A Planned Unit Development (PUD) and Plat (subdivision) are required to develop the subject property. All PUDs shall satisfy the review criteria in [Sec. 17.28.120 of the LMC](#), and all Plats shall be reviewed according to the procedures outlined in [Sec. 16.12 of the LMC](#). Both processes require consistency with the adopted city-wide plans listed below:

- [Comprehensive Plan](#)
- [Transportation Master Plan](#)
- [Future 42](#)
- [Highway 42 Revitalization Area Framework Plan & Amendment](#)
- [Parks, Recreation, Open Space, and Trails Comprehensive Master Plan](#)
- [Louisville Housing Plan](#)

PRELIMINARY KEY ISSUES

Staff and the applicant have identified several key issues for consideration during this Concept Plan review. These items do not reflect a full and complete evaluation of the proposal as they relate to applicable development provisions. Staff will complete a full and in-depth review of this proposal with a final land use application.

- **Rezoning and GDP Amendment:** The applicant will need to the rezone the property to permit the proposed use. This is a discretionary rezone request that shall satisfy one of the policies listed in [LMC Sec. 17.44.050](#). The applicant will be required to show that one of the listed policies are satisfied.
- **Inclusionary Housing:** All market-rate housing developments must include affordable dwelling units, as required by [LMC Sec. 17.76](#), in an amount equal to 12% of the total proposed units. The applicant has indicated their intent to pursue a fee-in-lieu option as opposed to providing affordable units on site.
- **Commercial Land Use:** The applicant is seeking to eliminate the commercial land use requirement from the GDP to permit an exclusively residential project. Previous versions of the Takoda GDP and associated development plans have included some form of commercial use on this site, with the original intent being to establish a commercial area for the broader Takoda/Steel Ranch development. Prior Councils and staff have maintained commercial use requirements on this site through various iterations of the Takoda GDP.

- **Kaylix Avenue Connection:** City Council adopted the [Transportation Master Plan](#) in 2019 that calls for connecting the gaps in Kaylix Avenue between Summit View Drive and South Boulder Road to increase corridor connectivity.
- **Increased Building Height:** The applicant is proposing to increase the allowed residential building height from 30 feet to 40 feet.

CONCLUSION:

All comments provided to the applicant by the City Council in response to this Concept Plan are advisory in nature and are not binding on the City Council.

In accordance with the Concept Plan Review process, staff have not provided a recommendation on this proposal as it relates to policy or code compliance.

PUBLIC COMMENTS:

No public comments have been received as of the date of this report.

ATTACHMENTS:

1. Application Materials
2. BVSD referral
3. Presentation



Kaylix Avenue Connection



Steel Ranch Overlook, LLC

In Collaboration With



SUMMIT AT STEEL RANCH

**CONCEPT SUBMITTAL
January 24, 2025**

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): S.W. Corner of Paschall Dr. and Highway 42

Legal Description:

Lot _____ Block 1-6 Subdivision Takoda

Lot Area: _____ Sq. Ft. or 5.82 Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

This site is 5.82 acres, and falls within the Planned Community Zone District (PCZD)-C/R. The site proposes 8 "Pinwheel" town homes and 16 row home buildings by Toll Brothers, for a total of 87 units. Please find attached the following narrative which provides a more comprehensive overview of the site plan and proposed project.

Property Owner Information

Name: Dave Waldner Entity (if applicable) Steel Ranch Overlook, LLC

Address: 21 S. Sunset St. Longmont, CO 80501-5843

Phone: (720)-804-9227

Email: RMCS4535@gmail.com

Application Representative Information

Name: Paul Shoukas Entity (if applicable) PCS Group

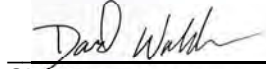
Address: 200 Kalamath St. Denver, CO 80223

Phone: (720)-259-8248

Email: Paul@pcsgroupco.com

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.



Dave Waldner

Print Name

01-24-2025

Date

*If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application

narrative

Existing Site

The proposed site, spanning approximately 5.82 acres, is situated at the southwest corner of CO Highway 42 and Paschal Dr. in Louisville, CO. Its boundaries are defined by CO Highway 42 to the east, Summit View Dr. to the south, Kaylix Avenue to the west, and Paschal Dr. to the north. The site currently sits vacant with approximately 15,000 cubic yards of dirt stored on the property.

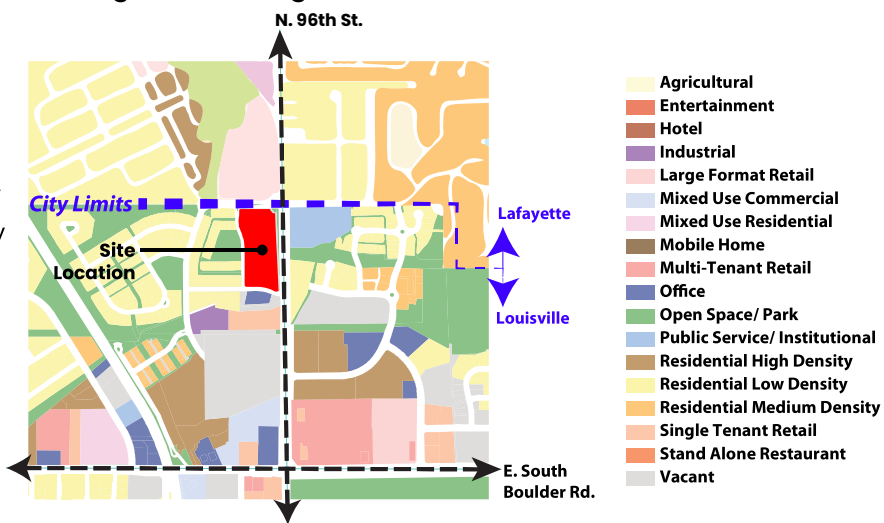
Within a 10-minute walk from the site, existing surrounding land uses comprise East Hoyt Park to the north, Steel Ranch Park, and single-family homes to the west, The Eye Health Center and Divine Canine to the south, along with additional single-family homes to the east. This context underscores the diverse blend of natural and built environments in close proximity to the proposed development and is considered to be an infill community.

Overall Project Concept

Our vision for the Summit at Steel Ranch is to be a vibrant residential community with a strong emphasis on public and private infrastructure, unique attached fee simple housing, and a distinctly designed plaza and green space used by local residents.

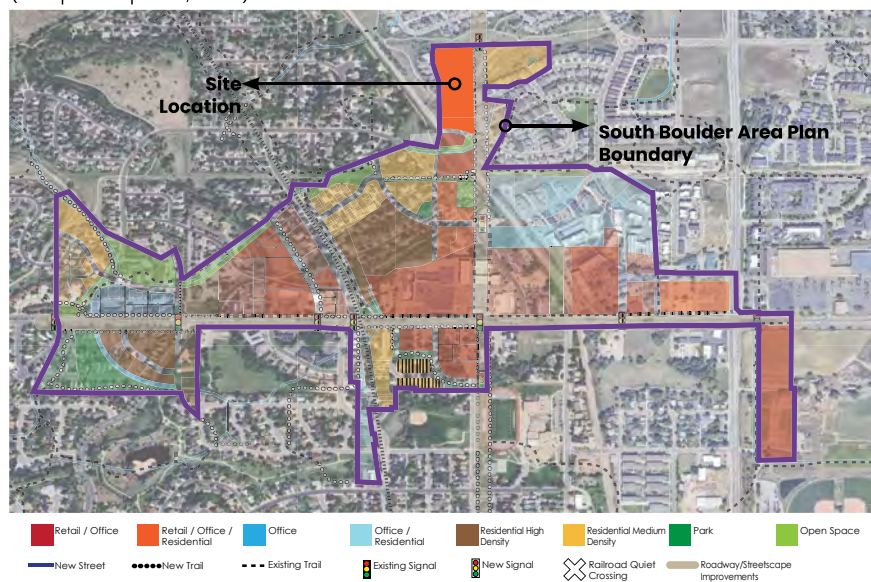
The project caters to a diverse range of residents where people live, reside and build their families. The proposed site plan intends to provide a sense of community, while also giving the Steel Ranch intersection at Paschal and Colorado Highway 42 a unique sense of identity. Much of this success is attributed to maintaining a human scale that provides a pedestrian-friendly environment, while creating a transition of density from Highway 42 to the existing single family buildings to the west.

Existing Surrounding Land Use



South Boulder Area Plan Proposed Land Use

(Adopted April 19, 2016)



narrative

The Summit at Steel Ranch actively proposed a logical street network within the parcel, characterized by compactness, connectivity, and conviviality. The proposed site plan follows the urban pattern of existing Louisville, creating a streetscape which aligns with the surrounding community. This plan encourages smart, compact growth, and proposes 87 residential dwelling units, for an overall density of approximately 14.95 dwelling units per acre. This site plan also anticipates tying to existing infrastructure on all four sides of the parcel while proposing a central plaza and green spaces for the residential community.

Justification for the Application

The City Council adopted The City of Louisville Housing Plan on May 7, 2024. The report indicates a housing gap at around 2,483 new housing units needed to address current housing underproduction and accommodate future population growth, which was assumed to reach approximately 24,614 persons by 2047. Summit at Steel Ranch could help address this gap in a community with limited housing development opportunities. The proposal supports the three goals outlined in this report by increasing residential development opportunities within the City. The attached housing types inherently offer greater attainability for prospective homebuyers while also diversify the existing housing options typically seen in the City. The report indicated that only 7% of homeowners in Louisville live in single family attached housing (e.g. townhomes, 2-4 units), suggesting an opportunity to expand these types of housing to provide more attainable homeownership options in the City. Summit at Steel Ranch could help expand this type of housing.

Louisville's 2013 Comprehensive Plan and the Housing Strategy which is currently being updated documents how the City's residential housing market is constrained by a scarcity of developable land, largely due to existing zoning and development regulations for both greenfield and infill opportunities. It notes that the market assessment in the comprehensive plan indicates there is significant demand for residential units in Louisville, which has continued to grow since 2013. It suggests that opening up additional areas for residential development, either through rezoning, or revised development regulations, would likely result in additional residential development.

Furthermore, the amendments under consideration for the City's Comprehensive Plan designate this site for higher-density residential, with other, more accessible "opportunity zone" locations targeted for commercial development. Specifically, the preferred proposals in the City's Comprehensive Plan identify this Steel Ranch parcel a higher-density residential site. This inherently will support the existing Christopher Village commercial development via Kaylix Avenue and along with the possible planned extension connecting to Steel Ranch.

Amending the GDP

The proposed site plan necessitates an amendment to the approved General Development Plan 7th Amendment in order to accommodate the housing needs within the City. Presently, the approved document specifies a maximum of 20,000 square feet of commercial floor area and a maximum of 59 residential units. To accommodate the new design, a portion of the bulk and dimensional standards would need to be revised. Specifically, the maximum building height would be increased to 40 feet, and the minimum lot width would be adjusted to 15 feet for the row home interior units. Furthermore, the GDP would eliminate the commercial area and increase the residential density.

This proposed GDP amendment is more than a technical adjustment; it's an opportunity to enhance the diversity of housing types within the City. By increasing allowable density and adjusting dimensional standards, the site plan creates more attainable housing options and broadens the range of available products. In 2023, The median home price was \$896,000. Under current market conditions, attached homes offering an attainable and viable option for various household types—from new families seeking a foothold in the market to “move-down” buyers who favor a maintenance-free lifestyle. For some, this housing serves as a valuable asset and a stepping stone, while for others, it provides a maintenance free convenience with the active lifestyle that Louisville has to offer, once their children have moved out.

This initiative aligns with contemporary urban development principles, promoting higher density in appropriate areas to make efficient use of land and infrastructure. The plan creates a logical transition of density between Highway 42 and the existing built community of Steel Ranch.

The approach fosters a more diverse and inclusive community. By offering a variety of housing options, Summit at Steel Ranch can cater to different socioeconomic groups, enhancing the overall fabric of the neighborhood. The proposed changes support the goals of livability and sustainability by ensuring that the development can accommodate a wider range of residents, thus contributing to a more vibrant and resilient community. The introduction of diverse housing types not only addresses current market demands but also positions the community to adapt to future housing needs.

Ultimately, this amendment will enable the Summit at Steel Ranch to deliver a development that is both economically viable and socially beneficial, enhancing the quality of life for all residents while adhering to sustainable development practices.

conceptual site plan

Proposed Site Plan

The proposed site plan encompasses a well-balanced layout with a total of 24 buildings, comprising 8 “Pinwheel” town home buildings and 16 “Row home” buildings by Toll Brothers. All units are planned to be platted as for sale, fee simple lots. Collectively these buildings offer 87 units, achieving a net density of 14.95 dwelling units per acre for the site. Currently, the builder and developer intend to pursue a fee-in-lieu option for 12% of the units that would otherwise be allocated as affordable under Louisville Municipal Code, Section 17.76.

To accommodate both residential and visitors’ needs, on-site parking solutions are provided. Each town home unit is equipped with a 2-unit garage. The “Row home” garages are in a tandem configuration while the “Pinwheel” town homes are typical 2-car garages. There are 12 guest parking spaces provided off the street. The community prioritizes walkability, as evidenced by sidewalks on all streets within the development.

To promote social interaction and pedestrian connectivity, a deliberately positioned pedestrian plaza forms the heart of the community, surrounded by town home units. Beyond fostering community engagement, this plaza serves as a link connecting pedestrians to adjacent neighborhoods. The inclusion of site furnishings, such as benches, trellises or shade structures, and a mix of hardscape and landscape planters, is intended to shape a series of outdoor rooms. These spaces are designed to provide an inviting and versatile environment for residents. Programmed to accommodate flexible applications depending on the needs of the users, these outdoor rooms are dynamic and adaptable for a birthday parties, small gatherings, or just hanging out.

Furthermore, common open space areas within the community serves as an active recreation space, fostering a sense of community and providing a direct link to the nearby Steel Ranch Park west of Kaylix Ave. This integration of outdoor spaces within the community, enhances the overall livability of the development, catering to diverse needs and activities.

Two access points facilitate vehicular entry and exit, with connections to Paschal Dr. to the north and Summit Dr. to the south. The landscaping strategy incorporates a variety of drought-tolerant species, emphasizing water conservation while adding color and texture throughout the seasons. Canopy trees along the streets enhance the streetscape, providing shade and a sense of space where permissible. The deliberate orientation of town homes facing Summit Dr., Kaylix Ave., and Paschal Dr. contributes to a welcoming atmosphere upon entering the neighborhood.

conceptual site plan



architecture

The proposed development outlines a plan for a total of 87 fee simple attached town home units on the site, each designed to offer a range of floor plans. These plans, incorporated into different composites of buildings, vary in width, square footage, and the number of bedrooms. This intentional diversity aims to cater to various lifestyles and attract a broad spectrum of residents.

The architectural strategy involves pairing different exterior treatment styles and colors with the building composites. This approach not only contributes to the visual diversity of the site but also enhances the overall architectural massing and character. The town homes are strategically positioned to create a compelling presence along the streets, creating a convivial and inviting atmosphere for visitors entering the community plaza and pocket park areas.

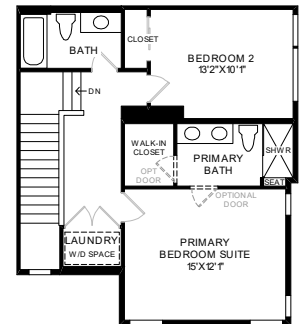
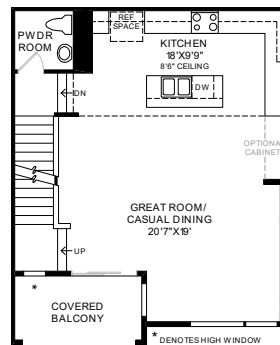
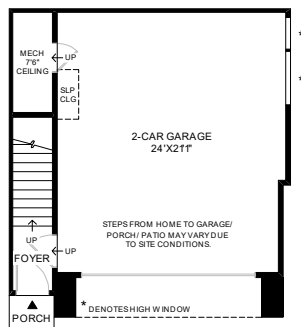
To ensure a dynamic and engaging streetscape, every unit and building will be architecturally articulated. This includes the incorporation of front porches and distinctive entry features. Notably, the majority of building entries face the streets, fostering a connection with the surrounding environment, while the remaining buildings are oriented towards pedestrian courtyards, fostering a sense of community within the development. This thoughtful design approach aims to create a harmonious and inviting living environment for the future residents.

Pinwheel Townhomes - Encompass Collection

The site incorporates 8 “Pinwheel” town home buildings. Each town home building consists of 4 units and is designed as a three-story structure, featuring 2-3 bedrooms, 2-3 bathrooms, and a convenient 2-car garage accessed from alleys at the front entrance.

Coronado Encompass Collection

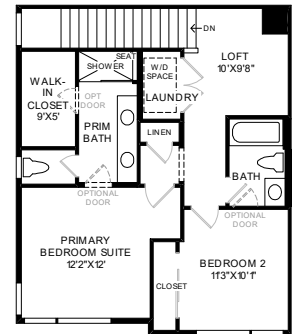
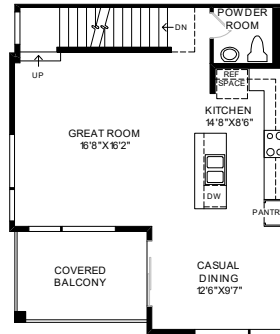
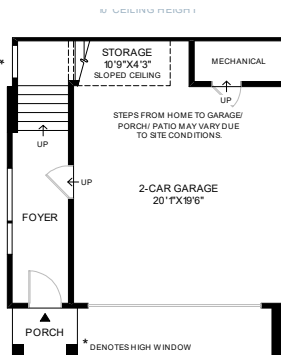
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Unfinished - 616 Sq. Ft.*



architecture

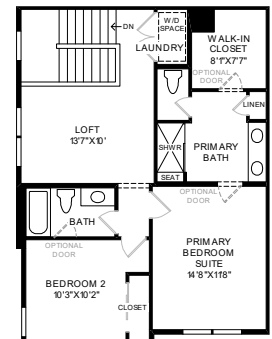
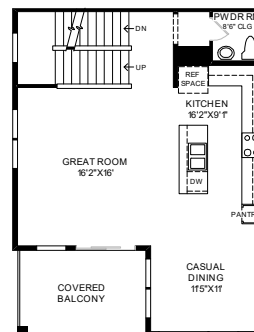
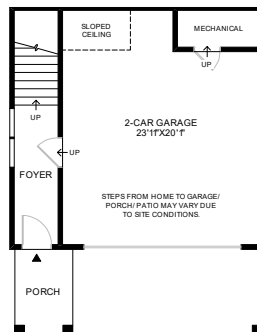
Emery Encompass Collection

Finished - 1604 Sq. Ft.
Unfinished - 585 Sq. Ft.



Observatory Encompass Collection

Finished - 1728 Sq. Ft.
Unfinished - 629 Sq. Ft.



THIRD FLOOR



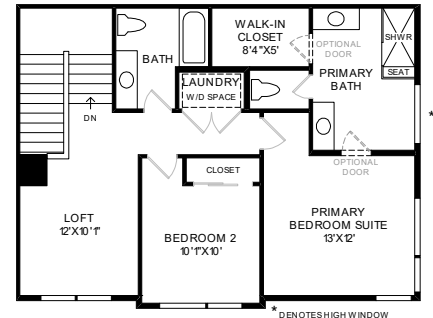
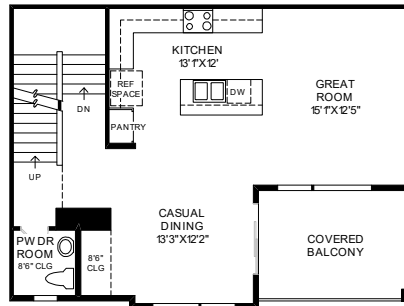
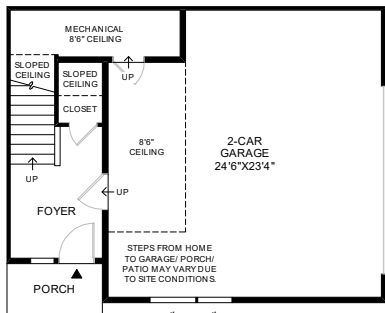
CC 02/04/25

130

architecture

Westerly Encompass Collection

Finished - 1776 Sq. Ft.
Unfinished - 728 Sq. Ft.



Townhomes - Skyview Collection

Comprising a total of 16 row home buildings, each town home unit spans between 1300 to 1500 square feet, featuring 2-3 bedrooms, 2-3 bathrooms, and with a tandem 2-car garage accessed from alleys at the rear of the units. Each building is 3 stories in height.

Contemporary Skyview Collection



CC 02/04/25

131

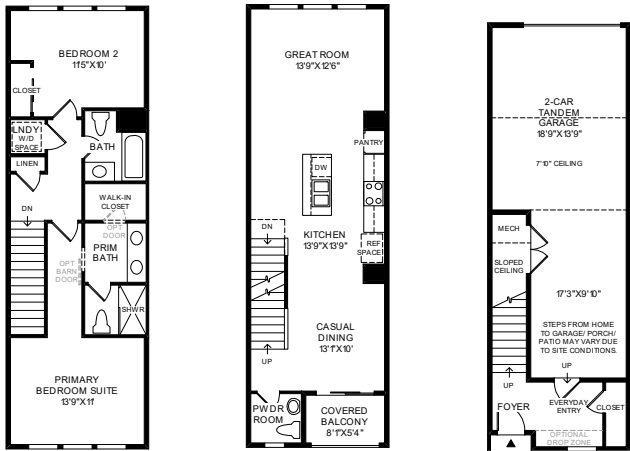
architecture

Modern Brownstone Skyview Collection



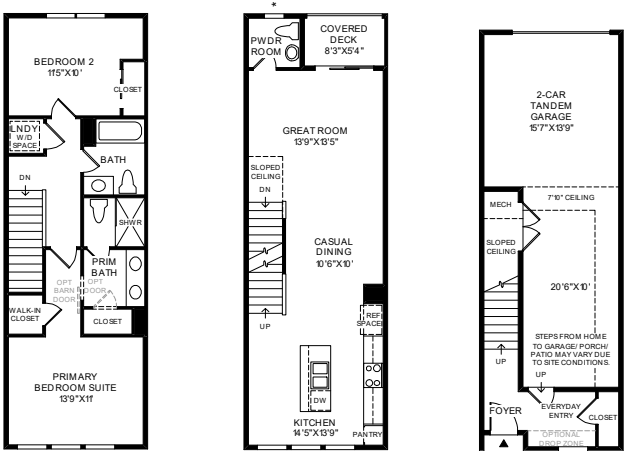
Burdock Floorplan Skyview Collection

Finished - 1419 Sq. Ft.
Unfinished - 580 Sq. Ft.



Redstem Floorplan Skyview Collection

Finished - 1395 Sq. Ft.
Unfinished - 554 Sq. Ft.



Wildflower Floorplan Skyview Collection

Finished - 1542 Sq. Ft.
Unfinished - 602 Sq. Ft.





Planning Office
303-245-5794
Fax: 303-447-5118
www.bvsd.org

6500 East Arapahoe, PO Box 9011
Boulder, CO 80301

December 16, 2024

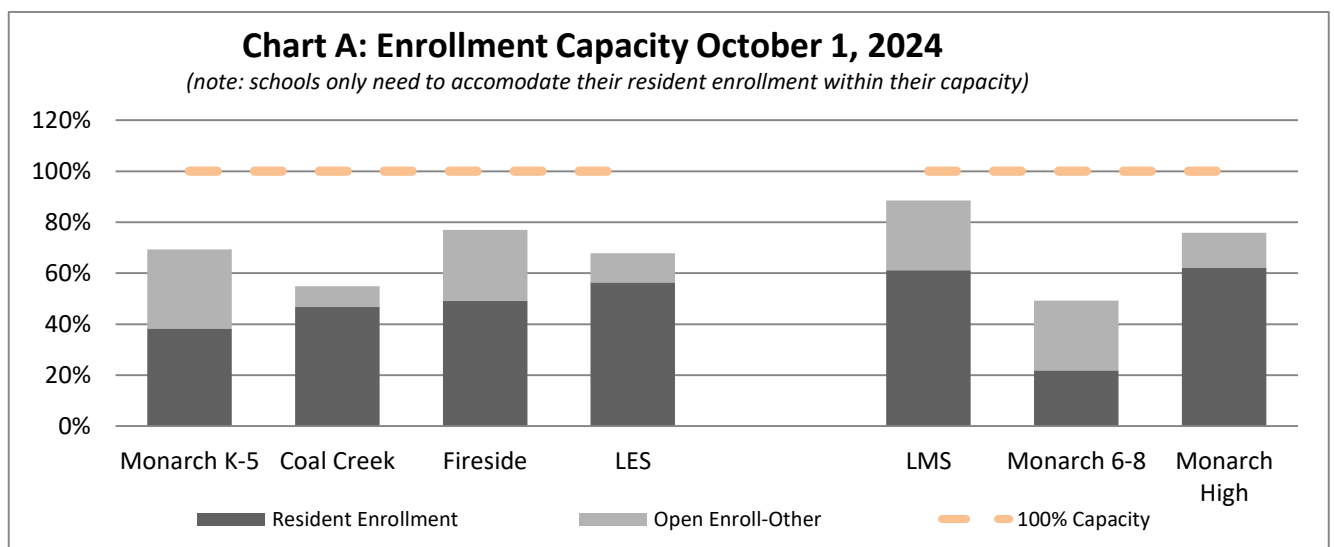
City of Louisville
Dept. of Planning and Building Safety
Attn: Matt Post
749 Main St.
Louisville, CO 80027

RE: Summit at Steel Ranch Concept Plan

Dear Matt:

Thank you for submitting the Summit at Steel Ranch Concept Plan materials for review by the Boulder Valley School District (BVSD). BVSD reviews development application in terms of capacity impacts on neighborhood schools and impacts on school land or facilities.

Chart A below shows the current program capacity and enrollment composition for each school serving Louisville. On the whole, these schools possess a sizeable ability to accommodate additional students, particularly when considering the level of current capacity being occupied by open enrolled students (those from outside a school's attendance area that a school is not required to accommodate). As the chart shows, however, the capacity to accommodate additional students does vary between schools.



The Summit at Steel Ranch Concept Plan submittal proposes to add 87 townhome units with an anticipated student impact of 16 additional students in this feeder. Louisville Elementary would gain

approximately 7 students in the school's attendance area while Louisville Middle would gain 4 and Monarch High would gain 5. Note that not all of these students will attend their neighborhood school.

CHART B

School	Program Capacity	Projected Enrollment				
		2024-25	2025-26	2026-27	2028-29	2029-30
Louisville El.	615	417	393	391	377	384
% capacity		68%	64%	64%	61%	62%
Louisville M.S.	708	627	580	554	549	513
% capacity		89%	82%	78%	78%	72%
Monarch H.S.	1868	1426	1364	1338	1311	1267
% capacity		76%	73%	72%	70%	68%

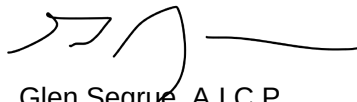
Projection notes and assumptions:

- Only the impacts of housing units expected during projection period are included.
- Enrollment growth in existing neighborhoods is assumed to continue declining over the next 5 years.

When considering all development activity and resident student enrollment in the City of Louisville, the impacted facilities are able to accommodate the projected growth from this and other proposed residential developments (Chart B).

If you have any other questions, concerns, or further clarifications, feel free to contact me at 720-561-5794 or via e-mail at glen.segrue@bvsd.org.

Sincerely,



Glen Segrue, A.I.C.P.
Senior Planner

City Council Public Hearing

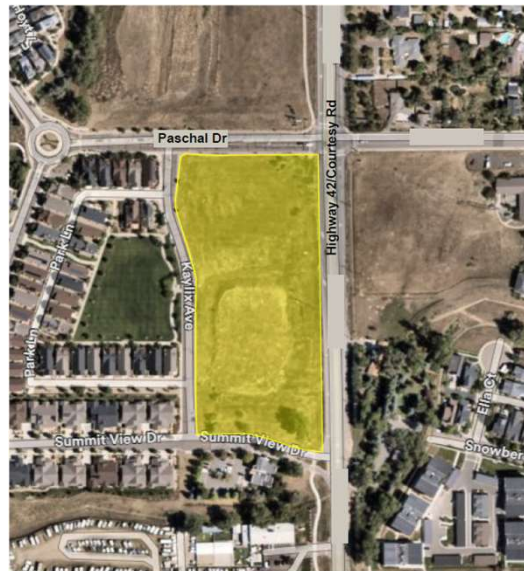
February 4, 2024

Summit at Steel Ranch Concept Plan



Summit at Steel Ranch Concept Plan

- The Concept Plan Review provides an opportunity for an applicant to solicit comments from the City Council in the early stages of the development process.
 - The City Council is not required to provide specific feedback on a Concept Plan application and a consensus or majority vote will not be taken
 - All comments provided by the City Council are advisory in nature and are not binding on the City Council.
 - No other boards or commissions have commented on or reviewed this proposal.



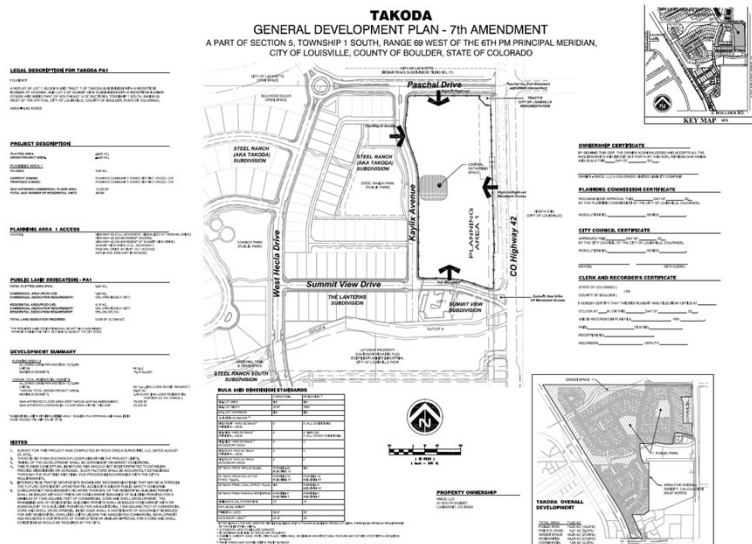
Summit at Steel Ranch Concept Plan

- 5.82-acre property located in the Planned Community Commercial (P-C) zone district.
- Subject to the Takoda General Development Plan, 7th Amendment (GDP).
- Property is currently vacant/undeveloped



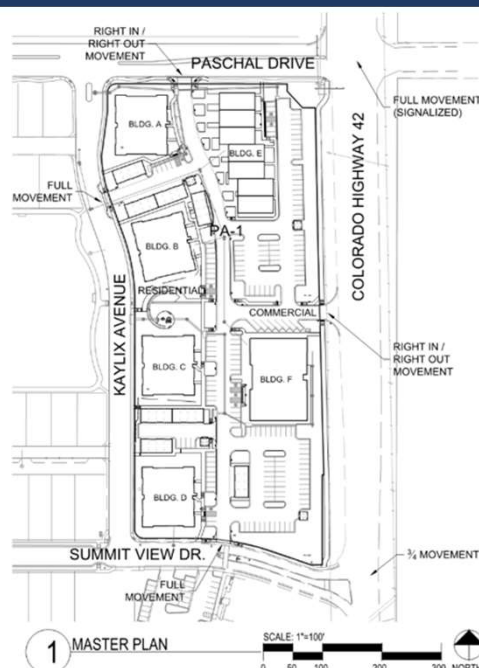
Site History

- The 7th Amendment of the Takoda GDP was approved in 2022.
- Limited to 59 dwelling units, or 10.14 dwelling units per acre.
- Requires 20,000 square feet of commercial.
- Residential permit issuance conditional on commercial core and shell completion



Site History

- The Foundry PUD was approved in 2016
- Included a mix of residential and commercial uses.
- 24 of 32 residential units were age-restricted to persons 55 years and older
- Permits were never pulled, PUD approval lapsed



Summit at Steel Ranch Concept Plan

- Increase residential unit maximum from 59 to 87 units, raising density from 10.14 dwelling units per acre to 15 dwelling units per acre.
- Eliminate the commercial concurrency requirement.
- Increase maximum height of structures from 30 feet to 40 feet



Summit at Steel Ranch Concept Plan

- GDP Amendment to allow residential uses and remove commercial use requirement
- Rezone to Planned Community Residential (P-R)
- Final PUD and Plat



Applicable Regulations and Policies

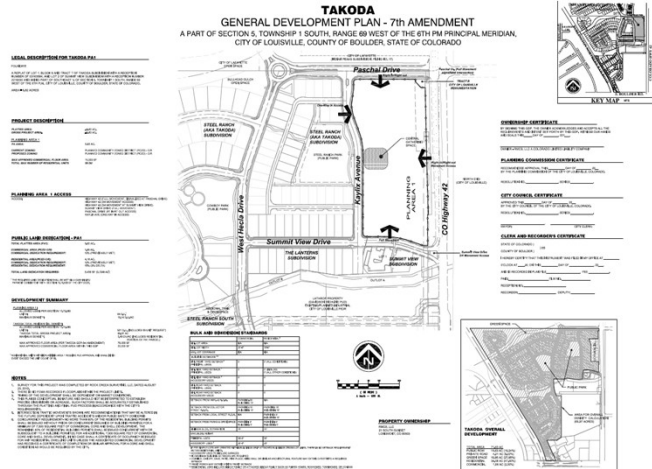
- Title 17 of the Louisville Municipal Code
- Title 16 of Louisville Municipal Code
- Adopted, city-wide plans including:
 - Comprehensive Plan
 - Louisville Housing Plan
 - Transportation Master Plan
 - Future 42
 - Highway 42 Revitalization Area Framework Plan
 - Parks, Recreation, Open Space, and Trails Comprehensive Master Plan



Key Issues to Consider

- **Rezoning and GDP Amendment:**

The applicant will need to the rezone the property to permit the proposed use. This is a discretionary rezone request that shall satisfy one of the policies listed in LMC Sec. 17.44.050. The applicant will be required show that one of the listed policies are satisfied.



Key Issues to Consider

- **Inclusionary Housing:** All market-rate housing developments must include affordable dwelling units, as required by [LMC Sec. 17.76](#), in an amount equal to 12% of the total proposed units. The applicant has indicated their intent to pursue a fee-in-lieu option as opposed to providing affordable units on site.

- **Commercial Land Use:** The applicant is seeking to eliminate the commercial land use requirement from the GDP to permit an exclusively residential project.

Key Issues to Consider

- **Kaylix Avenue Connection:** The Transportation Master Plan calls for connecting the gaps in Kaylix Avenue between Summit View Drive and South Boulder Road to increase corridor connectivity.



Key Issues to Consider

- **Increased Building Height:** The applicant is proposing to increase the allowed residential building height from 30 feet to 40 feet.



Summit at Steel Ranch Concept Plan

- Subsequent Land Use Process
 - Rezoning
 - GDP Amendment
 - Final Plat and PUD
- Staff have not made a recommendation on this Concept Plan
- The City Council may provide non-binding, advisory feedback to the applicant

SUBJECT: DISCUSSION / DIRECTION - INCLUSIONARY HOUSING
UPDATE

DATE: FEBRUARY 4, 2025

PRESENTED BY: JEFF HIRT, AICP, PLANNING MANAGER
ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR

PURPOSE

The purpose of this agenda item is for City Council to discuss and provide direction for targeted updates to the City's Inclusionary Housing Ordinance (IHO). This is on the City Council 2025 Work Plan and a [Housing Plan](#) implementation item. The key topics include updates to the fee in lieu amounts, target Area Median Income (AMI) ranges, and consideration of incentives for projects that exceed IHO minimums. The intent of the updates are to provide incentives that would increase the likelihood of achieving additional affordable housing development consistent with the Housing Plan and to ensure the City receives fee in lieu amounts consistent with current market conditions.

BACKGROUND

City Council adopted the IHO in 2021 to address Louisville's housing affordability challenges and align with the City's Boulder County Regional Housing Partnership goals. These housing challenges have increased since 2021 with the widening of the affordability gap between housing prices and household incomes. The median price of a home in Louisville is now well over \$800,000, which is unattainable to about 75% of current Louisville households. About 40% of Louisville renter households are now housing cost burdened and Louisville rents are rising at a much faster rate than Boulder County as a whole (*see Link 1, Housing Plan, p. 3*).



City Council adopted the first Louisville Housing Plan in May 2024 that documents the housing affordability issue and actions the City can take to address it. The Housing Plan states three primary goals (*Housing Plan pp. 4, 26*).

1. Increase Residential Development Opportunities in Louisville;
2. Expand and Maintain Access to Affordable Housing; and
3. Diversify Louisville's Housing Stock.

This item would specifically implement the following Housing Plan policies:

- Action 1.2 - Consider Offering a Height Bonus or Additional Density for Projects that Pay a Higher Fee in Lieu than Required (or offer more onsite units than required) (*Housing Plan p. 32*)

- Action 3.3 – Evaluate Refinements to the IHO (*Housing Plan, p. 51*)

The City has several other related projects, policies, partnerships that support near-term updates to the IHO. These include, but are not limited to:

- A Comprehensive Plan update planned for City Council adoption in mid-2025. This plan update will set forth policy related to where and what type of new residential growth should occur over the next 10-20 years to advance the Housing Plan policies.
- Established City goals summarized in the Housing Plan that address inclusivity, sustainability, transportation connectivity, and regional housing partnerships (*Housing Plan p. 2*).
- The City's 2023 Proposition 123 commitment that makes Louisville eligible for State funding for affordable housing projects. Such commitment is to build 77 new affordable units in Louisville by 12/31/2026, per Resolution 54, Series 2023.
- The 2017 Boulder County Regional Housing Strategy goal that 12% of Louisville's housing be permanently affordable by 2035, supported by City Council Resolution 58, Series 2017. The City is currently working with Boulder County partners to develop a data dashboard to track this goal. Current estimates are that less than 5% of Louisville's housing stock is deed restricted affordable.
- The City's Intergovernmental Agreement (IGA) with the City of Boulder for staff support administering the City's IHO through June 2026. City Council approved this IGA on May 16, 2024 through Resolution 13, Series 2024.

With all these factors in play, staff are recommending targeted updates to the IHO to better position the City to achieve its housing affordability goals in the near term.

Summary of Existing IHO

[Louisville Municipal Code \(LMC\) Chapter 17.76](#) requires new residential development to include 12% of its housing units as permanently affordable through a deed restriction. Within this 12%, ½ of the units must be affordable to households with an Area Median Income (AMI) of less than 60% and the remainder affordable to households with an AMI of less than 80%, regardless of unit type.

Developers have other options for IHO compliance with City Council approval besides building the units onsite. They can pay a fee in lieu of the 12%, with the fee codified in the IHO by owner (\$9.24 per square foot) or renter (\$4.72 per square foot) occupied units. There are also options for offsite construction of affordable housing, land dedication for affordable housing, and alternative agreements.

Most surrounding cities have IHOs including Superior, Lafayette, Boulder, Broomfield, and Longmont (*see Attachment 2, Peer City IHO Summary*). Each of these communities have unique IHOs with different percentages of units, AMI ranges, fee in lieu amounts, and incentives.

SUBJECT: INCLUSIONARY HOUSING UPDATE**DATE: FEBRUARY 4, 2025****PAGE 3 OF 8**

Since adoption of the Louisville IHO in 2021, no residential projects have been approved for onsite affordable housing units meeting IHO requirements. The first Planned Unit Development (PUD) approved that was subject to the IHO requirements is the 36-unit East Street Village project at 533 East Street. City Council approved the fee in lieu option for that development on 10/15/24 and the City is starting to receive the IHO fee in lieu for each unit as building permit applications are submitted.

PROPOSAL

Table 1 is a snapshot of City staff's recommendations for IHO updates to align with the Louisville Housing Plan recommendations. The Analysis section of this memo provides a more detailed summary of each of the Table 1 recommendations.

Table 1: Summary of Proposed IHO Changes

Potential Change	Existing	Proposed	Rationale
Modify AMI Target Ranges	Of the 12% of units: • ½ of units for < 60% AMI • ½ for < 80% AMI	• 12% of rental units for < 60% AMI • 12% of for sale units for 80-120% AMI	To implement Housing Plan Action Item 3.3 (p. 51).
Update Fee in Lieu Option Amounts	• \$9.24/SF – for sale • \$4.72/SF – rental	\$17.32/SF – for sale \$5.33/SF – rental <i>Amounts may be adjusted with more analysis and pending City Council direction.</i>	To update dated housing price and income data that the fee is based on and implement Housing Plan Action item 3.3 (p. 51).
Potential Incentives for Projects Exceeding IHO Minimums in Eligible Areas Under this proposed approach, the Comprehensive Plan that is currently being drafted would define areas eligible for incentives with policies establishing maximum building heights and densities by area. Eligible projects would be those providing 20% or more affordable housing onsite or paying a higher fee in lieu.			
Residential Density	None	Increase per Comprehensive Plan (e.g., up to 30 DU/acre in some locations)	To implement Housing Plan Action Item 1.2 (p. 32)
Building Heights		1 story or 15 feet increase (likely limited to specific areas by Comprehensive Plan and through Special Review Use)	
Reduced Parking		Reduction from 2 required parking spaces to 1 for affordable units	To address Housing Plan (Development Feasibility Analysis, Exhibit 4).

Table 1 includes City staff IHO recommendations for City Council consideration. There are numerous other affordable housing incentives that could be evaluated further, including but not limited to:

- *Development Fee Reduction:* A reduction in development fees for affordable housing units including but not limited to permit fees, impact fees, and tap fees that may be offset with funds from the IHO inclusionary fee in lieu or the City's General Fund. [Permit fees](#) for new residential are \$4,000 for the first \$500,000 in permit valuation, impact fees for a new 1,000 square foot multifamily unit are \$7,160 and tap fees for a multifamily unit are currently about \$32,000. Housing Plan Action Item 1.3 identifies fee reductions as a strategy to evaluate to promote affordable housing (p. 33).
- *Public Land Dedication:* A reduction in the mandatory public use land dedication requirements in LMC Sec. 16.16.060 for residential subdivisions with affordable housing. Currently, residential subdivisions must dedicate 15% of their development area for a public purpose like a park or pay a fee in lieu of such dedication. This can present a significant challenge for constrained, infill sites.
- *Development Standards:* Allowing reduced minimum lot size, lot coverage, and lot width requirements.
- *Energy Codes:* Flexibility to meet Louisville's energy codes for affordable housing projects.
- *Inclusionary Housing Flexibility:* Exemptions or flexibility for certain residential units to comply with IHO requirements, including Accessory Dwelling Units (ADUs), and denser, larger multifamily rental projects. The philosophy under this approach would be that these units will naturally be more affordable and thus should have IHO flexibility.

City Council's recently approved budget includes funding for a development code update. City staff are planning for this update process to begin immediately following the Comprehensive Plan update scheduled for adoption in mid-2025. The development code update may also be an opportunity to revisit IHO refinements since it will comprehensively address Titles 16 (Subdivisions) and Title 17 (Zoning) of the LMC.

ANALYSIS

Area Median Income (AMI) Targets Analysis

The Housing Plan provides a detailed summary of the growing disparity between the cost of housing in Louisville and household incomes (Housing Plan pp. 3, 20-23, etc.). In 2023, the median price of a home in Louisville was nearly \$900,000. In 2023, the average rent for a multifamily unit in Louisville was nearly \$2,000.

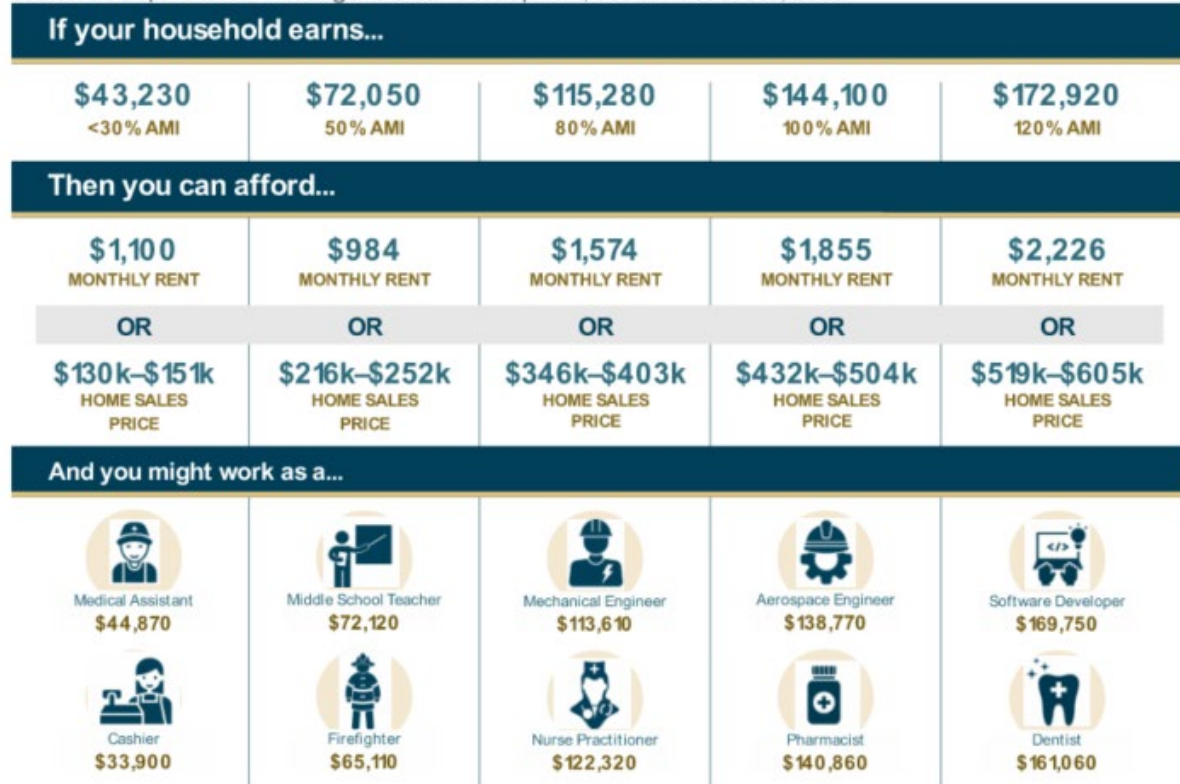
Exhibit 20 from the Housing Plan provides a snapshot of household incomes by AMI brackets relative to affordable monthly housing costs. The Department of Housing and Urban Development defines "affordable" as spending less than 30% of household income on housing costs.

SUBJECT: INCLUSIONARY HOUSING UPDATE**DATE: FEBRUARY 4, 2025****PAGE 5 OF 8**

Currently, a household would need to earn about 145% of the Boulder County AMI, or \$209,000, to afford the median sale price in Louisville, which is only about 26% of Louisville households. Rent prices in Louisville have increased by about 60% over the last ten years.

Exhibit 20: Financially Attainable Housing by Median Family Income (MFI) for a Family of Four, Boulder Metro Area, 2023⁷

Source: US Department of Housing and Urban Development, Boulder Metro Area, 2023



Source: Louisville Housing Plan, page 21

The proposed changes to AMI ranges would implement several Housing Plan recommendations, including the need to plan for housing to support the current and future workforce (*Housing Plan*, p. 7). They would also better align Louisville with peer communities AMI ranges and distinguish between owner and renter units (*see Attachment 2, Peer Community IHO Summary*). Louisville's IHO onsite affordable housing unit requirements do not distinguish between owner and renter units relative to AMI targets; however, the fee in lieu does make the distinction between owner and renter units (*see LMC Sec. 17.76.020 and 17.76.050.B*).

The proposed changes are to retain the existing IHO target for households earning less than 60% AMI, and state that such requirement applies to 12% of the proposed market rate *rental* units. Households earning less than 60% of the AMI cannot typically afford the average rent

for an apartment in Louisville and an ownership unit is typically well out of reach (see Exhibit 20 from Housing Plan).

The proposed changes are to expand the IHO target for households earning between 80-120% AMI from a current 80% cap to address Housing Plan recommendations. The 80-120% AMI target would apply to 12% of the proposed market rate *for sale* units. Ownership housing for a family of four earning less than 120% AMI is typically unattainable in the current market (see Exhibit 20 from Housing Plan) with the maximum affordable purchase price for such a household being about \$600,000.

IHO Fee in Lieu Option Analysis

City staff are proposing to update the IHO fee in lieu to address current market conditions using the existing methodology. The current methodology is based on the City of Longmont's Market-Affordability Gap approach. The City developed the fee in lieu based on several evolving data points including median home prices, current household Area Median Income (AMI) ranges, and mortgage rates to quantify to the gap the fee needs to address. The current fee in lieu amounts are based mostly on 2020 data. As described in detail in the Housing Plan, home prices and incomes have significantly changed since 2020.

The proposed changes to the fee in lieu option are to update the assumptions that calculate the fee. The fee would continue to be based on less than 60% AMI and 80% AMI household incomes, with an expansion to 120% AMI for ownership units. The proposed fees are approximately \$5 per square foot for rental units and \$17 per square foot for ownership units. Attachment 3 provides a summary of how the proposed changes were calculated. Link 4, 2021 IHO Staff Report provides a more detailed summary of the City of Longmont methodology used for the fee in lieu calculation. Table 2 below provides a summary of how the updated IHO would apply to a few residential development scenarios.

Table 2: Fee in Lieu Amount Estimates Scenarios		
Residential Development Scenario	Total Fee in Lieu Estimate with Recommended Updates	
	Current	Proposed
40 Rental Units, Median Unit Size 1,000 Square Feet	\$188,800 Total, \$4,720/unit	\$213,200 Total, \$5,330/unit
40 For Sale Units, Median Unit Size 2,200 Square Feet	\$813,120 Total, \$20,328/unit	\$1,524,160 Total, \$38,104/unit

Incentives for Exceeding IHO Affordable Housing Requirements Analysis

The City currently does not have any incentives for affordable housing projects. City staff are recommending three incentives for certain affordable housing projects to implement the

Housing Plan and have provided a list of other potential incentives to consider. City staff are also recommending that such incentives align with the Comprehensive Plan update that is planned for a mid-2025 City Council adoption. The Comprehensive Plan has included extensive community input and is the appropriate place to address City policy related to building heights, residential density, and desirable community benefits from development in different areas of the community among many other topics.

City staff recommend that the Comprehensive Plan identify areas that may be appropriate for an increase in maximum building heights and densities for some projects in exchange for community benefits like affordable housing. The Comprehensive Plan would specify the maximum height and densities with these areas to guide the City's decision making on future projects. The specific recommendations for incentives and their alignment with Housing Plan recommendations are:

- **Building Height Incentives:** allow an additional 1 story or 15 feet in height for buildings that provide onsite affordable housing for 20% or more of the units and total square footage in compliance with the IHO, or exceed the fee in lieu by an amount to be determined based on further analysis (*Housing Plan Action Item 1.2, p. 32*). The maximum building height allowed in any base Louisville zone district is currently 3 stories and 45 feet in the Mixed Use Zone Districts and 50 feet in the Industrial zone district. There are some examples of PUDs that allow up to 4 stories, including the Steel Ranch South development.
- **Residential Density Incentives:** allow an increase in the maximum residential density for projects that provide onsite affordable housing for 20% or more of the units and total square footage in compliance with the IHO, or exceed the fee in lieu by an amount to be determined based on further analysis (*Housing Plan Action Item 1.2, p. 32*). The Comprehensive Plan could provide the density maximums which could be up to 30 dwelling units (DU) per acre or more in some locations. The maximum residential density in any base Louisville zone district is 20 DU/acre in the Mixed Use Residential (MU-R) Zone District. Some developments have been allowed higher densities through the PUD process, like the Steel Ranch South PUD that is over 30 DU/acre in some locations.
- **Reduced Parking Incentives:** require a maximum of one parking space per housing unit that meets IHO affordable housing requirements. LMC Sec. 17.20.020.A currently requires two parking spaces per dwelling unit for residential units. The Housing Plan identifies reduced parking requirements as one of the most effective incentives (Link 1, *Housing Plan Housing Plan Development Feasibility Analysis, Exhibit 4*). Colorado [HB-24-1304](#) will also require the City to eliminate minimum parking requirements for residential projects with more than 50% of its units as affordable within defined transit areas, which will include areas near the DASH route and McCaslin Park n' Ride, by the end of 2026.

NEXT STEPS

City staff are planning to take this item to Planning Commission for discussion on February 13. Following City Council and Planning Commission input, City staff are planning to bring a draft ordinance to Planning Commission in March or April with City Council public hearings to follow in early Q2 of 2025.

FISCAL IMPACT

Under the proposed changes, the City would continue to receive funding from residential projects that are approved for the fee in lieu option to meet the Inclusionary Housing Ordinance requirements. The proposal would update the fee amounts to more accurately reflect current market conditions.

REQUESTED CITY COUNCIL DIRECTION

City staff are requesting City Council direction on the proposed IHO changes, specifically:

- Do you agree with the proposed changes to the IHO's Area Median Income (AMI) ranges?
- Do you agree with the proposed fee in lieu increase amounts?
- Do you agree with the proposed approach and recommendations to provide incentives for certain affordable housing projects?
- Are there other incentives for affordable housing with the IHO that City Council would like to consider?

ATTACHMENTS/LINKS:

1. [Louisville Housing Plan](#) (Link)
2. Peer City Inclusionary Zoning Research Matrix
3. Proposed Updated Inclusionary Housing Ordinance Fee in Lieu Calculation Summary (Estimates)
4. [2021 Staff Report for IHO Ordinance](#) (Link, see Item 7A)
5. Presentation

Attachment 3: Inclusionary Housing Ordinance Peer City Research (December 2024)

City	Projects Subject to IHO	% Affordable	IHO Affordability Definition (AMI)	Incentives for Affordable Housing	Fee in Lieu Amounts
Boulder	All new residential units.	25% for all new residential development >= 5 units 20% for all new residential development < 5 units	120% AMI for townhouses and single family 100% AMI for condos 50-60% AMI for rental units	- Affordable projects are eligible for height increases through discretionary site review process for buildings with more than 40 percent of units and floor area for permanently affordable units, the amount of the increase is discretionary and in accordance with the comprehensive plan. (Boulder Code 9-2-4) 5-10 DU/acre bonus in one zone district for projects that provide 30-40% of units as affordable. (Boulder Code 9-8-4) - No incentives for paying a higher inclusionary housing fee in lieu; but there are incentives for paying 1.43 the rate of the nonresidential development housing fee. - Affordable housing projects able to get fee waivers (sales, use tax), although those have not been effective incentives according to City of Boulder staff. - No parking reductions for affordable housing.	\$47 per square foot for developments with >= 2 units over 18,000 square feet. - Sliding scale downward with less floor area, with single family lots paying \$15 per square foot.
Broomfield	Projects with: > 25 for sale residential units > 5 rental residential units	- Rental Projects: 20% - For Sale Projects: 12%	- Rental: 60-80% AMI by unit types - Owner: 90-100% AMI	- Onsite affordable housing: 50% reduction in permit fees, use taxes, service fees. - Reduced parking for units meeting IHO requirements by # of bedrooms (e.g., 2 spaces vs 3 for a 3 bedroom unit). - No building height or density bonuses.	\$165,669/ownership unit \$106,635/rental unit (effective January 2025) <i>Note: fees not calculated on SF basis, but for a 2,200 SF home it is \$75/SF, for a 1,200 rental unit it is \$89/SF.</i>
Lafayette	All new residential units are subject to affordable housing development fee	No requirement for units, only affordable housing development fee.	120% AMI included in definition of "Affordable housing unit" 80% AMI ("Permanently affordable dwelling unit) for any dwelling units to exceed Residential Growth Management cap (Charter Sec. 6.10)	None	\$1 per square foot Affordable housing development fee required for all residential and nonresidential development not providing affordable housing on site per IHO. (Sec. 28-10)
Louisville	All new residential units that are part of a planning approval (e.g., PUD, plat) are subject to inclusionary requirements.	12% (1/2 of units for < 60% AMI, remainder for up to 80% AMI)	60-80% AMI	None	\$9.24 per square feet of ownership units \$4.72 per square foot of rental units

Attachment 3: Inclusionary Housing Ordinance Peer City Research (December 2024)

City	Projects Subject to IHO	% Affordable	IHO Affordability Definition (AMI)	Incentives for Affordable Housing	Fee in Lieu Amounts
Longmont	All new residential units that are part of a planning approval (e.g., PUD, plat) are subject to inclusionary requirements. Exemptions for ADUs, adding one unit to an existing building.	12%	“Affordable” for purposes of IHO: < 80% AMI for owner occupied units; < 50% AMI for rental units “Attainable” for purposes of fee reductions: 80-120% AMI for owner occupied units - Optional agreement to reduce # of affordable units required to provide “middle tier” housing defined as 80-120% AMI	- Fee reductions for affordable housing exceeding IHO minimums and “attainable” housing (water, sewer); 25% of units affordable = cash in lieu of water rights received. - Rental units > 20 DU/acre exempt from IHO requirements - For projects meeting minimum 12% IHO requirements: 20% density increase 1 story/15' Increased building height 20% reduction in minimum lot size, lot width - Parking reductions are allowed so that only one space is required per affordable housing unit. - No incentives for paying a higher fee in lieu.	\$13.50 per square foot of ownership units \$5.93 per square foot of rental units (in City Code)
Superior	New residential >10 units must provide units on site, residential <10 units can pay fee in lieu.	15%	80% AMI max, owner or renter	None	Not established yet

2025 Inclusionary Housing Fee Assessment Update – Preliminary Estimates

Louisville Sales Data				
Type	Single Family	Townhome/Condo	Total	Weighted Average
Median Home Price	\$938,000	\$485,000	-	\$813,157
Number of sales	184	70	254	-
Average finished sf	2,346	1,295	2,056 sf	2,056 sf
Price per sf	\$399.80	\$374.50	-	\$392.82
Affordability Assumptions – For Sale Units in Louisville				
AMI – 3 person household	\$78,840 – 60% AMI	\$105,120 – 80% AMI	\$131,400 – 100%AMI	\$157,680 – 120%AMI
Affordable Price				
Affordable Monthly Payment (33%)	\$2,168.10	\$2,890.80	\$3,613.50	\$4,336.20
Affordable principal and interest (80% of payment)	\$1,734.48	\$2,312.64	\$2,890.80	\$3,468.96
HOA dues, property taxes, insurance (20% of payment)	\$433.62	\$578.16	\$722.70	\$867.24
Mortgage interest rate	6.85%	6.85%	6.85%	6.85%
Maximum mortgage	\$320,000	\$374,325	\$467,906	\$603,000
Maximum affordable price (5% down)	\$336,000	\$394,026	\$492,532	\$634,736
Fee Development, For Sale Units				
100% - 120% Gap: \$813,157- \$563,634	\$269,000			
80% - 120% Gap: \$813,157- \$507,098	\$306,059			
80% - 100% Gap: \$813,157 - \$443,279	\$369,868			
60% - 80% Gap: \$813,157 - \$365,013	\$448,504			
Median Home Size	2,120 Sq Ft			
100% - 120% Cost Per Sq Ft	\$126.88			
80% - 120% Cost Per Sq Ft	\$144.37			
80% - 100% Cost Per Sq Ft	\$174.47			
60% - 80% Cost Per Sq Ft	\$211.55			
100% - 120% Affordable Housing Fee (12%)	\$15.22			
80% - 120% Affordable Housing Fee (12%)	\$17.32			
80% - 100% Affordable Housing Fee (12%)	\$20.97			
60% - 80% Affordable Housing Fee (12%)	\$25.39			

Affordability Assumptions, For Rent Units in Louisville					
2 bedroom unit	Market Rental Rate	60% AMI	80% AMI	100% AMI	120%AMI
Monthly rent amount	\$2,227	\$1,971	\$2,628	\$3,285	\$3,942
X Months/Year	12	12	12	12	12
Annual Rent Amount	\$26,724	\$23,652	31,536	\$39,420	47,304
X Gross Rental Multiplier	12.7	12.7	12.7	12.7	12.7
Rental Unit Value	\$339,394.8	\$300,380.40	\$400,507.2	\$500,634	\$600,760.8
Fee Development, For Rent Units					
	60% AMI	80% AMI	100% AMI	120% AMI	
Gap	\$39,014.40	\$(61,112.4)	\$(161,239.2)	\$(261,366)	
Median Unit Size	878	878	878	878	
Cost per sf	\$44.44	\$69.60	\$183.64	\$297.68	
12% for Affordable Housing Requirement	\$5.33	\$(8.35)*	\$(22.03)*	\$(35.75)*	
*Maximum rent as identified in CHFA 2024 Colorado Income Limits and Maximum Rents exceeds median market rate.					



Inclusionary Housing Ordinance Updates Discussion/Direction

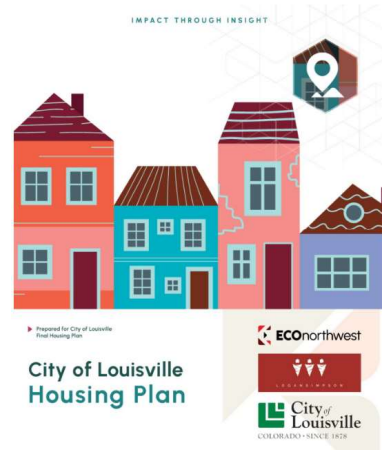
City Council

February 4, 2025



Purpose

- For City Council to discuss and provide direction on targeted updates to the Inclusionary Housing Ordinance (IHO).
- On 2025 City Council Work Plan and closely aligned with Housing Plan recommendations.



Adopted by City Council May 7, 2024



Topics

- Current IHO System Overview
- History of IHO
- Housing Plan
- Discussion/Direction related to IHO Updates - Fees, Target Household Incomes, Incentives



Current IHO

- Adopted in 2021 as Chapter 17.76 of Louisville Municipal Code
- Requires 12% of residential units be set aside for deed restricted affordable housing
- Affordable is defined by household Area Median Income (AMI)
- Target AMI is currently ½ of units < 60% of AMI, other portion < 80% AMI
- Developers have option for paying fee in lieu of units, other options for compliance with City Council approval



Changing Conditions Since 2021

- Housing Plan Needs Assessment (2024) quantified issues
- Median home price in Louisville in 2021 was \$550,000, in 2023 it was near \$900,000. Current prices are unattainable to about 75% of Louisville owner households.
- Rental prices have risen faster in Louisville than Boulder County with an average of about \$2,000/month. About 40% of Louisville renter households are cost burdened.

City of Louisville Housing Needs Assessment

August 2023

Prepared for: City of Louisville

Final Report

Boulder has the lowest. Louisville's median income is around \$35,000 higher than that of Boulder County overall.

Exhibit 25: Household Median Income, Louisville and Comparison Geographies, 2021

Geography	Median Income	Low Income	High Income
Louisville	\$74,900	\$40,104	\$100,466
Boulder County	\$45,000	\$25,000	\$65,000
Louisville	\$153,757	\$110,400	\$190,400

Exhibit 26 shows the change in median household income from 2010 to 2021. While all cities saw substantial increases in median income, Louisville saw the greatest increase with a 30% increase in median income, while Boulder County posted an increase of 25%.

Exhibit 26: Change in Median Household Income, Louisville and Comparison Geographies, 2010-2021

Geography	2010 Median Income	2021 Median Income	% Change
Louisville	\$57,178	\$74,900	31%
Boulder County	\$44,000	\$55,000	25%
Louisville	\$110,400	\$153,757	30%

Exhibit 27 shows the distribution of household income in Louisville and Boulder County. Compared to the County, Louisville has a greater share of households in income categories of greater than \$100,000 annually. In both jurisdictions, the largest share of households earn at least \$30,000 annually (26% of Louisville households and 27% in the County). However, while Louisville has relatively high share of high-earning households, 30% of Louisville households earn less than \$15,000 annually.

Household Income Distribution

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Housing Plan Goals (2024)

- Increase Residential Development Opportunities in Louisville
- Expand and Maintain Access to Affordable Housing
- Diversify Louisville's Housing Stock.

3. Louisville's Housing Goals

The Housing Plan identifies policies and actions the City should take to better meet housing needs in Louisville. The strategies and actions in the Plan also reflect the City's desire to foster a more dynamic and inclusive community where a broader range of households have access to Louisville's unique charm, amenities, and opportunities. This Plan also recognizes that the City should carefully balance housing growth and diversification goals and strategies with other established community values.¹ In addition to providing an overall policy framework and direction, these goals can act as indicators to determine whether City actions are helping to achieve the desired outcomes.

To help create a framework for the strategies and actions that follow, the **Housing Plan** establishes 3 core goals of equal priority and importance.

Goal 1: Increase Residential Development Opportunities in Louisville

The City should increase new residential development opportunities at appropriate locations to better address local and regional housing demand. The City's implementation of this goal should be carefully balanced with other established community values related to topics like neighborhood character, infrastructure capacity, and preserving or enhancing Louisville's unique quality of life.

Goal 2: Expand and Maintain Access to Affordable Housing

The City should facilitate the development and maintenance of more affordable housing at appropriate locations that can address the housing needs of low-to-middle income households, including the needs of the local workforce. Through strategic partnerships and funding opportunities, the City can help create and maintain more access to affordable housing options, especially in areas located near employment opportunities and transit.

Goal 3: Diversify Louisville's Housing Stock

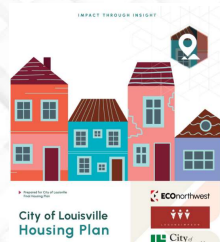
The City should diversify the range of available housing options, promoting the development of mixed-use and mixed-income neighborhoods, and streamlining zoning regulations to accommodate different housing for a variety of household sizes and demographics. This includes more housing choices for seniors, empty-nesters, young families, disabled individuals, renters, first-time homebuyers, and to support Louisville's retail and commercial areas.

¹ Established community values in the context of this Housing Plan include but are not limited to those set forth in the City's Comprehensive Plan.



Housing Action Plan

- Action Item 1.2 - Consider Height and Density Bonuses (and other incentives) for Projects Exceeding IHO Minimums
- Action Item 3.3 - Evaluate Refinements to IHO



Adopted by City Council May 7, 2024

STRATEGIES	ACTIONS	IMPACT	STATUS	ACTUAL FEE	PROPOSED FEE	IMPACT OF PROPOSED	DATE	THREATS
1. Support Height and Density Bonuses for Projects Exceeding IHO Minimums	1.1. Establish Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.2. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.3. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.4. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.5. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.6. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.7. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.8. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.9. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.10. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.11. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.12. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.13. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.14. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.15. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.16. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.17. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.18. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.19. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None
	1.20. Consider Height and Density Bonuses for Projects Exceeding IHO Minimums	High	Policy Change		High	Medium	\$	None



Policies, Partnerships that Support IHO Updates

- Comprehensive Plan update (mid 2025 adoption)
- Proposition 123 commitment (2023)
- Adopted 12% goal with Boulder County Regional Housing Partnership (2017)
- Intergovernmental Agreement (IGA) with City of Boulder to support IHO administration (2024)
- Equity, Diversity, and Inclusion (EDI) Strategic Priorities (2023-2025)



Proposed IHO Updates – AMI Ranges

Of the 12% required affordable units...

- Current: ½ of units for < 60% AMI, other portion for < 80% AMI households
- **Proposed: 12% of rental units for < 60% AMI, 12% of for sale units for 80-120% AMI**
- Rationale:
 - To implement Housing Plan, better align with peer cities and delineate AMIs by unit type
 - Recognize that for sale prices have skyrocketed since 2021 and are now unaffordable to households < 120% AMI



Proposed IHO Updates – AMI Ranges

Exhibit 20: Financially Attainable Housing by Median Family Income (MFI) for a Family of Four, Boulder Metro Area, 2023⁷

Source: US Department of Housing and Urban Development, Boulder Metro Area, 2023

If your household earns...

\$43,230	\$72,050	\$115,280	\$144,100	\$172,920
<30% AMI	50% AMI	80% AMI	100% AMI	120% AMI

Then you can afford...

\$1,100	\$984	\$1,574	\$1,855	\$2,226
MONTHLY RENT	MONTHLY RENT	MONTHLY RENT	MONTHLY RENT	MONTHLY RENT
OR	OR	OR	OR	OR
\$130k-\$151k	\$216k-\$252k	\$346k-\$403k	\$432k-\$504k	\$519k-\$605k
HOME SALES PRICE	HOME SALES PRICE	HOME SALES PRICE	HOME SALES PRICE	HOME SALES PRICE

And you might work as a...

Medical Assistant \$44,870	Middle School Teacher \$72,120	Mechanical Engineer \$113,610	Aerospace Engineer \$138,770	Software Developer \$169,750
Cashier \$33,900	Firefighter \$65,110	Nurse Practitioner \$122,320	Pharmacist \$140,860	Dentist \$161,060

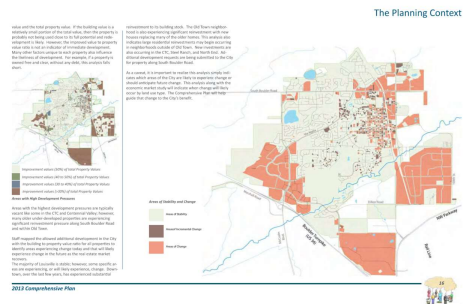


Proposed IHO Updates – Fee in Lieu Adjustments

- Continue to include the option to pay a fee in lieu of the 12% affordable units set aside.
- Keep the same fee methodology but update the assumptions (household income, median sale and rent prices, mortgage rates, etc.)
- Current: \$9.24/SF for sale, \$4.72 for rent
- **Proposed: \$17.32/SF for sale, \$5.33 for rent** (*subject to change with further analysis*)

Proposed IHO Updates – Incentives

- **Eligible Projects** – projects providing 20% or more onsite affordable units, or paying higher fee in lieu
- **Eligible Incentives Areas** – use 2025 Comprehensive Plan update to define eligible areas, and maximum density/height in exchange for community benefits



Proposed IHO Updates – Incentives

- **Residential Density Bonus** – Comprehensive Plan defined amounts
- **Building Height Bonus** – 1 story or 15 feet increase in defined locations
- **Reduced Parking** – 1 space instead of 2 per affordable housing unit



Potential Other Incentives for Affordable Housing

- Development fee reduction – 1 multifamily unit typically pays \$40,000+ in development fees (permits, impact fees, tap fees)
- Reduced public land dedication – currently 15% of residential subdivisions for public land
- Flexible development standards – minimum lot sizes, lot widths, setbacks, lot coverage.
- Energy code flexibility
- IHO flexibility for ADUs, larger multifamily projects (e.g., lesser or no 12% set aside for certain projects that may be naturally more affordable)



Planned Next Steps

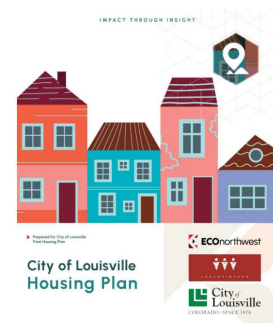
- Planning Commission February 13
- Planning Commission ordinance March/April, City Council April/May



Discussion/Direction Questions

Does City Council Agree With:

- The proposed changes to the IHO's Area Median Income (AMI) ranges?
- The proposed fee in lieu increase amounts?
- The proposed approach and recommendations to provide incentives for certain affordable housing projects?
- Are there other incentives for affordable housing with the IHO that City Council would like to consider?



Adopted by City Council May 7, 2024

