



Administration Building  
East Hearing Room  
5334 S. Prince St.  
Littleton, CO 80120  
303-795-4630  
303-738-7915 TTY  
303-738-7998 Audio Agenda Line

Nancy A. Doty, Chair, District 1  
Nancy Sharpe, District 2  
Rod Bockenfeld, District 3  
Nancy Jackson, Chair Pro-Tem, District 4  
Bill Holen, District 5

## **Public Meeting**

**March 1, 2016**

**9:30 A.M.**

The Board of County Commissioners holds its weekly Public Hearing at 9:30 a.m. on Tuesdays. Public Hearings are open to the public and items for discussion are included on this agenda. Items listed on the consent agenda are adopted with one vote. Items listed under regular business are considered separately. Agendas are available through the Commissioners' Office or through the County's web site at [www.arapahoegov.com](http://www.arapahoegov.com). Questions about this agenda, please contact the Commissioners' Office at 303-795-4630 or by e-mail at [commissioners@arapahoegov.com](mailto:commissioners@arapahoegov.com).

### **CALL TO ORDER**

Arapahoe County Board of County Commissioners

### **INTRODUCTION**

Ron Carl, County Attorney  
Joleen Sanchez, Asst. Clerk to the Board

### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

### **MODIFICATION TO THE AGENDA**

### **ADOPTION OF THE AGENDA**

### **CEREMONIES**

#### **1. Yolanda Polak Retirement Resolution**

Ceremony honoring the retirement of Yolanda Polak after over 17 years of valuable service in a number of positions during her tenure with Arapahoe County

*BoCC*  
*Cheryl Ternes, Director, Human Services*

Documents: [YOLANDA POLAK RETIREMENT.PDF](#)

#### **2. Charline Springli Retirement Resolution**

Ceremony honoring the retirement of Charline Springli after over 26 years of valuable service in a number of positions during her tenure with Arapahoe County

*BoCC  
Cheryl Ternes, Director, Human Services*

Documents: [CHARLINE SPRINGLI RETIREMENT.PDF](#)

## **APPROVAL OF THE MINUTES**

### **1. BOCC Public Meeting Minutes - January 26, 2016**

Documents: [BOCC PUBLIC MEETING MINUTES 01.26.2016.PDF](#)

### **2. BOCC Public Meeting Minutes - February 2, 2016**

Documents: [BOCC PUBLIC MEETING MINUTES 02.02.2016.PDF](#)

## **CITIZEN COMMENT PERIOD**

Citizens are invited to speak to the Commissioners on non-agenda items. There is a 3-minute time limit per person, unless otherwise noted by the Chair.

## **CONSENT AGENDA**

### **1. 2.16.2016 Warrant ACH Expenditure Report**

Authorization to sign the Warrant Disbursement Register

*Ron Carl, County Attorney*

Documents: [2.16.2016 WARRANT ACH EXPENDITURE REPORT.PDF](#)

### **2. Abatement**

Adoption of a resolution approving the recommendations of the Assessor for an abatement petition as a result of agreements reached between taxpayers and the County regarding the value of property for property tax purposes, pursuant to the terms contained therein

*Ron Carl, County Attorney  
Karen Thompsen, Paralegal, County Attorney's Office*

Documents: [2-23-16 BSR.DOC](#), [KAREN TABLE 2-23-16.XLSX](#), [SAMPLE ABATEMENT RESOLUTION-APPROVAL.DOC](#)

### **3. Abatements (Six Resolutions)**

Adoption of six (6) resolutions approving the recommendations of the Assessor for an abatement petition as a result of agreements reached between taxpayers and the County regarding the value of property for property tax purposes, pursuant to the terms contained therein

*Ron Carl, County Attorney  
Karen Thompsen, Paralegal, County Attorney's Office*

Documents: [2-23-16 PAGE ONE.DOC](#), [2-23-16 PAGE TWO.XLSX](#), [SAMPLE ABATEMENT APPROVAL.DOC](#)

### **4. Allegiant Mortuary Transport, LLC**

Adoption of a resolution authorizing the Chair to sign an extension of an agreement between Arapahoe County and Allegiant Mortuary Transport, LLC for body removal services in association with RFP-12-78 for the Arapahoe County Coroner's Office, pursuant to the terms contained therein

*Lisa Avendano, Office Administrator, Coroner's Office*  
*Kelly Lear-Kaul, Coroner*  
*Keith Ashby, Purchasing Manager, Finance*  
*John Christofferson, Deputy County Attorney*

Documents: [CONSENT RFP-12-78 FOR BODY REMOVAL SERVICES.PDF](#)

**5. Board of Assessment Appeals**

Adoption of a resolution approving stipulations which resulted from agreements reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, pursuant to the terms contained therein

*Ron Carl, County Attorney*  
*Karen Thompsen, Paralegal, County Attorney's Office*

Documents: [2 FEBRUARY 23, 2016.DOC](#), [SAMPLE BAA RESOLUTION.DOC](#)

**6. Board of Assessment Appeals**

Adoption of a resolution approving stipulations which resulted from agreements reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, pursuant to the terms contained therein

*Ron Carl, County Attorney*  
*Karen Thompsen, Paralegal, County Attorney's Office*

Documents: [2 FEBRUARY 23, 2016.2.DOC](#), [SAMPLE BAA RESOLUTION.DOC](#)

**7. Board of Assessment Appeals**

Adoption of a resolution approving stipulations which resulted from agreements reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, pursuant to the terms contained therein

*Ron Carl, County Attorney*  
*Karen Thompsen, Paralegal, County Attorney's Office*

Documents: [3 MARCH 1, 2016.DOC](#), [SAMPLE BAA RESOLUTION.DOC](#)

**8. County Veteran Services Office Report - January 2016**

Acceptance of the Veterans Service Office Report from January 2016

*Linda Haley, Senior Resources Division Manager, Community Resources*  
*Tim Westphal, Veterans Service Officer Community Resources*  
*Don Klemme, Director, Community Resources*

Documents: [01-2016 BSR JANUARY.PDF](#)

**9. Dove Valley Regional Park Master Plan Update Resolution**

Adoption of a resolution approving the Dove Valley Regional Park (DVRP) Master Plan Update to guide Open Spaces Department in future program improvements and renovations to DVRP

*Roger Harvey, Planning Administrator, Public Works and Development*  
*Shannon Carter, Director, Intergovernmental Relations and Open Spaces*  
*Janet Kennedy, Director, Finance*  
*Tiffanie Bleau, Senior Assistant County Attorney*

Documents: [CONSENT AGENDA BSR DVRP 2016 UPDATED MP.PDF](#),  
[2015.10.08\\_DOVE VALLEY MASTER PLAN BOOKLET\\_FINAL.PDF](#)

10. **Partial Release of Master SIA Containing Restriction on Conveyance for Panorama Corporate Center**

Adoption of a resolution approving a partial release of the Master Subdivision Improvement Agreement to remove the restriction on conveyance by MG-Panorama for six (6) lots within Panorama Corporate Center Master Development Plan

*Chuck Haskins, Engineering Services Division Manager, Public Works & Development*

*David M. Schmit, Director, Public Works & Development*

*Todd Weaver, Budget Manager, Finance*

*Robert Hill, Senior Assistant County Attorney*

Documents: [PANORAMA CORPORATE CENTER PARTIAL RELEASE OF MSIA BSR.PDF](#), [EVERWEST-PANORAMA PARTIAL RELEASE OF MASTER SUBDIVISION IMPROVEMENT AGREEMENT-V3.PDF](#)

11. **Partial Release of Intergovernmental Agreement for Panorama Corporate Center**

Adoption of a resolution approving a partial release of the Intergovernmental Agreement Master Subdivision Improvement Agreement to remove the restriction on conveyance by Panorama Metropolitan District for six (6) lots within Panorama Corporate Center Master Development Plan

*Chuck Haskins, Engineering Services Division Manager, Public Works & Development*

*David M. Schmit, Director, Public Works & Development*

*Todd Weaver, Budget Manager, Finance*

*Robert Hill, Senior Assistant County Attorney*

Documents: [PANORAMA CORPORATE CENTER PARTIAL RELEASE OF IGA BSR.PDF](#), [EVERWEST-PANORAMA PARTIAL RELEASE OF INTERGOVERNMENTAL AGREEMENT-V4.PDF](#)

**GENERAL BUSINESS ITEMS**

1. **\*PUBLIC HEARING - Adoption of 4th Quarter Supplemental Appropriation Resolutions**

Consideration of approval of the supplemental appropriation resolutions recommended by the Executive Budget Committee and reviewed by the Board of County Commissioners at the study session on February 16, 2016

*Todd Weaver, Budget Manager, Finance*

*Janet Kennedy, Director, Finance*

*John Christofferson, Deputy County Attorney*

Documents: [BSR- PUBLIC HEARING 4TH QTR 2015.DOCX](#), [PROPOSED MOTION\\_4TH QUARTER.DOCX](#)

2. **\*PUBLIC HEARING - 2016 CDBG Annual Action Plan Public Hearing**

Consideration of a request for approval of the 2016 One-Year Action Plan, including the proposed Community Development Block Grant projects, and request authorization to submit the 2016 One-Year Action Plan to the U.S. Department of Housing and Urban Development

*Liana Escott, Community Development Administrator, Community Resources*

*Jeremy Fink, Community Development Administrator, Community Resources*

*Linda Haley, Housing and Community Development Division Manager, Community Resources*

*Don Klemme, Director, Community Resources*

*Janet Kennedy, Director, Finance*  
*Tiffanie Bleau, Senior Assistant County Attorney*

Documents: [PUBLIC HEARING 2016 CDBG PLAN.DOCX](#), [PROPOSED MOTION 2016 CDBG PLAN.DOCX](#), [2016 CDBG RESOLUTION.DOCX](#), [2016 CDBG FUNDING ALLOCATION RECOMMENDATIONS.XLSX](#), [2016 CDBG PROJECT SUMMARIES - FINAL \(3\).PDF](#)

3. **\*PUBLIC HEARING - KOA Kampground Rezone - Case No. Z15-005**

Consideration of a request for approval of a KOA Kampground Rezone, Case No. Z15-005, for a rezoning of a property from AE (Agricultural Estate) to O (Open) and F (Floodplain) that is located east of the existing KOA Kampground at 1312 Monroe Street, Strasburg, Colorado

*Sherman Feher, Senior Planner, Public Works and Development*  
*Jason Reynolds, Current Planning Manager, Public Works and Development*  
*Jan Yeckes, Planning Division Manager, Public Works and Development*  
*Dave Schmit, Director, Public Works and Development*  
*Todd Weaver, Budget Manager, Finance*  
*Robert Hill, Senior Assistant County Attorney*

Documents: [Z15-005 BOCC STAFF REPORT PACKET3.PDF](#), [Z15-005 BOCC RZ EXHIBIT.PDF](#)

4. **\*PUBLIC HEARING - Denver Jewish Senior Living Preliminary Development Plan**

Consideration of a Preliminary Development Plan proposal to rezone 2.304 acres from Agricultural-2 (A-2) to Senior Housing - Planned Unit Development (SH-PUD) located at 2450, 2451 and 2453 South Wabash Street, Denver, Colorado

*Molly Orkild-Larson, Senior Planner, Public Works & Development*  
*Jason Reynolds, Current Planning Manager, Public Works & Development*  
*Jan Yeckes, Planning Division Manager, Public Works & Development*  
*David M. Schmit, Director, Public Works & Development*  
*Todd Weaver, Budget Manager, Finance*  
*Robert Hill, Senior Assistant County Attorney*

Documents: [1 BSR Z15-003.PDF](#), [5\\_MOTIONS Z15-003.PDF](#), [6\\_RESOLUTION Z15-003.PDF](#), [2\\_SR Z15-003.PDF](#), [3\\_APP MATERIAL Z15-003\\_1.PDF](#), [3\\_APP MATERIAL Z15-003\\_2.PDF](#), [4\\_EXHIBIT Z15-003.PDF](#)

## COMMISSIONER COMMENTS

**\*Denotes a requirement by federal or state law that this item be opened to public testimony. All other items under the "General Business" agenda may be opened for public testimony at the discretion of the Board of County Commissioners.**

*Arapahoe County is committed to making its public meetings accessible to persons with disabilities. Assisted listening devices are available. Ask any staff member and we will provide one for you. If you need special accommodations, contact the Commissioners' Office at 303-795-4630 or 303-738-7915 TTY.*

*Please contact our office at least 3 days in advance to make arrangements.*

RESOLUTION NO. 100xxx            It was moved by Commissioner X and duly seconded by Commissioner Y to adopt the following Resolution:

WHEREAS, Yolanda Polak began her career with Arapahoe County Department of Human Services on June 23<sup>rd</sup>, 1999 as an Eligibility Technician with the Community Support Services Division. Yolanda also worked as an Assessment Specialist in the Colorado Works unit and moved in to the Program Specialist Supervisor position in 2007. Yolanda will retire as a Program Specialist Supervisor for the On-Going Food Assistance and Medical Assistance Team on March 7, 2016; and

WHEREAS, during her seventeen years of service, Yolanda has been professional, caring, knowledgeable, and positive in her interactions with the County Commissioners, County Elected Officials, County employees, consultants, and the general public and she has been very politically astute and able to work in a diverse government office while remaining politically neutral; and

WHEREAS, Yolanda has demonstrated her leadership and management skills as a member of the County's Human Services Department; with her exceptional ability to recognize her employees accomplishments and assure team unity, as well as implement necessary changes to business processes, Yolanda has used her skills and dedication to help meet the benchmarks set by the State of Colorado for timeliness and quality, and revamping the business process models for the Ongoing Food Assistance and Medical Assistance units; and

WHEREAS, Yolanda will now have more time to be with her family, and enjoy an exciting life move to a new state.

WHEREAS, Yolanda will be sincerely missed by her staff, County employees, Department Directors, and all who benefited from her professionalism, sense of humor, and thoughtfulness; and

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to officially recognize the contributions that Yolanda Polak has made as a valued employee of Arapahoe County, and hereby declares that her future shall prosper as Arapahoe County has under her dedication and service.

The vote was:

Commissioner Doty,; Commissioner Bockenfeld,; Commissioner Sharpe,; Commissioner Jackson,; Commissioner Holen,

The Chair declared the motion carried and so ordered.

RESOLUTION NO. 100xxx            It was moved by Commissioner X and duly seconded by Commissioner Y to adopt the following Resolution:

WHEREAS, Charline Springli began her career with Arapahoe County Department of Human Services on January 1, 1992 as a Lead Worker with the Food Assistance unit. Charline also managed the Leap unit. Charline was the Supervisor for the first Call Center in Arapahoe County Human Services and will retire as a Program Specialist for the On-Going Food Assistance and Medical Assistance/ Team on March 4, 2016; and

WHEREAS, during her twenty six years of service, Charline has been professional, friendly, available, and upbeat in her interactions with the County Commissioners, County Elected Officials, County employees, consultants, and the general public and she has been very politically astute and able to work in a diverse government office while remaining politically neutral; and

WHEREAS, Charline has demonstrated her leadership and management skills as a member of the County's Human Services; with her exceptional "can do" attitude, Charline has used her skills and dedication to help meet the benchmarks set by the State of Colorado for timeliness; and

WHEREAS, Charline was also a team of employees who were honored by the State of Colorado in 2005 by assisting victims of Hurricane Katrina; and Charline was recognized by the State for her work with Leap; and

WHEREAS, Charline will now have more time to be with her grandchildren and great grandchildren and will be able to spend time with her husband by managing his business; and

WHEREAS, Charline will be sincerely missed by her staff, County employees, Department Directors, and all who benefited from her professionalism, sense of humor, and thoughtfulness; and

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to officially recognize the contributions that Charline Springli has made as a valued employee of Arapahoe County, and hereby declares that her future shall prosper as Arapahoe County has under her dedication and service.

The vote was:

Commissioner Doty,; Commissioner Bockenfeld,; Commissioner Sharpe,; Commissioner Jackson,; Commissioner Holen,

The Chair declared the motion carried and so ordered.

**MINUTES OF THE ARAPAHOE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
TUESDAY, JANUARY 26, 2016**

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

<b>Nancy Doty, Chair</b>	<b>Commissioner District 1</b>	<b>Present</b>
<b>Nancy Jackson, Chair Pro-Tem</b>	<b>Commissioner District 4</b>	<b>Present</b>
<b>Nancy A. Sharpe</b>	<b>Commissioner District 2</b>	<b>Present</b>
<b>Rod Bockenfeld</b>	<b>Commissioner District 3</b>	<b>Present</b>
<b>Bill Holen</b>	<b>Commissioner District 5</b>	<b>Present</b>
<b>Ron Carl</b>	<b>County Attorney</b>	<b>Present</b>
<b>Matt Crane</b>	<b>Clerk to the Board</b>	<b>Absent and Excused</b>
<b>Joleen Sanchez</b>	<b>Asst. Clerk to the Board</b>	<b>Present</b>

when the following proceedings, among others, were had and done, to-wit:

**CALL TO ORDER**

Commissioner Sharpe called the meeting to order.

**INTRODUCTIONS**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MODIFICATION(S) TO THE AGENDA**

There were no modifications to the agenda.

**ADOPTION OF THE AGENDA**

**The motion was made by Commissioner Sharpe and duly seconded by Commissioner Holen to adopt the Agenda as presented.**

**The motion passed 5-0.**

**CEREMONIES**

There were no ceremonies on this date.

**CITIZEN COMMENT PERIOD**

There were no citizen comments on this date.

## **CONSENT AGENDA**

**The motion was made by Commissioner Holen and duly seconded by Commissioner Sharpe to approve the items on the Consent Agenda as presented.**

**The motion passed 5-0.**

## **GENERAL BUSINESS ITEMS**

There were no general business items on this date.

## **COMMISSIONER COMMENTS**

There were no commissioner comments on this date.

**There being no other business before the Board, Commissioner Doty adjourned the meeting at 9:32 a.m.**

## **ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

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**MATT CRANE, CLERK TO THE BOARD**  
**BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD**

**MINUTES OF THE ARAPAHOE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
TUESDAY, FEBRUARY 2, 2016**

At a public meeting of the Board of County Commissioners for Arapahoe County, State of Colorado, held at 5334 South Prince Street, Littleton, Colorado 80120 there were:

<b>Nancy Doty, Chair</b>	<b>Commissioner District 1</b>	<b>Present</b>
<b>Nancy Jackson, Chair Pro-Tem</b>	<b>Commissioner District 4</b>	<b>Present</b>
<b>Nancy A. Sharpe</b>	<b>Commissioner District 2</b>	<b>Present</b>
<b>Rod Bockenfeld</b>	<b>Commissioner District 3</b>	<b>Present</b>
<b>Bill Holen</b>	<b>Commissioner District 5</b>	<b>Present</b>
<b>Ron Carl</b>	<b>County Attorney</b>	<b>Present</b>
<b>Matt Crane</b>	<b>Clerk to the Board</b>	<b>Absent and Excused</b>
<b>Joleen Sanchez</b>	<b>Asst. Clerk to the Board</b>	<b>Present</b>

when the following proceedings, among others, were had and done, to-wit:

**CALL TO ORDER**

Commissioner Doty called the meeting to order.

**INTRODUCTIONS**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MODIFICATION(S) TO THE AGENDA**

There were no modifications to the agenda.

**ADOPTION OF THE AGENDA**

**The motion was made by Commissioner Sharpe and duly seconded by Commissioner Holen to adopt the Agenda as presented.**

**The motion passed 5-0.**

**ADOPTION OF THE MINUTES**

**The motion was made by Commissioner Holen and duly seconded by Commissioner Jackson to adopt the minutes of the January 5, 2016 public meeting as presented.**

**The motion passed 5-0.**

**CEREMONIES**

There were no ceremonies on this date.

## **CITIZEN COMMENT PERIOD**

There were no citizen comments on this date.

## **CONSENT AGENDA**

**The motion was made by Commissioner Jackson and duly seconded by Commissioner Sharpe to approve the items on the Consent Agenda as presented.**

**The motion passed 5-0.**

## **GENERAL BUSINESS ITEMS**

### **Item 1 – Resolution No. 160094 – Public Hearing – Case P15-006 Copperleaf #12 Final Plat**

County Attorney Ron Carl established jurisdiction for the Board to consider this case.

Senior Planner Bill Skinner introduced this request for approval of a final plat.

The public comment period was opened. There were no comments from the public.

**The motion was made by Commissioner Bockenfeld and duly seconded by Commissioner Holen in the case of P15-006, Copperleaf No. 12 Final Plat, the Board of County Commissioners has read the staff report and received testimony at the public hearing and find ourselves in agreement with the staff findings, including all plans and attachments as set forth in the staff report dated January 19, 2016 and approve this application, subject to the following conditions:**

- 1) Prior to County signature of these plans, the applicant agrees to address County comments and concerns, as outlined in this report, including all attachments.
- 2) Approval of the Copperleaf #12 P15-006 final plat is conditioned on the approval of the concurrent Copperleaf #12 P15-007 FDP application.

There was discussion regarding traffic calming measures on Radcliff.

**The motion passed 5-0.**

## **COMMISSIONER COMMENTS**

Commissioner Doty wished the Denver Broncos the best of luck in the Super Bowl.

**There being no other business before the Board, the public meeting was adjourned by Commissioner Doty at 10:20 a.m.**

## **ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

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**MATT CRANE, CLERK TO THE BOARD**  
**BY JOLEEN SANCHEZ, ASSISTANT CLERK TO THE BOARD**

REPORT FOR 02/09/2016 TO 02/16/2016

## FUNDS SUMMARY:

## FUNDS SUMMARY:

10 General Fund	439,781.37
11 Social Services	45,388.29
14 Law Enforcement Authority Dist	2,876.88
15 Arapahoe / Douglas Works!	64,889.59
16 Road and Bridge	86,827.46
20 Sheriff's Commissary	10,427.10
21 Community Development	8,005.71
26 Grants	553,742.73
28 Open Space Sales Tax	10,127.63
29 Homeland Security - North Cent	3,515.25
33 Building Maintenance Fund	82,821.43
41 Capital Expenditure	88,005.39
42 Infrastructure	429.80
43 Arapahoe County Recreation Dis	67,879.99
70 Central Services	98,062.39
71 Self-Insurance Liability	510,572.38
72 Employee Flexible Benefit	1,804.50
73 Self-Insurance Workers Comp	175,516.27
74 Self-Insurance Dental	2,036.50
84 E-911 Authority	1,158.24
	=====
TOTAL	2,253,868.90

## FUND REPORT - EXPENDITURE TYPE

## FUND 10 EXPENDITURE REPORT

4 A LLC	Services And Other	4,596.50
A2M4SEEN LLP	Services And Other	3,720.16
ACCOUNT BROKERS INC	MISC.	11.00
ACCURACY INC	Supplies	628.00
ADAMSON POLICE PRODUCTS	Supplies	6,322.80
ADVANCED FIRE INVESTIGATION SEMINAR	Services And Other	525.00
ADVOCATES FOR CHILDREN	Services And Other	15,000.00
ALLEN & RECTOR PC	MISC.	15.00
AMY PERRY	MISC.	15.00
ANDREW CORNELL	Services And Other	71.12
ANTHONY M WRIGHT	MISC.	15.00
AQUA SERVE	Services And Other	166.00
ARAMARK CHICAGO LOCKBOX	Services And Other	5,857.00
ARAMARK CHICAGO LOCKBOX	Supplies	51,511.89
ARAPAHOE COUNTY SHERIFFS OFFICE	Supplies	2,045.50
ARAPAHOE WATER AND WASTEWATER	Services And Other	66,633.58
ARTHUR AND PERLMUTTER	MISC.	15.00
AVI SYSTEMS INC	Services And Other	2,000.00
BATTERY SYSTEMS INC	Supplies	73.97
BC SERVICES, INC.	MISC.	675.46
BILL L HOLEN	Services And Other	365.70
BROCK HOLLINGSWORTH	Supplies	592.57
BRON TAPES OF COLORADO INC	Supplies	319.07
BRUCKNER TRUCK SALES INC	Supplies	162.81
CALIFORNIA STATE DISBURSEMENT UNIT	MISC.	52.15
CARQUEST AUTO PARTS	Supplies	166.22
CATAPULT SYSTEMS LLC	Services And Other	3,520.93



## Board Summary Report

**Date:** February 23, 2016  
**To:** Board of County Commissioners  
**Through:** Ron Carl, County Attorney  
**From:** Karen Thompsen, Paralegal  
**Subject:** Abatement

### Request and Recommendation

The purpose of this request is to obtain the authorization for the Chair to sign a resolution approving the recommendations of the Assessor concerning the listed abatement.

### Background

These abatements were filed by petitioners and approved the Assessor's Office. C.R.S. 39-1-113(1) states. . ."no decision on any petition regarding abatements or refund of taxes shall be made unless a hearing is had thereon. . ."

### Discussion

Attached

### Alternatives:

None

### Fiscal Impact

A decrease in the taxes collected on approval abatements.

### Concurrence

The Assessor and County Attorney support these recommendations.

### Reviewed by:

Karen Thompsen, Paralegal  
Ron Carl, County Attorney

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NAME	PARCEL NUMBER	YEAR	REFUND	REASON
Cherry Creek Left Bank	1973-18-4-05-017	2013	\$8.60	Property is owned by a qualified Homeowners' Association per C.R.S. 39-1-103(10).
Cherry Creek Left Bank	1973-18-4-05-017	2014	\$8.52	Property is owned by a qualified Homeowners' Association per C.R.S. 39-1-103(10).
Spa Shangri-La	27299-75158-001	2014	\$158.91	Information received from the property owner, after the original value was placed on the property, resulted n a reduction to that property's value.

**RESOLUTION NO. 150XXX** It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to adopt the following Resolution:

WHEREAS, the Board of County Commissioners of Arapahoe County met at a duly and lawfully called meeting held on Tuesday, \_\_\_\_\_, 2015; and

WHEREAS, the Board has determined to take final action on this Petition for Abatement or Refund of Taxes pursuant to Sections 39-1-113 and 39-10-114, C.R.S. as submitted by the Petitioner; and

WHEREAS, the County Assessor has recommended denial of this Petition for reasons set forth within the Assessor's recommendation as shown on the Petition; and

WHEREAS, pursuant to a policy adopted by the Board of County Commissioners on September 13, 1993 (Resolution No. 1243-93), this matter was referred to a referee for hearing and recommendation to the Board; and

WHEREAS, the Board has reviewed the recommendation of the referee on this date and has determined to adopt said recommendation.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

The Petition for Abatement or Refund of Taxes relating to schedule number \_\_\_\_\_ is hereby approved for tax year(s) \_\_\_\_; the recommendation of the referee is hereby adopted. The original actual value is adjusted from \$\_\_\_\_\_ to \$\_\_\_\_\_ and a refund in the amount of \$\_\_\_\_\_ shall be allowed for tax year(s) \_\_\_\_\_ for the following reason:

**REASON**

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.



## Board Summary Report

**Date:** February 23, 2016  
**To:** Board of County Commissioners  
**Through:** Ronald A. Carl, County Attorney  
**From:** Karen Thompsen, Paralegal  
**Subject:** Abatements – I need 6 Resolution Numbers

### **Purpose and Recommendation**

The purpose of this request is for the adoption of 6 resolutions approving the recommendation of the hearing officer for an abatement petition originally denied by the Assessor's Office.

### **Background**

This abatement was filed by petitioner and denied by the Assessor's Office. C.R.S. 39-1-113(1) states "... no decision on any petition regarding abatement or refund of taxes shall be made unless a hearing is had thereon. ..."

### **Discussion**

The following abatement recommendation is a result of the above-mentioned hearing by the hearing officer.

### **Alternatives**

None.

### **Fiscal Impact**

Reduction in the amount of property taxes collected on an approved petition, and no decrease in the taxes collected on a denied petition.

### **Concurrence**

The hearing officer and County Attorney support this recommendation.

### **Reviewed By**

Ronald A. Carl, County Attorney  
Karen Thompsen, Paralegal

Petitioner/Parcel Address	Parcel Number	Year	Previous Value	New Value	Refund
Weingarten Miller Englewood LLC	1971-33-4-06-002	2013	\$1,225,000	\$1,225,000	\$0.00
901 Englewood Parkway, #100		2014	\$1,225,000	\$1,225,000	\$0.00
<b>M1</b>					
Intercall	27392-75376-001	2014	\$100,000	\$100,000	\$0.00
5690 DTC Parkway, Suite 370E					
<b>M1</b>					
Spicy Pickle	25812-66845-002	2014	\$44,733	\$44,733	\$0.00
8000 E. Belleview Ave., D40					
<b>M10</b>					
10180 E Colfax LLC	1973-03-1-04-012	2014	\$1,670,000	\$1,670,000	\$0.00
10180 East Colfax Ave.					
<b>M25</b>					
Johnson Marquez Legal Group	28111-75147-001	2014	\$100,000	\$30,000	\$1,985.67
4500 Cherry Creek South Drive					
<b>M11</b>					
ENG Lending	26152-75156-001	2014	\$75,000	\$809	\$2,104.55
4100 E. Mississippi Ave., Suite 1000					
<b>M11</b>					

M1. I considered the evidence submitted & testimony given by both the Assessor & the petitioner/agent at this hearing. I find in this case that the Assessor's determination of value is better supported by all of the facts presented.					
M10. Petitioner/agent voluntarily withdrew this petition prior to the hearing. Withdrawal of the petition is hereby accepted as final action by the Board of County Commissioners. Therefore, the final actual value of this parcel for XXXX is \$X,XXX,XXX,XXX.					
M11. The Assessor recommended & the petitioner/agent agreed to this value prior to the hearing. Based upon all information supplied, I concur with this value.					
M25. Petitioner/agent requested an administrative denial.					

I find in this case that the Assessor's determination of value is better supported by all of the facts presented.

when the following proceedings, among others, were had and done to-wit:

**RESOLUTION NO. 150XXX** It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to adopt the following Resolution:

WHEREAS, the Board of County Commissioners of Arapahoe County met at a duly and lawfully called meeting held on Tuesday, \_\_\_\_\_, 2015; and

WHEREAS, the Board at that time considered Petitions for Abatement or Refund of Taxes as submitted by various taxpayers and as contained within an Agenda Memorandum to the Board; and

WHEREAS, applicable procedures, due process, and requirements of notice were followed pursuant to Sections 39-1-113 and 39-10-114, C.R.S.; and

WHEREAS, no Petitioners or representatives of the Arapahoe County Assessor were present, although both parties were afforded notice; and

WHEREAS, the Board received comments from the County Attorney, received exhibits and reviewed the record as represented by an Agenda Memorandum summarizing the Petitions and the Arapahoe County Assessor recommendations.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. That the Petition (per attached list), presented this date to the Board and relating to the schedule number set forth therein, shall be and are hereby granted, the recommendation of the Assessor is hereby adopted and abatements or refunds in the amounts approved by the Assessor are hereby approved by the Board.

Petitioner	Parcel Number	Year(s)	Refund
------------	---------------	---------	--------

\_\_\_\_\_

\_\_\_\_\_

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Board Summary Report

**Date:** March 1, 2016

**To:** Board of County Commissioners

**Through:** Lisa Avendano, Office Administrator

**From:** Dr. Kelly C. Lear-Kaul, County Coroner

**Subject:** Drop in for Approval of RFP-12-78 for Body Removal Services  
Consent agenda item

### Request and Recommendation

The Coroner's Office requests that the Board of County Commissioners sign the agreement for services for body removal in association with RFP-12-78

### Background

On October 11, 2012 the County issued RFP-12-78 Body Removal Services for the Coroner's Office. The RFP was sent to 50 vendors and we received one response, and that response was from Allegiant Mortuary Services. On November 19, 2012 the County issued a Notice of Intent to Award to Allegiant Mortuary Service. The Coroner's Office would like to enter into a contract with Allegiant Mortuary Services for body removal services as awarded in RFP-12-78. Allegiant Mortuary Service is the company that we have used since 2007.

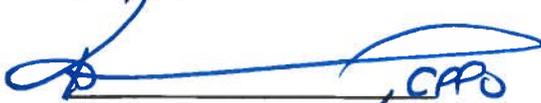
This is the final year for this contract extension and the Coroner's Office will work with Purchasing Division on issuing a new solicitation for these services.

  
 Staff Originator

\_\_\_\_\_  
Division Manager

  
 Department Director/  
 Elected Official

\_\_\_\_\_  
County Attorney (required)

  
 Finance Department

\_\_\_\_\_  
Other Signatures, if needed

  
 Purchasing Mgr.





Department of Finance

Purchasing Division

5334 South Prince Street  
Littleton, Colorado 80166-0001  
Phone: 303-795-4430  
Fax: 303-738-7929  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

JANET J. KENNEDY  
Director

January 11, 2016

Allegiant Mortuary Transport LLC  
Nate Chacon  
95 S. Ammons St.  
Lakewood, CO 80226

Subject: Body Removal Services  
RFP-12-78

Mr. Nate Chacon,

Allegiant Mortuary Transport entered into an agreement for Body Removal Services on January 01, 2013. Please find attached with this letter the Extension of the Agreement. Please make four (4) copies of this document, have all four (4) copies notarized and signed in blue ink and return to my attention within ten (10) business days of the date of this letter.

Sincerely,

Keith I. Ashby, CPPO  
Purchasing Manager

Cc: Purchasing File  
Arapahoe County Sheriff's Office  
Coroner's Office



Department of Finance

Purchasing Division

5334 South Prince Street  
Littleton, Colorado 80166-0001  
Phone: 303-795-4430  
Fax: 303-738-7929  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

JANET J. KENNEDY  
Director

January 11, 2016

Allegiant Mortuary Transport LLC  
Nate Chacon  
95 S. Ammons St.  
Lakewood, CO 80226

Subject: Extension of the Agreement for Body Removal Services  
Bid Number: RFP-12-78

Arapahoe County and Allegiant Mortuary Transport entered into an agreement for Body Removal Services on January 1, 2013. The parties may mutually agree upon an annual extension of this contract pursuant to the provisions as set forth in the original Agreement for Services or Purchase Agreement.

Allegiant Mortuary Transport has agreed to maintain the same pricing without any increases, and all parties mutually agree upon an annual extension of this contract pursuant to the provisions set forth in the solicitation.

Staff has determined that it is to the best interest of the County to extend the agreement from January 01, 2016 through December 31, 2016.

By signing below, both parties agree to the extension of this Agreement for Services.

**Consensus:**

  
\_\_\_\_\_  
Arapahoe County Coroner

01/25/2016  
Date

  
\_\_\_\_\_  
Arapahoe County Purchasing Manager

1/21/16  
Date



Department of Finance

Purchasing Division

5334 South Prince Street  
Littleton, Colorado 80166-0001  
Phone: 303-795-4430  
Fax: 303-738-7929  
www.co.arapahoe.co.us

JANET J. KENNEDY  
Director

CONTRACTOR:

By: [Signature]  
(signature)

Title: OWNER

Signed this 20<sup>th</sup> day of JANUARY, 2016

State of Colorado

County of: Jefferson

Subscribed and sworn to before me this 20 day of January, 2016

By: Nathaniel Chacon

My commission expires: 10-27-19

MELISSA M. GOMEZ  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20114055208  
MY COMMISSION EXPIRES OCTOBER 27, 2019

[Signature]  
Notary Public

SEAL

ATTEST: Clerk to the Board

ARAPAHOE COUNTY

\_\_\_\_\_

By: \_\_\_\_\_  
Chair, Board of County Commissioners  
(Or representative authorized by resolution)

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



**Board Summary Report**

**Date:** February 23, 2016  
**To:** Board of County Commissioners  
**Through:** Ronald A. Carl, County Attorney  
**From:** Karen Thompsen, Paralegal  
**Subject:** Approval of BAA Stipulation (1 Resolution Number)

**Request and Recommendation**

The purpose of this request is for the adoption of a resolution approving the Board of Assessment Appeals (BAA) stipulations listed below.

**Background**

These stipulations are a result of an agreement reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, settling tax protests filed with the BAA.

**Discussion**

The following BAA docket number has been stipulated to for the tax year indicated below.

<b>Tax Year</b>	<b>Docket #</b>	<b>Property Owner</b>	<b>Property Address</b>	<b>Reason</b>	<b>Original Value</b>	<b>Stipulated Value</b>
2015/ 2016	65941	Robert O. Eshelman	3036 South Waco Court	1.	\$238,200	\$225,013
2015/ 2016	66026	Doris M. Sullivan and Byron J. Sullivan	38912 East Wesley Avenue	2.	\$214,542	\$6,468
2015/ 2016	66092	Southglenn Property Holdings, LLC	2151 East Briarwood Ave.	3.	\$2,492,000	\$2,403,000
2015/ 2016	66094	Hanover Resources, Inc.	8400 East Prentice Avenue	4.	\$16,498,000	\$15,875,000
2015/ 2016	66100	Peakview Land, LLC	VACANT LAND	5.	\$1,611,052	\$1,464,600
2015/ 2016	66101	The Lynn Hannah Trust C/O	2241 East Arapahoe Road	6.	\$2,375,000	\$1,300,000
2015/ 2016	66103	Amber Communities, Inc.	VACANT LAND	1.	\$480,000	\$336,000
2015/ 2016	66104	Tom Durland, LLC	7006 South Alton Way, A	7.	\$594,000	\$542,000

2015/ 2016	66105	Thomas R. Kowalski Revocable Trust	7076 South Alton Way, E	8.	\$700,000	\$534,000
2015/ 2016	66212	Robert, Steve Sim, LLC	6391 South Troy Circle	5.	\$213,912	\$159,900
2015/ 2016	66213	Robert, Steve Sim, LLC	6371 South Troy Circle	5.	\$160,200	\$117,500
2015/ 2016	66252	Public Service Employees Credit Union	7055 East Evans Avenue	9.	\$2,925,000	\$1,850,000
2015/ 2016	66287	John Baker and Joanne Baker	5660 South Hickory Circle	10.	\$262,130	\$240,000
2015/ 2016	66393	John B. and Maureen James	1050 South County Road 113	11.	\$1,630,351	\$1,153,316
2015/ 2016	66514	Vibha and N.K. Sharma	8311 East Iowa Drive	12.	\$120,011	\$96,011

**Reasons**

1. Comparable market sales indicate that an adjustment to this value is correct.
2. This property was purchased June 2014 by the adjacent property owner. The County gives the property owner two (2) years to maintain the agriculture classification before the classification is changed to vacant land. Former County employee Al Torres changed the property to vacant land for 2015, not giving the owners a two-year grace period. County Appraiser Karen Hart has been in contact with the property owner and did an inspection on October 30, 2015. At that time, a portion of the property was newly fenced and there were two cow/calf pairs grazing on the property. The cattle were purchased by the property owner. Karen Hart recommends that the property be returned to an **agriculture classification**.
3. Income approach reflecting excess vacancy indicates adjustment to this value is correct.
4. Comparable market sales and income approach indicate adjustment to this value is correct.
5. Comparable market sales and present worth discounting indicate adjustment to this value is correct.
6. Comparable market sales and income model indicate adjustment to this value is correct.
7. Income approach indicates adjustment to this value is correct.
8. Income approach with lease up for excess vacancy indicates that an adjustment to this value is correct.
9. Cost, income and sales comparison approaches indicate adjustment to this value is correct.
10. Comparable market sales and condition of the subject indicate adjustment to this value is correct.
11. Outbuildings were reclassified and valued according to actual use and quality of construction using Marshall Swift cost tables.
12. Subject is improved with an unlivable old residence. Based on land value, adjustment to this value is correct.

**Alternatives**

Let protest proceed to the BAA for a decision. Said alternative would involve unnecessary time and expense for the County and the taxpayer.

**Fiscal Impact**

Reduction in the amount of property taxes collected for the above listed properties.

**Concurrence**

The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

**Reviewed By:**

Ronald A. Carl, County Attorney  
Karen Thompsen, Paralegal

**RESOLUTION NO. 150XXX** It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Cases (Docket Numbers), for the tax years listed below:

<b>Docket #</b>	<b>Property Owner</b>	<b>Tax Year</b>
-----------------	-----------------------	-----------------

After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioners, evidence was submitted which supported the Stipulation and Petitioner agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulations. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulations.

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.



### Board Summary Report

**Date:** February 23, 2016

**To:** Board of County Commissioners

**Through:** Ronald A. Carl, County Attorney

**From:** Karen Thompsen, Paralegal

**Subject:** Approval of BAA Stipulation (1 Resolution Number)

#### Request and Recommendation

The purpose of this request is for the adoption of a resolution approving the Board of Assessment Appeals (BAA) stipulations listed below.

#### Background

These stipulations are a result of an agreement reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, settling tax protests filed with the BAA.

#### Discussion

The following BAA docket number has been stipulated to for the tax year indicated below.

Tax Year	Docket #	Property Owner	Property Address	Reason	Original Value	Stipulated Value
2015/ 2016	66063	Kathleen F. Bailey	4686 South Jason Street	1.	\$203,300	\$183,200
2015/ 2016	66261	Wagner Equipment Co	14400 East Otero Avenue	2.	\$688,683	\$567,016

#### Reasons

1. Functional obsolescence indicates that an adjustment to this value is correct.
2. Present worth discounting indicates adjustment to this value is correct.

#### Alternatives

Let protest proceed to the BAA for a decision. Said alternative would involve unnecessary time and expense for the County and the taxpayer.

#### Fiscal Impact

Reduction in the amount of property taxes collected for the above listed properties.

**Concurrence**

The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

**Reviewed By:**

Ronald A. Carl, County Attorney  
Karen Thompsen, Paralegal

**RESOLUTION NO. 150XXX** It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Cases (Docket Numbers), for the tax years listed below:

<b>Docket #</b>	<b>Property Owner</b>	<b>Tax Year</b>
-----------------	-----------------------	-----------------

After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioners, evidence was submitted which supported the Stipulation and Petitioner agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulations. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulations.

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.



**Board Summary Report**

**Date:** March 1, 2016  
**To:** Board of County Commissioners  
**Through:** Ronald A. Carl, County Attorney  
**From:** Karen Thompsen, Paralegal  
**Subject:** Approval of BAA Stipulation (1 Resolution Number)

**Request and Recommendation**

The purpose of this request is for the adoption of a resolution approving the Board of Assessment Appeals (BAA) stipulations listed below.

**Background**

These stipulations are a result of an agreement reached between the taxpayer and the County regarding a reduction in the amount of property tax owed, settling tax protests filed with the BAA.

**Discussion**

The following BAA docket number has been stipulated to for the tax year indicated below.

<b>Tax Year</b>	<b>Docket #</b>	<b>Property Owner</b>	<b>Property Address</b>	<b>Reason</b>	<b>Original Value</b>	<b>Stipulated Value</b>
2015/ 2016	66078	Linda C Broderick	1033 Sable Boulevard	1	\$240,700	\$200,000
2015/ 2016	66288	Robert O Eshelman	2330 East Fremont Avenue	2	\$120,900	\$113,223
2015/ 2016	66329	Public Storage Properties XVII	1801 West Bellevue Avenue	3	\$4,040,122	\$3,508,822
2015/ 2016	66330	Public Storage Inc	5212 South Parker Road	4	\$7,439,917	\$7,322,900

**Reasons**

1. Condition of subject and adjustments for location and site shape indicate overall adjustment to this value is correct.
2. Comparable market sales indicate that an adjustment to this value is correct.
3. Land adjustment indicates adjustment to this value is correct.
4. Income approach indicates an adjustment to this value is correct.

**Alternatives**

Let protest proceed to the BAA for a decision. Said alternative would involve unnecessary time and expense for the County and the taxpayer.

**Fiscal Impact**

Reduction in the amount of property taxes collected for the above listed properties.

**Concurrence**

The negotiator for the County Board of Equalization, the County Assessor and the County Attorney all support this recommendation.

**Reviewed By:**

Ronald A. Carl, County Attorney  
Karen Thompsen, Paralegal

**RESOLUTION NO. 150XXX** It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Cases (Docket Numbers), for the tax years listed below:

<b>Docket #</b>	<b>Property Owner</b>	<b>Tax Year</b>
-----------------	-----------------------	-----------------

After review by the County Attorney's Office, in conjunction with the Arapahoe County Assessor's Office and the Petitioners, evidence was submitted which supported the Stipulation and Petitioner agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulations. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulations.

The vote was:

Commissioner Bockenfeld, Yes; Commissioner Doty, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes.

The Chair declared the motion carried and so ordered.



## Board Summary Report

**Date:** 02/03/2016  
**To:** Board of County Commissioners  
**Through:** Don Klemme, Community Resources Department Director  
**From:** T.J. Westphal, County Veteran Services Officer  
**Subject:** Veterans Service Officer Summary Report

### Direction/Information:

The purpose of this report is to communicate the services provided to Veteran's and their families by the Arapahoe County Veterans Service Officer during the month of January, 2016.

### Background

The Colorado Department of Veterans Services requires assistance to Veterans and their families in compliance with Sections 28-5-801 et seq., Colorado Revised Statutes, in receiving their benefits such as, but not limited to:

#### Burials:

- Provide veterans within Arapahoe County the information regarding their burial allowance
- Advise and assist family members of veterans collection of death pension

#### Health Services:

- Assist veterans in processing claims for medical benefits
- Assist and coordinate with veterans' Medicaid cases

#### Claims:

- Prepare, present and appeal claims for VA benefits on behalf of Arapahoe County veterans and their dependents

### Links to Align Arapahoe

The services provided to veterans through our Veterans Services Office link to the Align Arapahoe Initiatives of Quality of Life and Service First. By connecting veterans to the resources available for them and assisting them with claims which may increase their available income, quality of life is improved. Service First is met through the timely and professional delivery of services to all veterans and family members who work with the Veterans Service Office.

**Discussion**

Arapahoe County Veterans Services provides full-time assistance to veterans and their families as required by state statutes.

**Alternatives**

This document is a state form required by the State of Colorado to be submitted monthly as application for monetary benefits payable to the County General Fund in accordance with Section 28-5-707 Colorado Revised Statutes.

**Fiscal Impact**

The County receives \$16,632 annually for the services provided to veterans in Arapahoe County. There is also a positive fiscal impact to individual veterans through successful claims recoveries.

**Concurrence**

This report was presented to Donald A. Klemme, Community Resources Department Director, who recommends approval and signature by the Board of County Commissioners.

**Attorney Comments**

If appropriate, include this section.

**Reviewed By:**

Although physical signatures are not required, the BSR must still be reviewed by all necessary departments prior to submitting. You MUST provide sufficient time for finance and county attorneys to review your document prior to being submitted. The names of the individuals that have approved must be listed below.

T.J. Westphal, County Veterans Service Officer  
Linda Haley, Senior Resources Division Manager  
Don Klemme, Community Resources Department Director



Veteran Services

## Arapahoe County Veterans Service Office January, 2016 - Summary Report

For the month of January, 2016:

- The County Veterans Service Office prepared, presented and appealed claims for federal benefits to the Department of Veterans Affairs. The office also administered the Veterans Trust Fund for emergency financial assistance. Staff conducted all daily operations to include meeting with veterans and/or their dependents, conducting community outreach, processing legal correspondence and fielding calls related to claims, referrals and general inquiries.
- John Rossie gave **12 hours** of volunteer service to the County Veterans Service Office.
- Goals and Objectives:
  - Total phone calls processed: **501**
    - Specific to current claim action/status: **91**
    - Appointments, referrals, general inquiries: **410**
  - Scheduled/walk-in appointments/home visits: **91**
  - Claims for federal benefits filed to the VA: **48**
  - Other applications and claim correspondence: **31**
  - Requests for military records and corrections: **6**
  - Veterans Trust Fund requests granted: **9**
  - New favorable award notifications received: **8**
    - 2016 Favorable decisions to date: **8**
    - 2016 VA claim award recoveries to date: **\$216,367.09**
- Training, Outreach and Community Events:
  - 01/12/16 – Community: UVC Monthly Meeting
  - 01/13/16 – Community: Aurora Veterans Forum Monthly Meeting

Respectfully Submitted,

T.J. Westphal  
County Veterans Service Officer  
Arapahoe County, Colorado



Colorado Department of Military and Veterans Affairs  
County Veterans Service Officers Monthly Report and Certification of Pay

County of **ARAPAHOE** Month of **JANUARY 2016**

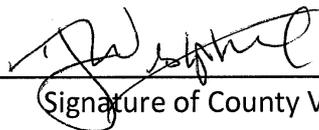
General Information		Request for Medical Records	
Telephone Calls	501	21-4142 & 21-4142a	6
Office Visits	91	<b>Military Records/Corrections</b>	
Home Visits	0	SF180	3
Outreach Visits	0	DD149	0
Community Events	2	DD293	0
Request for Medal	0	NA13075	0
Operation Recognition	0	Other	0
Correspondence Rec'd	24	<b>NSC Pension</b>	
Correspondence Written	60	21-527EZ	2
Info/Referral/Inquiries	410	21-8416	0
VCAA Notice	0	<b>Widows Pension</b>	
State Benefits	0	21-534EZ	2
Income Verifications	0	21-8416	0
<b>New Claims Initiated</b>		<b>DIC</b>	
21-22 CVA	28	21-5234EZ	1
21-22 others	0	<b>Waivers/Compromise</b>	
<b>SC Entitlement</b>		21-4138	1
21-526EZ New	28	21-5655	1
21-0966 Informal	15	<b>Appeals</b>	
21-526EZ New Issue	0	21-0985 NOD	3
21-526EZ Reopen	4	VA Form 9	0
21-526EZ Increase	6	<b>VA Home Loan</b>	
21-526EZ Secondary	0	26-1800	1

21-526EZ Reinstate	0	<b>Homeless Veterans Claims</b>	
21-526EZ IU	0	Service Connection	1
21-8940 IU	2	NSC Pension	1
21-4192 IU Employer	1	<b>Incarcerated Veterans</b>	
21-4138 SMC	0	21-526EZ Reinstatement	0
21-686c Dependency	8	21-4138 Apportionment	0
21-674 School Attendance	0	<b>Insurance Claims</b>	
<b>VA Healthcare</b>		29-357	0
10-10EZ	5	29-4364	0
10-10EZR	1	29-336 Beneficiary	0
10-10D CHAMPVA-DEP	1	29-4125 Lump Sum	0
10-7979A CHAMPVA	0	<b>VTF Requests</b>	
10-7959C CHAMPVA INS	1	Rental Assistance	7
<b>VOC REHAB</b>		Utilities Assistance	2
28-1900 CH31	0	Prescription Assistance	0
<b>MISC CLAIMS</b>		Food Assistance	6
21-8678 Clothing Allow	0	Transportation Assistance	0
21-4502 Adaptive Equip.	0	Clothing Assistance	0
26-4555 Housing	0	Other	0
10-0103 HISA Grant	0		
CRSC	0		
<b>Burial Allowance</b>			
21P-530	0		
40-1330	0		
21-2008	0		
26-1817	0		

**Certification by County Veterans Service Officer**

I hereby certify, the above captioned monthly report is true and accurate. I have been paid the following amount(s) for the month of \_\_\_\_\_, 20\_\_ from \_\_\_\_\_ county.

Salary	\$ _____
Expenses	\$ _____
Office Space	\$ _____
Telephone	\$ _____
Office Supplies	\$ _____
Travel	\$ _____
Training Conference	\$ _____
Other	\$ _____
 TOTAL	 \$ _____

  
\_\_\_\_\_  
Signature of County Veterans Service Officer

2/3/2016  
\_\_\_\_\_  
Date

**Certification by County Commissioner or Designee**

In accordance with CRS 28-5-707, I hereby certify the accuracy of the Report CVA-26 revised 9-11-2015:

\_\_\_\_\_ County Commissioner or Designee of  
 \_\_\_\_\_ County  
 \_\_\_\_\_ Date

This certification, submitted monthly, properly signed and executed is considered as application for the monetary benefits to the County General Fund in accordance with 28-5-804 (2002) Colorado Revised State Statute.

Submit this form no later than the 15<sup>th</sup> day the following month.

Mail to:  
Colorado Division of Veterans Affairs  
Attention: Deputy Director  
1355 South Colorado Blvd.  
Building C, Suite 113  
Denver, Colorado 80222



## Board Summary Report

**Date:** February 2, 2016  
**To:** Board of County Commissioners  
**Through:** Shannon Carter, Director, Intergovernmental Relations and Open Spaces  
**From:** Roger Harvey, Planning Administrator  
**Subject:** Dove Valley Regional Park Master Plan Update Resolution to Adopt.

### Request and Recommendation

Open Spaces is requesting approval of a resolution to adopt the recently created Dove Valley Regional Park Master Plan Update. Dove Valley Regional Park is an important and valuable resource for the citizens of Arapahoe County. The recently developed Master Plan Update will guide the Open Spaces Department and the County for future improvements and renovation to Dove Valley and assist in competitive grant funding by showing public and internal support. The BoCC was presented with the Master Plan at a December 14, 2015 study session.

### Background

The City of Centennial created a master plan for their Potomac Park, which lies just north of DVRP. As part of the planning process, their consultant, Wenk and Associates, conducted market analysis and research about recreational needs and opportunities to serve the region and found that potential DVRP renovations and site upgrade alternatives will inform the development of Potomac Park, complement each park area and integrate each park into a greater park system.

In partnership with the City of Centennial, utilizing the same consultant, we evaluated the feasibility and potential for alternative integrated park elements, analyzed alternative uses developed as part of the City's work for Potomac Park and provided recommendations for potential park improvements, expansion, and additional recreational potentials. The Potomac Park study involved meetings with the City, community members, and stakeholder groups, who ultimately expressed an interest in creation of a regional sporting facility with community recreational amenities. Master Plan builds upon the information gathered for the Potomac Park Study, integrating them into an expansion and renovation of DVRP, as only 52 of the 93 total acres at the park have been built. We then studied existing conditions, analyzed the irrigation system and current vegetation. This process produced preliminary concepts; bubble diagrams that we further vetted through a public/stakeholder meeting advertised by mass email to all the stakeholders that took part in the City of Centennial Potomac Park planning. A mass email was also sent to all HOA's within a two mile radius of DVRP in Arapahoe County (all private residences are located within an HOA). Email notices were sent to all sports users that program at DVRP, and to all local park and recreation agencies. Email notifications were also sent to all metro districts and local governmental organizations. The event was also advertised on the County Webpage, on the DVRP Electronic Notice Board and placed yard signs throughout the Park along the trails. Through this public meeting process the preliminary concepts and program elements were refined with the feedback received and modified into one final preferred concept.

**Links to Align Arapahoe**

- Increase Intergovernmental Cooperation
- Increase Community and Regional Partnerships
- Improve Park, Trail and Open Space Opportunities
- Improve Customer Experience

**Discussion**

DVRP is an important and valuable resource for this area, increasing needs now and in the future require that we continually plan, renovate and expand to meet the needs. DVRP is over 25 years old, it has never been renovated, issues and challenges have arisen that require renovation and expansion to provide for changes in the area served. The west 52 acres of Dove Valley Regional Park were Master Planned in 1989 and developed in the early 1990’s. The site - with its expansive turf areas, wide paved trails, numerous picnic shelters, and large hills - has hosted countless sporting matches, birthday parties, and sledding days. Over the 26 year history of use three main issues have arisen. The master plan has **three main goals** to address the issues:

- **Irrigation:** The irrigation system is at capacity to water the site during summer months. Low water pressure at the park requires that the expansive bluegrass areas be watered over a period as long as nearly 14 hours per day, six days per week, a schedule that impedes field use.
  - **Solution:** onsite irrigation pond and vertical turbine pump station: increase water volume, not amount; requiring less time to water-out facility, allowing more field use.
- **Operations and Maintenance Cost:** the expansive bluegrass needs large amounts of irrigation water and labor cost in mowing, weed control and fertilizer.
  - **Solution:** Reduction of irrigated bluegrass, transitioned to xeriscape or native vegetation and replace main championship field to synthetic surfacing with lights will reduce water consumed, water cost and maintenance cost and allow for saved irrigation water to be used on the expansion area with no increase in amount of water.
- **Level of Facilities:** The Park is not providing the level of facilities that would typically exist in a regional park. Part of this relates to league use of grass fields (which prevents community use); another part of this relates to outdated or undersized elements for a regional park.
  - **Solution:** serve a larger user group through an increase in the diversity of recreation amenities available to park users: including facilities for passive recreation. Increase in the diversity of vegetation, as most of the existing park is bluegrass. A Community Lawn, not for league use.

**Alternatives**

Approve, or Modify Adoption: DVRP will continue to be a valuable resource to Arapahoe County residents. Deny or Take No Action: DVRP will remain as is with no new improvements.

**Fiscal Impact**

Approval and Adoption of the Master Plan Update will have no fiscal impact. Plan implementation will be \$12,225,000. Any phase of design or construction will be brought back to the BOCC/Recreation District Board for Approval. Phasing will be done over many years as funding becomes available.

**Concurrence**

Open Space & Trails Advisory Board have been updated and approve the Master Plan.

**Attorney Comments**

**Reviewed By:**

- Shannon Carter, Department Director
- Janet Kennedy, Finance Director
- Tiffanie Bleu, Assistant County Attorney

**RESOLUTION NO. 16** \_\_\_\_\_ It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to approve the adoption of the 2015 Dove Valley Regional Park Master Plan Update as presented to the Board of County Commissioners.

The vote was:

Commissioner Bockenfeld, \_\_\_; Commissioner Doty, \_\_\_; Commissioner Holen, \_\_\_; Commissioner Jackson, \_\_\_; Commissioner Sharpe, \_\_\_.

The Chair declared the motion carried and so ordered.



# **DOVE VALLEY**

## **REGIONAL PARK**

**MASTER PLAN UPDATE**

Summer, 2015



# CONTENTS AND DESIGN TEAM

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## CONTENTS:

### Introduction and Site Analysis

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- 01 Executive Summary
- 02 Site Location
- 03 Background Information
- 04 Existing Conditions
- 05 Existing Conditions: Site Photos
- 06 Site Analysis
- 07 Site Analysis: Topography, Circulation and Program
- 08 Site Analysis: Irrigation and Vegetation
- 09 Dove Valley as Regional Park
- 10 Public Outreach: Building upon the Potomac Park Plan

### Concepts

---

- 11 Preliminary Concepts: Bubble Diagram
- 12 Preferred Program Elements
- 13 Secondary Concepts
- 14 Stakeholder Meeting and Open Spaces Department Review
- 15 Preferred Master Plan

### Cost Estimate

---

- 16 Opinion of Probable Cost

### Appendices

---

- 17 Appendix 1: Irrigation Analysis
- 24 Appendix 2: Soil Analysis

## DESIGN TEAM:

### Arapahoe County Open Spaces Department

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Shannon Carter, Open Spaces and Intergovernmental Relations Director  
Roger Harvey, Open Spaces Planning Administrator  
Bethany Collins, Grants and Acquisitions Administrator  
Glen Poole, Parks Coordinator

### Wenk Associates

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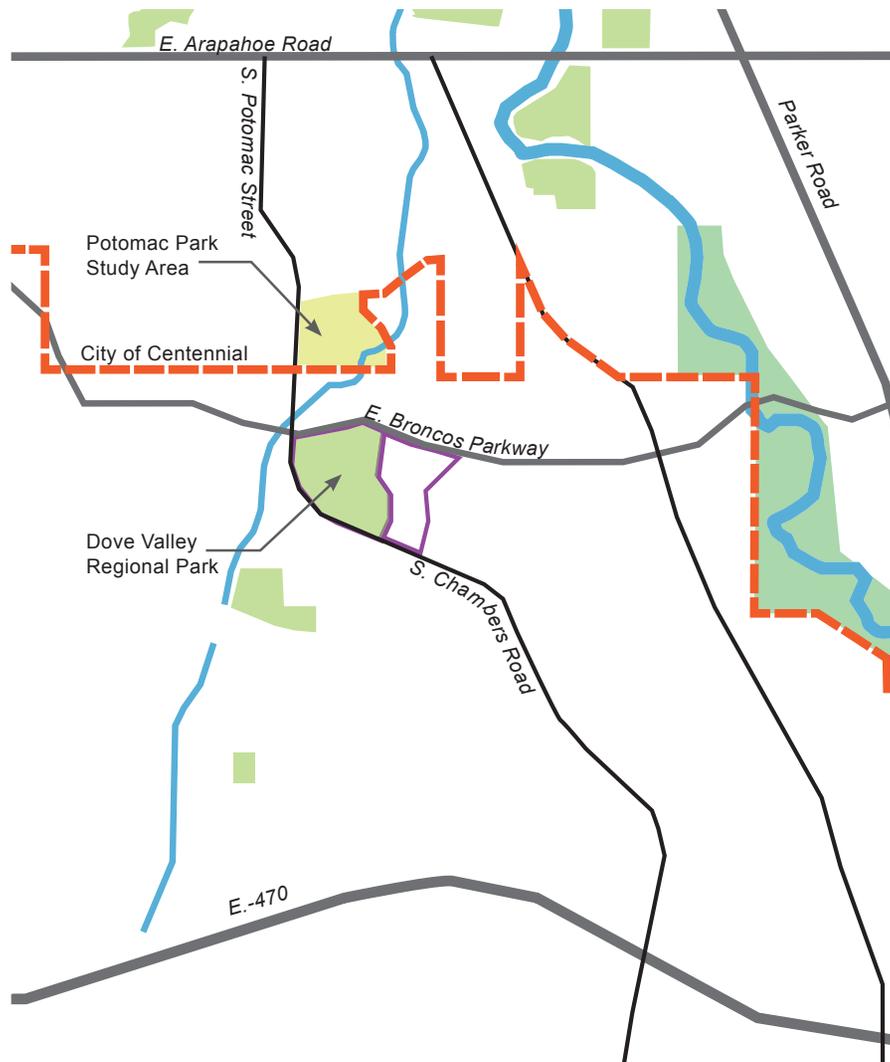
Nicole Horst, Principal  
Laura Culver, Staff Designer

### Applied Design Services, L.L.C.

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Michael E. Holweger

# EXECUTIVE SUMMARY



In 2014, The Arapahoe County Open Spaces Department began a park master plan update focusing on the modification and expansion of Dove Valley Regional Park, a facility located near the southern edge of Arapahoe County. Wenk Associates had recently worked with the City of Centennial to study a nearby undeveloped site known as Potomac Park. The Potomac Park study involved meetings with the City, community members, and stakeholder groups, who ultimately expressed an interest in creation of a regional sporting facility with community recreational amenities.

The Dove Valley Master Plan builds upon the information gathered for the Potomac Park Study. The following pages record the study as to how the amenities desired for Potomac Park could be integrated into an expansion and modification of Dove Valley Regional Park, as only 52 of the 93 total acres at the park have been built.

The west 52 acres of Dove Valley Regional Park were developed in the early 1990's. The site - with its expansive turf areas, wide paved trails, numerous picnic shelters, and large hills - has hosted countless sporting matches, exercise sessions, birthday parties, and sledding days. Though certainly much beloved by the people who use the place, the site can be improved by critically examining the following items:

## Irrigation

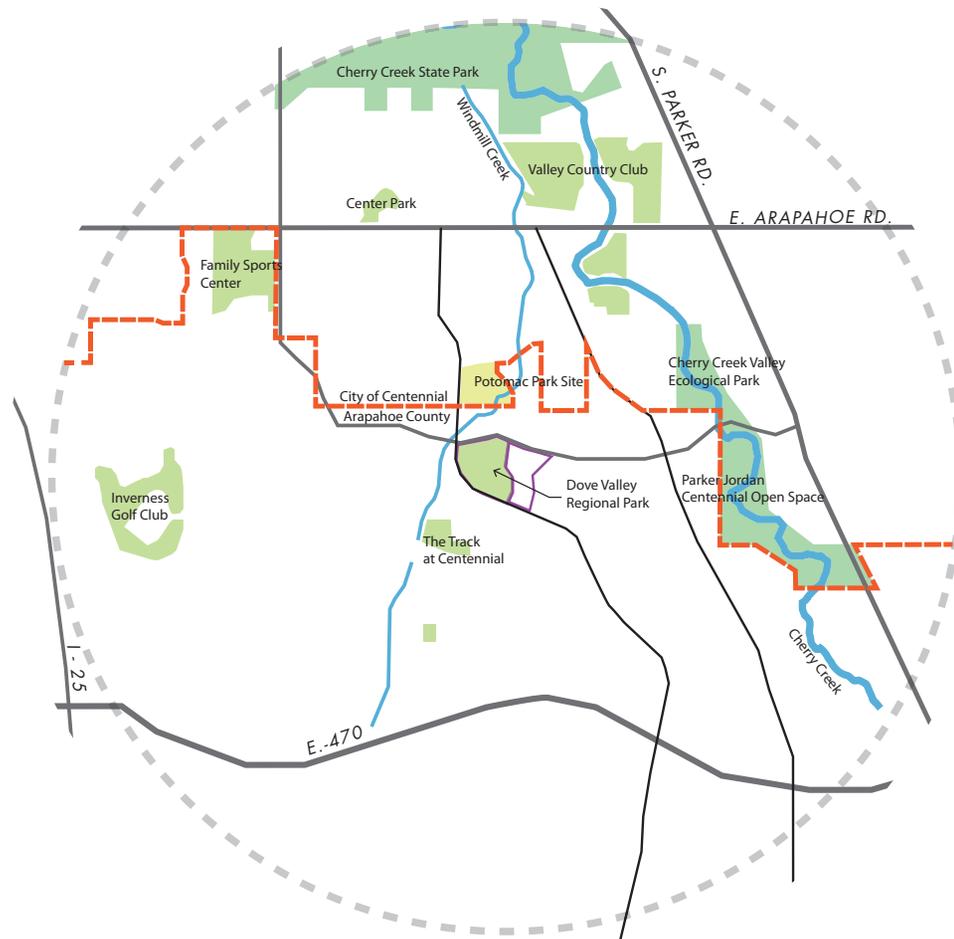
The irrigation system is at capacity to water the site during summer months. Low water pressure at the park requires that the expansive bluegrass areas be watered over a period as long as nearly 14 hours per day, six days per week -- a schedule that impedes upon valuable practice time. The irrigation system was examined and recommendations provided for reducing the watering window. These concerns have been addressed in the following pages.

## Level of Facilities

The park is not providing the level of facilities that would typically exist in a regional park. Part of this relates to league use of grass fields (which prevents community use); another part of this relates to outdated or undersized elements for a regional park (e.g. the playground). The master plan update recommends that the expansion include a number of elements intended to make Dove Valley facilities more accessible and available to a wider user group.

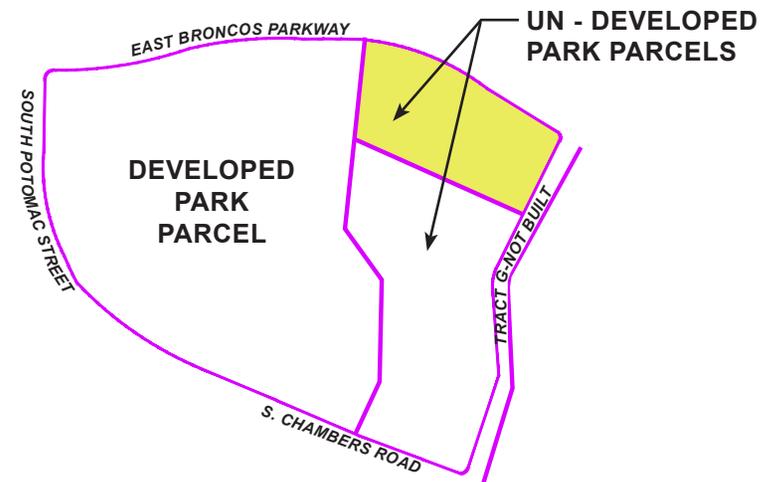
The following pages record the process - including an evaluation of the existing park programming, recommendations for potential park improvements, expansions, and recreational potentials - that the design team worked through to determine alternatives for the renovation and expansion of Dove Valley Regional Park.

# SITE LOCATION



— Dove Valley Regional Park Boundary  
**FIGURE 1: SITE LOCATION AND CONTEXT**

Dove Valley Regional Park comprises 93 acres located at the intersection of East Broncos Parkway and South Potomac Street within unincorporated Arapahoe County, just south of the City of Centennial boundary (see Figure 1). As of 2015, only 52 acres of the total property have been developed for recreation. Of the undeveloped park land, 13 acres were purchased with open space funds (refer to Figure 2 for location of open space parcel). The 13 acres purchased with open space funds must be programmed as open space; however the location of the 13 acres can be anywhere within the undeveloped parcels.



■ (13) Acres Purchased With Open Space Funds  
**FIGURE 2: SITE PARCELS**

# BACKGROUND INFORMATION

Based on past aerial photos of the site (refer to Figure 3), a few items are apparent: the property had been platted by 1937; by 1955, water was being diverted and fields were being drained for agriculture; and by the early 1990's, the configuration of fields, parking and paths on the west 52 acres had been installed.

Those first 52 acres were built quite faithfully to the 1989 Master Plan (see Figure 4). The original plan created a park with numerous and generously sized facilities for team field sports.

## Elements of the original plan that exist today include the following:

- (9) Multi-purpose fields consolidated on an expansive bluegrass plain
- (2) Lighted baseball diamonds
- (4) Sand volleyball courts
- Vehicular access from the south
- Parking for approximately 600 vehicles in two gravel lots accessed from the south
- A centralized shelter / restroom facility
- (4) Additional picnic shelters dispersed throughout the park

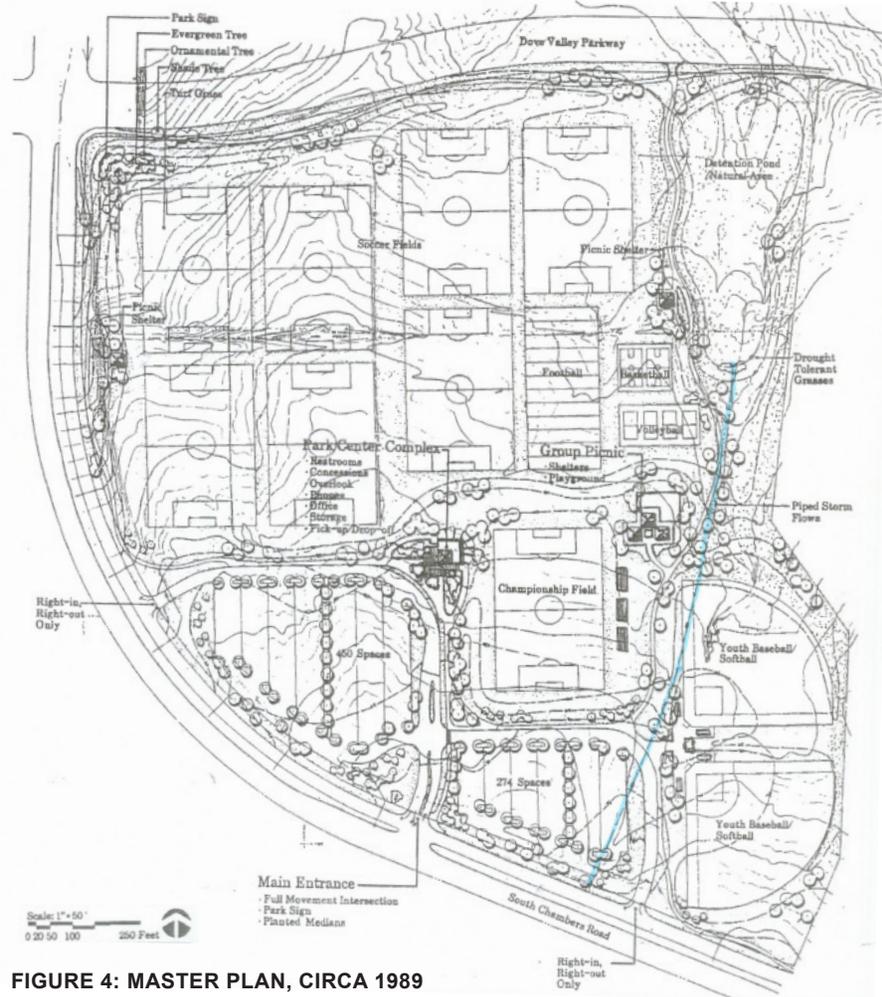


FIGURE 4: MASTER PLAN, CIRCA 1989

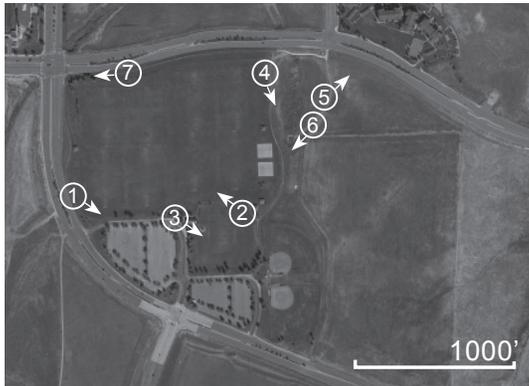


FIGURE 3: HISTORICAL AERIAL PHOTOGRAPHS

# EXISTING CONDITIONS, CIRCA 2014



# EXISTING CONDITIONS: SITE PHOTOS



PHOTOGRAPH VANTAGE POINTS

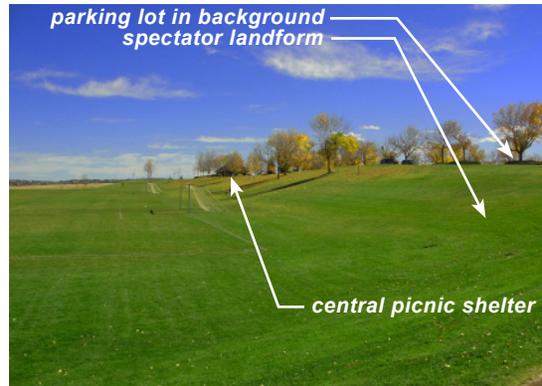


IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5

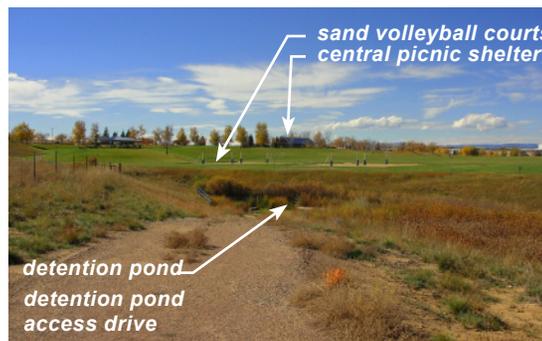
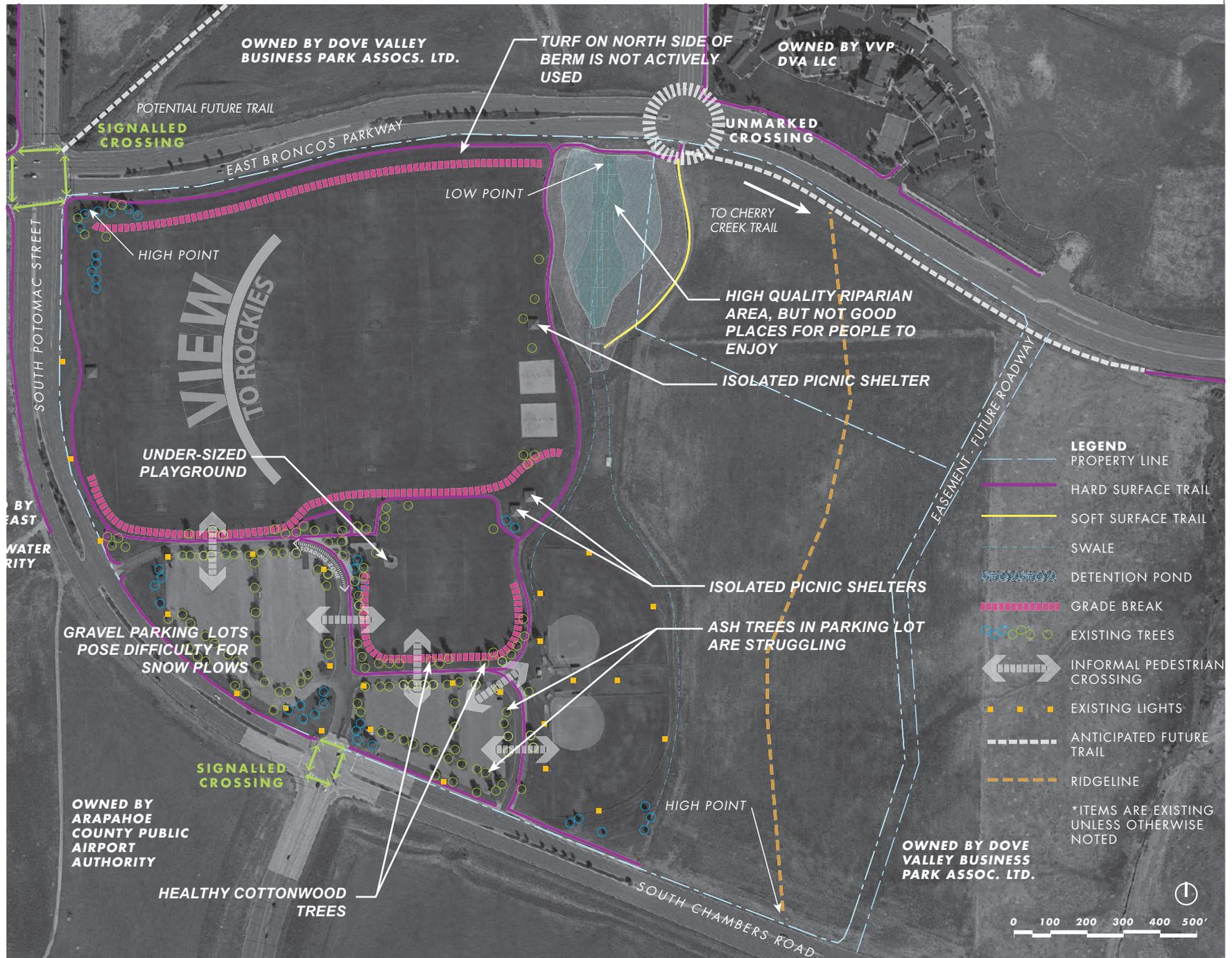


IMAGE 6



IMAGE 7

# SITE ANALYSIS



# SITE ANALYSIS: TOPOGRAPHY, CIRCULATION AND PROGRAM



Existing topography

## TOPOGRAPHY

### Legend

- 10' contour
- ### Elevation
- Property Line

### Overview

The park is unique in its topography. The roadways and parking lots rest at least 10' above the main field area, which can be accessed via a north-facing sloped lawn. This slope is an ideal place for spectators to gather and kids to sled. Without any ramps or stairs between the parking area and the main fields, though, there is no good way for people with disabilities to access the fields. The terrace and slope feature near the parking appeals to land boarders (kite boarders), who catch the wind as it rushes up the hill, but have to compete with the soccer leagues for use of the site.



Existing vehicle circulation and parking

## EXISTING VEHICLE CIRCULATION AND PARKING

### Legend

- ← Vehicle Circulation
- Parking
- Property Line
- - - Pedestrian Desire Line

### Overview

Vehicles are constrained to the southernmost edge of the park. This configuration enables a sweeping sea of green that belongs entirely to the pedestrian, though it creates difficulty for access to the smaller picnic shelters, which can only be reached on foot. For groups hoping to picnic at one of the smaller shelters, the logistics of getting supplies from a vehicle to the picnic destination may be a challenge.



Existing Programmed Elements

## EXISTING PROGRAMMED ELEMENTS

### Legend

- Multi-Purpose Field - 9 total
- Sand Volleyball Court - 4 total
- Baseball Diamond - 2 total
- Playground - 1,100 s.f. total
- Paved Trail - approx. 1 mile
- Picnic Shelter - 5 total
- Property Line

### Overview

The existing Dove Valley Regional Park supports a number of recreational uses. There are nine championship size soccer fields, which can also serve lacrosse and football. Four sand volleyball courts are on the eastern edge of the existing park, in a quiet location near the stormwater detention area. Two baseball diamonds are in the southeast part of the developed site.

# SITE ANALYSIS: IRRIGATION AND VEGETATION



FIGURE 5: IRRIGATION ZONES AND SOIL SAMPLE LOCATIONS

## EXISTING IRRIGATION

The Dove Valley Regional Park irrigation system is currently served by a 6" tap and booster pump. The tap and booster pump are capable of producing 550 GPM at 100 PSI. At this volume and pressure the water window for the park is 13 hours and 45 minutes. This extended water window reduces the flexibility for scheduling mowing operations and limits the overall programming of the facility. The existing water window cannot be reduced with the existing tap and booster pump.

The existing irrigation system is operated with raw water produced from a well located near Parker Road and Broncos Parkway. The amount of water available for the Park needs to be balanced with (and is necessarily limited by) the production capacity of the well. In order to water out the existing Park in a typical irrigation cycle of 5 days per week 10 hours per day the system would need to be capable of flowing 850 GPM.

In order to extend the amount of time that the fields are available for play, the irrigation system would need to operate at higher volumes for shorter periods of time. See Appendix 1 for a more detailed analysis of the existing irrigation system.

### Legend

- Athletic Turf
- High-Use Passive Turf
- Low-Use Passive Turf
- Ⓝ Soil Sample Location

### Soil Test Report Summary:

	①	②	③
pH	8.1	8.0	8.1
Salts	low	low	low
Lime	very high	very high	low
Texture	sandy loam	sandy loam	sandy loam
Organic Material	low	low	high
Nitrate	low	low	low
Phosphorus	very low	high	high
Potassium	high	high	high
Zinc	low	low	adequate
Iron	low	adequate	adequate
Manganese	adequate	adequate	adequate
Copper	adequate	adequate	adequate
Boron	high	high	high
Gypsum	n/a	n/a	n/a

## EXISTING VEGETATION / SOIL TEST REPORTS

There is concern among Arapahoe County Open Space staff that the trees at Dove Valley have grown very little since they were planted several decades ago. They wondered whether the seemingly stunted growth may be due to high iron levels in the well water (in years past, when maintenance staff winterized the irrigation system, they noticed that the water from the pipes stained the snow red - possibly an indication of iron deposits in the pipes).

Three soil samples were collected at the Dove Valley Park site (two samples from the developed side of the park, and one from the side of the park that has yet to be developed), and sent to the CSU Soil, Water and Plant Testing Lab. The full analyses are available in Appendix 2. The tests indicate that iron levels are adequate, but are not high. Concentrations of other elements in the soil may not be optimal for tree growth.

Prior to beginning the next phase of design, we recommend that the Open Spaces Department work with a plant analyst to specifically test the tissue of the failing trees. This should clarify what may be lacking or too abundant within the trees themselves, so that specifications for renovation or expansion of the park may be tailored to cultivate healthier trees.

# DOVE VALLEY AS REGIONAL PARK

***Compared to other regional parks in the Denver-Metro area, Dove Valley Regional Park could serve a larger user group through:***

## ***Diversity***

- An increase in the diversity of recreation amenities available to park users, including facilities for passive recreation.
- An increase in the diversity of vegetation, as most of the existing park is bluegrass

## ***Community Lawn***

- Lawn spaces designated for community (rather than league) use

## ***Improved Accessibility***

- Better access to picnic shelters and volleyball courts (i.e. shorter distances from parking and drop off areas to these facilities)

## ***Roughness***

- An element of roughness and wilderness, as both a counter to the manicured perfection of the grass fields and a means of irrigation economy

## ***Small Spaces***

- Small scale spaces (e.g. seating areas for small groups) that feel like inhabitable landscape rooms

## ***A New Playground***

- A larger playground structure or series of play features for children



*A native grass edge complements a turf field: An example of a “rough” native landscape enhancing the spectacular manicured turf lawn*



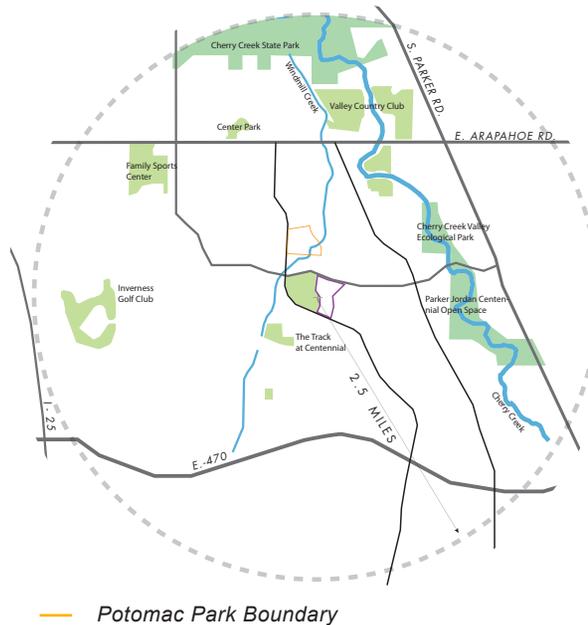
*At Lowry Sports Park, double-loaded parking along a roadway allows people to unload gear close to the fields, saving them from a long walk with heavy equipment*

# PUBLIC OUTREACH: BUILDING UPON THE POTOMAC PARK PLAN

Because this master plan update builds upon previous studies, it relies on information gathered during the Potomac Park master planning process, which focused on a site owned by the City of Centennial located approximately 1/2 mile north of Dove Valley. During the Potomac Park study, public outreach efforts engaged members of the community, sports user groups, and adjacent residents. Three meetings were open to the public, while focus groups allowed the design team to meet with organized athletic leagues and recreational districts in the area. Due to the proximity of the two study areas, the stakeholders in the Potomac Park process would also benefit from improvements to Dove Valley Regional Park.

Sports groups were interested in high quality fields preferably with lights and synthetic turf to lengthen the playability of the fields. For tournament facilities, a minimum of 8 fields were requested. Nearby residents and members of the community were in favor of neighborhood amenities in addition to multi-use fields. They expressed interest in volleyball, basketball, playground areas, picnic shelters, a dog park, and BMX or skate parks.

The Dove Valley Master Plan explores ways to integrate the programming desired for Potomac Park within Dove Valley Regional Park.



## **The Dove Valley Master Plan explores ways to integrate the programming desired for Potomac Park within Dove Valley Regional Park.**

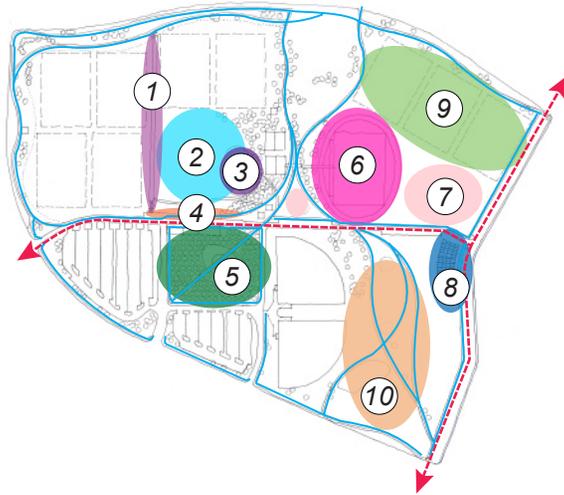
### **Potomac Park Components:**

- (1) Spectator Berm
- (2) Championship Field
- (3) Stadium Seating
- (4) Announcer Grandstand And Facilities
- (5) Native Planting And Bioswale
- (6) Spectator Plaza
- (7) Track (Atypical Size)
- (8) Main Parking Area
- (9) Drop-Off Area
- (10) Restrooms And Concessions
- (11) Promenade And Maintenance Access
- (12) Dry Creek
- (13) Playground
- (14) Dual Lacrosse Practice Walls And Basketball Courts
- (15) Windmill Creek Drainage
- (16) BMX Park
- (17) Team Shelter



POTOMAC PARK MASTER PLAN (C. 2013, WENK ASSOCIATES)

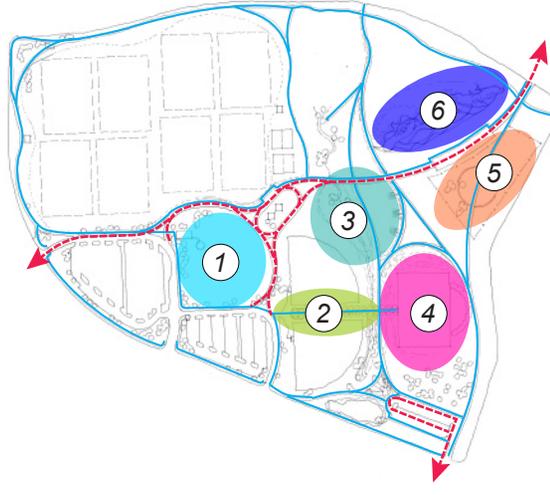
# PRELIMINARY CONCEPTS: BUBBLE DIAGRAM



## CONCEPT 1:

The focus of this theme is to accommodate a wide range of user groups while enhancing the park's status as a regional tournament facility. This is achieved by expanding vehicular circulation throughout the park and by facilitating numerous activities including gardening, farmer's markets, and interaction with native landscapes.

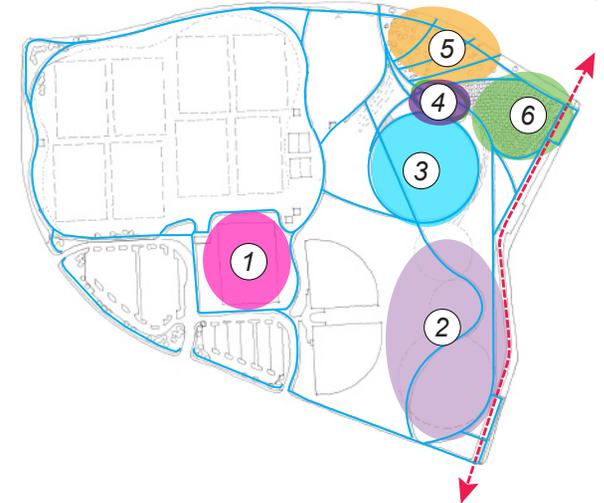
- 1) Promenade
- 2) Community Lawn
- 3) Playground
- 4) Esplanade
- 5) Bosque and Amphitheater
- 6) Championship Field with Track
- 7) Spectator Landform
- 8) Community Garden Plots
- 9) Multi-Purpose Fields
- 10) Native Landform



## CONCEPT 2:

The focus of this concept is daylighting the storm pipe that currently runs from S. Chambers Road to the wetland on the north side of the site. In this concept, the drainage-way creates a distinction between the active side of the park (existing) and the passive side of the park (proposed).

- 1) Community Lawn
- 2) Processional Walkway
- 3) Riparian Area (daylit storm pipe)
- 4) Championship Field
- 5) Dog Park
- 6) Bike Park



## CONCEPT 3:

The focus of this concept is the creation of a series of ever-changing agricultural spaces to complement the team sport facilities on the west side of the park. A community orchard, a grand community lawn, and circular fields of flowering agricultural crops lend a handful of unique (yet simple) elements to the site.

- 1) Championship Field
- 2) Flower Fields
- 3) Community Lawn
- 4) Playground
- 5) Riparian Terraces (native plantings)
- 6) Community Orchard

\* common to all three concepts is the recommendation of converting low - use turf to native grass

## FEEDBACK FROM ARAPAHOE COUNTY OPEN SPACES DEPARTMENT:

Arapahoe County was most in favor of Concept 2, both in terms of layout and in terms of program elements. Modifications requested included simplifying the roadways and trail system, removal of the parking lot shown in the southeast corner of the site, and to relocation of the irrigation pond within the 'Riparian Area / Daylit Storm Pipe' bubble. Two refined concepts were developed, which can be seen on page 13.

### Preferred Program Elements:

- |                                       |  |                        |
|---------------------------------------|--|------------------------|
| - Community Lawn                      | - Processional Walkway to Championship Field | - Challenge Course     |
| - Bike / "Wheel" Park                 | - Expanded Playground                        | - Overlook Picnic Pods |
| - Championship Field (lit, synthetic) |  |                        |

# PREFERRED PROGRAM ELEMENTS



## PREFERRED PROGRAM ELEMENTS

- 1 Challenge Course (shown: Challenger Regional Park, Castle Rock)
- 2 Bike Park (shown: Valmont Bike Park, Boulder)
- 3 Playground of Regional Park scale

- 4 Facilities for Land Boarding
- 5 Overlook Pods (image shown for intent)
- 6 Synthetic, Lighted Championship Field

# SECONDARY CONCEPTS



## CONCEPT 2A:

- 1) New roadway
- 2) Overlook with seating
- 3) Playground
- 4) Community Lawn
- 5) 1.5 acre Irrigation Pond
- 6) Allée
- 7) Championship Field, with built-in seating and shade structures
- 8) Sledding and Kite Boarding Landform
- 9) Challenge Course
- 10) Track
- 11) Dog Park (optional)
- 12) Wheel Park



## CONCEPT 2B:

- 1) New roadway
- 2) Overlook with seating
- 3) Playground
- 4) Community Lawn
- 5) 1.5 acre Irrigation Pond
- 6) Allée
- 7) Championship Field, with track (size atypical)
- 8) Sledding and Kite Boarding Landform
- 9) Secondary Community Lawn
- 10) Open Space
- 11) Community Garden Plots (optional)
- 12) Wheel Park

# **STAKEHOLDER MEETING AND OPEN SPACES DEPARTMENT REVIEW**

*Advertisement for the Stakeholder Meeting included a mass email to all the stakeholders that took part in the City of Centennial Potomac Park planning. City of Centennial employees were notified and asked to notify all their elected officials. A mass email was also sent to all HOA's within a two mile radius of the Park in Arapahoe County (all private residences are located within an HOA around the park). Email notices were sent to all sports users that program at Dove Valley, and to all local park and recreation agencies. Email notifications were also sent to all metro districts and local governmental organizations, including the Centennial Airport and water departments.*

*The event was also advertised on the County Webpage and sent out in a news notice to all County news subscribers. County commissioners were notified. We also advertised on the Dove Valley Regional park Electronic Notice Board and placed yard signs throughout the Park along the trails.*

## **FEEDBACK FROM STAKEHOLDER MEETING:**

- 1) Roadway Alignment – Align park access road with Blackhawk Street*
- 2) Include hill and Flex Lawn as shown in Concept 2B (but make hill bigger if possible)*
- 3) Include Dog Park rather than Community Garden*
- 4) Include youth-size fields*
- 5) Include Challenge Course*
- 6) Increase depth of “Sport Boulevard” parking to accommodate safe unloading of vehicles along roadway*
- 7) Consider accommodating parking closer to the Championship Field*
- 8) Accommodate concerts at community lawn*
- 9) Identify future grade-separated pedestrian crossing*
- 10) Identify potential food truck parking areas for event receptacles*

## **FEEDBACK FROM OPEN SPACES DEPARTMENT REVIEW:**

- 1) Include seating at Overlook Picnic Pods, team bleachers at Championship Field, and foul ball fencing along allée at baseball fields*
- 2) Call out area of Sledding/Kiteboarding Hill and Community Lawn*
- 3) Include shade structures at playgrounds*

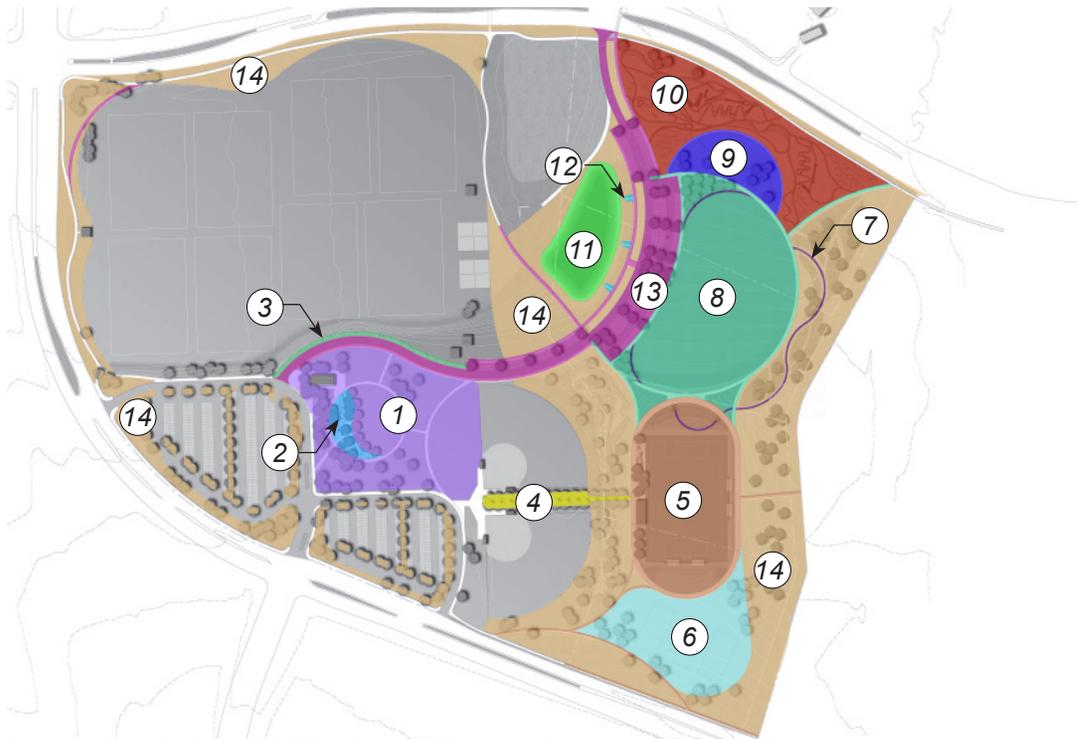
*This feedback was incorporated in the preferred plan.*

# PREFERRED MASTER PLAN



- Program Elements:**
- 1) Playground and Community Lawn (potential food truck area)
  - 2) New roadway with parking
  - 3) Esplanade Overlook
  - 4) Allée (with foul ball fencing)
  - 5) Championship Field (synthetic, lighted)
  - 6) Playground (5300 S.F.)
  - 7) Built-in Seating
  - 8) Shade Structure
  - 9) Restroom and Concession Building
  - 10) Loop Path
  - 11) Youth Fields
  - 12) Sledding/Kite Boarding Hill (11,000 S.F.)
  - 13) Community Lawn (225,000 S.F.)
  - 14) Challenge Course
  - 15) Dog Park (1 Acre, Fenced)
  - 16) Parking (184 new stalls)
  - 17) Irrigation Pond (1.5 Acre)
  - 18) Overlook Picnic Pods
  - 19) Wheel Park
  - 20) Pedestrian Crossing and Traffic Light
  - 21) Grade-Separated Pedestrian Crossing (Future)

# OPINION OF PROBABLE COST



## MASTER PLAN PROGRAM ELEMENTS\*

MASTER PLAN PROGRAM ELEMENTS*	COST
1) Community Lawn (Includes pedestrian lighting, event receptacles, paths, plaza space)	\$ 980,000
2) Playground at Community Lawn (10,900 SF)	\$ 320,000
3) Esplanade Overlook	\$ 205,000
4) Allée	\$ 280,000
5) Championship Field	\$ 3,000,000
6) Youth Fields	\$ 435,000
7) Challenge Course	\$ 85,000
8) Great Lawn	\$ 950,000
9) Dog Park	\$ 185,000
10) Wheel Park	\$ 95,000
11) Irrigation Pond and Irrigation Improvements	\$ 675,000
12) Overlook Pods	\$ 35,000
13) Roadways and Parking	\$ 1,700,000
14) Native Landscape	\$ 2,410,000
Utilities	\$ 870,000
<b>TOTAL:</b>	<b>\$12,225,000</b>

\* Does not include mobilization, contingency, and acquisition costs

# APPENDIX 1: IRRIGATION ANALYSIS

Mike Holweger from Applied Design Services visited the Dove Valley site to conduct an analysis of the existing irrigation system. He spoke with Nate Elliot, City of Aurora supervisor, in charge of the irrigation system and also had conversations with Arnie Reil with ACWWA.

## Existing conditions:

The Dove Valley Regional Park irrigation system is currently served by a 6" tap and booster pump. The tap and booster pump are capable of producing 550 GPM at 100 PSI. At this volume and pressure the water window for the park is 13 hours and 45 minutes. Nate confirmed that only a portion of the Park can be watered out in one 13 hour and 45 minute irrigation cycle requiring water six days per week. This extended water window reduces the flexibility for scheduling mowing operations and limits the overall programming of the facility. Mike generated a gallon per minute demand calculation for the Park and confirmed that the existing water window cannot be reduced with the existing tap and booster pump.

The existing irrigation system is operated with raw water produced from a well located near Parker Road and Broncos Parkway. The amount of water available for the Park needs to be balanced with (and is necessarily limited by) the production capacity of the well. Dove Valley is the last user on this distribution line which means that future taps, upstream

of the existing 6" tap for the Park, may impact the volume and pressure available at Dove Valley. In order to water out the existing Park in a typical irrigation cycle of 5 days per week 10 hours per day the system would need to be capable of flowing 850 GPM.

In a more typical irrigation scenario, the well would be used to fill an on-site irrigation pond and a vertical turbine pump station would then pressurize the pond water and distribute it throughout the irrigation system. This allows the well to flow at a reduced pressure and volume to offset the irrigation draw down in the pond, and allows for higher pressures and volumes in the irrigation system without impacting the well production.

## Potential solutions:

In order to extend the amount of time that the fields are available for play, the irrigation system would need to operate at higher volumes for shorter periods of time. In the on-site pond and pump station scenario above, the total amount of water applied to the existing turf grass on site would not change which should not affect the billing rate / tier pricing structure for the water flowing from the existing tap.

Replacing existing passive turf areas with native grasses and replacing the existing athletic turf areas with synthetic surfacing would allow us to reduce the water window for the existing site, as well as reduce the

overall water consumed at the existing facility. Arnie Riel did confirm that if we reduce the irrigated area at the existing facility we could use the water saved for irrigation of the expansion. If the expansion area requires additional water taps and booster pumps for irrigation, the system development / water tap fee for new taps would cost \$2.50 to \$3.00 per square foot. A soccer field, (240' x 360') would cost between \$216,000 and \$259,000 for the tap fee alone. In addition, ACWWA reserves the right to "determine the reasonable tap fee based on demand"... "if area calculations suggest that the annual water consumption will exceed the water supply associated with the tap size."

## Preliminary Recommendations:

Reducing the irrigated area at the existing facility and reallocating that water for irrigation of a portion of the expansion in combination with the installation of an irrigation pond and pump station to serve both the existing and proposed facilities appears to represent the best long term resource and operational value.

**IRRIGATION SYSTEM GALLON PER MINUTE DEMAND CALCULATION SHEET:**

Project: Dove Valley Regional Park

Date: Nov. 24, 2014

**EXISTING IRRIGATION SYSTEM PEAK FLOW WATER VOLUME REQUIREMENTS:  
WITH SIX - THIRTEEN HOUR AND FORTY FIVE MINUTE WATER CYCLES PER WEEK:**

**EXISTING ATHLETIC TURF = 1,150,022 Sq. Ft.**

The assumed watering schedule for turf grass maintenance is 6 - 13.75 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
1,150,022	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
170203.26	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
1273120.35	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	6.00
212186.73	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	13.75
15431.76	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
257.20	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>321.50</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**EXISTING HIGH USE PASSIVE TURF = 327,223 Sq. Ft.**

The assumed watering schedule for turf grass maintenance is 6 - 13.75 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
327,223	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
48429.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
362248.95	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	6.00
60374.82	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	13.75
4390.90	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
73.18	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>91.48</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**EXISTING LOW USE PASSIVE TURF = 338,916 Sq. Ft.**

The assumed watering schedule for turf grass maintenance is 6 - 13.75 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
338,916	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
50159.57	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
375193.57	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	6.00
62532.26	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	13.75
4547.80	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
75.80	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>94.75</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**G.P.M. DEMAND SUMMARY:**

Total cumulative G.P.M. demand -----

**507.72 G.P.M.**

**IRRIGATION SYSTEM ANNUAL WATER CONSUMPTION / WATER BUDGET PROJECTION:**

Project: Dove Valley Regional Park

Date: Nov. 24, 2014

Arapahoe Water and Waste Water Authority tap fee annual water volume analysis

**AVERAGE ANNUAL IRRIGATION SYSTEM WATER REQUIREMENTS FOR TURF:**

APPROXIMATE SQ. FT. OF IRRIGATED TURF GRASS: **50,000** Sq. Ft.

Irriation Season:	April	May	June	July	August	Sept.	Oct.	Total:
Historical E.T.	1.8	5.2	6.6	7.1	6.2	4.5	1.8	
Turf Grass E.T. Coefficient 80%	80%	80%	80%	80%	80%	80%	80%	
Water Requirement in Inches	1.44	4.16	5.28	5.68	4.96	3.60	1.44	
System Efficiency	80%	80%	80%	80%	80%	80%	80%	
Monthly Requirement in Inches	1.80	5.20	6.60	7.10	6.20	4.50	1.80	<b>33</b>
Weekly Requirement in Inches	0.45	1.30	1.65	1.78	1.55	1.13	0.45	
Monthly Requirement in Cu. Ft.	7,500	21,665	27,500	29,550	25,800	18,750	7,500	<b>138,265</b>
Weekly Requirement in Cu. Ft.	1,875	5,416	6,875	7,388	6,450	4,688	1,875	
Monthly Requirement in Gallons	56,100	162,054	205,700	221,034	192,984	140,250	56,100	<b>1,034,222</b>
Weekly Requirement in Gallons	14,025	40,514	51,425	55,259	48,246	35,063	14,025	
<b>Annual Requirement in Acre Feet:</b>								<b>3.17</b>

**AVERAGE ANNUAL IRRIGATION SYSTEM WATER REQUIREMENTS FOR TURF:**

APPROXIMATE SQ. FT. OF IRRIGATED TURF GRASS: **175,000** Sq. Ft.

Irriation Season:	April	May	June	July	August	Sept.	Oct.	Total:
Historical E.T.	1.8	5.2	6.6	7.1	6.2	4.5	1.8	
Turf Grass E.T. Coefficient 80%	80%	80%	80%	80%	80%	80%	80%	
Water Requirement in Inches	1.44	4.16	5.28	5.68	4.96	3.60	1.44	
System Efficiency	80%	80%	80%	80%	80%	80%	80%	
Monthly Requirement in Inches	1.80	5.20	6.60	7.10	6.20	4.50	1.80	<b>33</b>
Weekly Requirement in Inches	0.45	1.30	1.65	1.78	1.55	1.13	0.45	
Monthly Requirement in Cu. Ft.	26,250	75,828	96,250	103,425	90,300	65,625	26,250	<b>483,928</b>
Weekly Requirement in Cu. Ft.	6,563	18,957	24,063	25,856	22,575	16,406	6,563	
Monthly Requirement in Gallons	196,350	567,190	719,950	773,619	675,444	490,875	196,350	<b>3,619,778</b>
Weekly Requirement in Gallons	49,088	141,797	179,988	193,405	168,861	122,719	49,088	
<b>Annual Requirement in Acre Feet:</b>								<b>11.11</b>

**AVERAGE ANNUAL IRRIGATION SYSTEM WATER REQUIREMENTS FOR TURF:**

APPROXIMATE SQ. FT. OF IRRIGATED TURF GRASS: **540,000** Sq. Ft.

Irriation Season:	April	May	June	July	August	Sept.	Oct.	Total:
Historical E.T.	1.8	5.2	6.6	7.1	6.2	4.5	1.8	
Turf Grass E.T. Coefficient 80%	80%	80%	80%	80%	80%	80%	80%	
Water Requirement in Inches	1.44	4.16	5.28	5.68	4.96	3.60	1.44	
System Efficiency	80%	80%	80%	80%	80%	80%	80%	
Monthly Requirement in Inches	1.80	5.20	6.60	7.10	6.20	4.50	1.80	<b>33</b>
Weekly Requirement in Inches	0.45	1.30	1.65	1.78	1.55	1.13	0.45	
Monthly Requirement in Cu. Ft.	81,000	233,982	297,000	319,140	278,640	202,500	81,000	<b>1,493,262</b>
Weekly Requirement in Cu. Ft.	20,250	58,496	74,250	79,785	69,660	50,625	20,250	
Monthly Requirement in Gallons	605,880	1,750,185	2,221,560	2,387,167	2,084,227	1,514,700	605,880	<b>11,169,600</b>
Weekly Requirement in Gallons	151,470	437,546	555,390	596,792	521,057	378,675	151,470	
<b>Annual Requirement in Acre Feet:</b>								<b>34.28</b>

**IRRIGATION SYSTEM GALLON PER MINUTE DEMAND CALCULATION SHEET:**

Project: Dove Valley Regional Park

Date: Nov. 24, 2014

**ARAPAHOE WATER AND WASTE WATER AUTHORITY = TAP EQUIVALENT ANALYSIS**

**ONE 3/4" TAP = 1 TE = 24 GPM (COST = \$24,725) (MAX ACFT/YR = .5)**

The assumed watering schedule for turf grass establishment and maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
<b>50,000</b>	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
7400.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
55352.00	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
11070.40	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
1107.04	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
18.45	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>23.06</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**ONE 1.5" TAP = 4 TE = 80 GPM (COST = \$98,900) (MAX ACFT/YR = 2.0)**

The assumed watering schedule for turf grass establishment and maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
<b>175,000</b>	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
25900.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
193732.00	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
38746.40	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
3874.64	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
64.58	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>80.72</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**ONE 3" TAP = 18 TE = 250 GPM (COST = \$445,050) (MAX ACFT/YR = 9.0)**

The assumed watering schedule for turf grass establishment and maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
<b>540,000</b>	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
79920.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
597801.60	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
119560.32	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
11956.03	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
199.27	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>249.08</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**IRRIGATION SYSTEM GALLON PER MINUTE DEMAND CALCULATION SHEET:**

Project: Dove Valley Regional Park

Date: Nov. 24, 2014

**ARAPAHOE WATER AND WASTE WATER AUTHORITY = TAP EQUIVALENT ANALYSIS****ONE 3/4" TAP = 1 TE = 24 GPM (COST = \$24,725) (MAX ACFT/YR = .5)**

The assumed watering schedule for turf grass establishment and maintenance is 5 - 10 hour water cycles per week.

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<b>50,000</b>	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
7400.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
55352.00	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
11070.40	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
1107.04	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
18.45	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>23.06</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**ONE 1.5" TAP = 4 TE = 80 GPM (COST = \$98,900) (MAX ACFT/YR = 2.0)**

The assumed watering schedule for turf grass establishment and maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
<b>175,000</b>	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
25900.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
193732.00	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
38746.40	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
3874.64	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
64.58	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>80.72</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**ONE 3" TAP = 18 TE = 250 GPM (COST = \$445,050) (MAX ACFT/YR = 9.0)**

The assumed watering schedule for turf grass establishment and maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
<b>540,000</b>	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
79920.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
597801.60	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
119560.32	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
11956.03	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
199.27	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>249.08</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF		
GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.			

**IRRIGATION SYSTEM GALLON PER MINUTE DEMAND CALCULATION SHEET:**

Project: Dove Valley Regional Park

Date: Nov. 24, 2014

**EXISTING IRRIGATION SYSTEM PEAK FLOW WATER VOLUME REQUIREMENTS:  
WITH FIVE - TEN HOUR WATER CYCLES PER WEEK:**

**EXISTING ATHLETIC TURF = 1,150,022 Sq. Ft.**

The assumed watering schedule for turf grass maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
1,150,022	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
170203.26	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
1273120.35	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
254624.07	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
25462.41	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
424.37	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>530.47</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.		

**EXISTING HIGH USE PASSIVE TURF = 327,223 Sq. Ft.**

The assumed watering schedule for turf grass maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
327,223	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
48429.00	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
362248.95	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
72449.79	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
7244.98	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
120.75	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>150.94</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.		

**EXISTING LOW USE PASSIVE TURF = 338,916 Sq. Ft.**

The assumed watering schedule for turf grass maintenance is 5 - 10 hour water cycles per week.

AREA OR VOLUME:	AREA OR VOLUME DESCRIPTION:	(X OR / BY:)	VALUE:
338,916	SQ. FT. OF IRRIGATED AREA	MULTIPLIED BY:	0.148
50159.57	CU. FT. OF WATER REQUIRED PER WEEK	MULTIPLIED BY:	7.48
375193.57	GALLONS OF WATER REQUIRED PER WEEK	DIVIDED BY:	5.00
75038.71	GALLONS REQUIRED PER DAY OR CYCLE	DIVIDED BY:	10.00
7503.87	GALLONS OF WATER REQUIRED PER HOUR	DIVIDED BY:	60.00
125.06	GALLONS OF WATER REQUIRED PER MINUTE	DIVIDED BY:	0.80
<b>156.33</b>	GALLONS OF WATER REQUIRED PER MINUTE TO APPLY 1.78" OF WATER PER WEEK TO THE TURF GRASS AREA IDENTIFIED ABOVE WITH A SYSTEM EFFICIENCY OF 80%.		

**G.P.M. DEMAND SUMMARY:**

Total cumulative G.P.M. demand -----

**837.73 G.P.M.**



PREPARED BY:  
Applied Design Services L.L.C.  
9721 Snow Ridge Trail  
Parker, Colorado 80134  
(303) 841-7077  
Fax: 841-8191

**DOVE VALLEY REGIONAL PARK**  
EXISTING IRRIGATION DEMAND

Designed by:

Reviewed by:

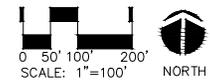
Date:  
11-24-14

Project Number:

File Name:

Revisions:

Sheet Number  
**DV-1**



# APPENDIX 2: SOIL ANALYSIS

## SAMPLE 1

pH: 8.1

pH is high, but native and introduced plant species that are adapted to this pH should not be negatively affected.

**Electrical Conductivity or Salts:** 0.5 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

**Lime:** Very High

Very High: Lime is greater than 5%. Plants can still grow quite well in soil with this lime content.

**Texture Estimate:** Sandy Loam

This soil will drain at a medium to high rate which may cause it to dry out rapidly. Watering times may have to be increased to compensate for the rapid drainage.

**Sodium Absorption Ratio:**

This value not requested.

**Organic Material:** 1.7 % **Plant Type:** New Turfgrass

Organic Matter is Low; For New Turfgrass add 3 cubic yards of OM per 1000 sq.ft. prior to seeding.

**Nitrate:** 2 ppm

When nitrate-N is less than 10 ppm, add N at these rates: For high maintenance turf: add 1 lb N/1000 sq.ft in each of 4 applications: (1) mid-March, (2) May-to-mid-June, (3) mid-Aug to mid-Sept., (4) and early Oct. to early Nov. For low maintenance turf: reduce applications (1) and (2) to 1/2 lb N/1000 sq.ft; application (4) is optional. For each 1 lb of N needed, apply 2 lb urea, or 5 lb ammonium sulfate, or 3 3/4 lb (27-3-4) lawn fertilizer, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal/pellets, per 1000 sq.ft. The number of nitrogen applications can be reduced or delayed if turf growth is vigorous in the spring.

**Phosphorus:** 2.0 ppm

Phosphorus is Very Low; Add 0.5 lbs. P2O5/100 sq.ft. or 5 lbs. P2O5/1000 sq.ft. Bone meal can be added at 3.5

lbs/100 sq.ft. or triplesuperphosphate can be added at 1 lb/100 sq.ft. Multiply rates by 10 to convert to lbs/1000 sq.ft.

**Potassium:** 193.8 ppm

Potassium is High; No additional K2O is needed.

**Zinc:** 0.5 ppm

Zinc is Low; Add 4 oz. of Zn per 1000 sq.ft. or 10 lbs Zn/acre.

**Iron:** 6.0 ppm

Iron is Low; Add 2 oz. of Iron (Fe) per 1000 sq.ft. as iron chelate.

**Manganese:** 0.8 ppm

Manganese is Adequate; No additional Mn is needed.

**Copper:** 1.2 ppm

Copper is Adequate; No additional Cu is needed.

**Boron:** 0.50 ppm

Boron is High. No additional boron is needed.

**Gypsum:**

Gypsum is NOT Needed.

**Additional Comments:**

More information on turfgrass can be found at [www.ext.colostate.edu](http://www.ext.colostate.edu). Additional information on lawn seeding and lawn care (mowing, watering, fertilizing, and thatch management) can be found at <http://csuturf.colostate.edu>.

## SAMPLE 2

pH: 8.0

pH is high, but native and introduced plant species that are adapted to this pH should not be negatively affected.

Electrical Conductivity or Salts: 1.0 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

Lime: Very High

Very High: Lime is greater than 5%. Plants can still grow quite well in soil with this lime content.

Texture Estimate: Sandy Loam

This soil will drain at a medium to high rate which may cause it to dry out rapidly. Watering times may have to be increased to compensate for the rapid drainage.

Sodium Absorption Ratio:

This value not requested.

Organic Material: 3.1 %

Plant Type: Landscape: (Flowers - Shrubs - Trees)

Organic Matter is Low; A good goal for Landscape is to gradually increase the OM content to about 5% over a period of years. For 2-3 years in the fall, apply 2-3 inches depth of plant-based compost, or 1 inch depth of animal-based compost, and incorporate into the top 6-8 inches of the soil.

Nitrate: 3 ppm

N is low: Apply 0.3 lb N/100 sq ft to the soil. For each 0.1 lb of N needed, apply about 1/4 lb urea, or 1/2 lb ammonium sulfate, or 3/4 lb bloodmeal, or 1 lb corn gluten meal, or 5 lb alfalfa meal pellets per 100 sq.ft. Other fertilizers can be used as well. Check with your local garden center or home improvement store to determine what fertilizers are available in your area. When calculating fertilizer rates take the amount of N needed and divide by the % N in the fertilizer. For example, if your fertilizer contains 30% N, take 0.30 lbs (N needed) divided by 0.30 (N in the fertilizer) to get 1 lb of the 30% N fertilizer that is needed to apply per 100 sq.ft. For rates per 1000 sq. ft multiply the quantities by 10.

Phosphorus: 15 ppm

Phosphorus is High; No additional Phosphorus is needed.

Potassium: 283.8 ppm

Potassium is High; No additional K2O is needed.

Zinc: 1.3 ppm

Zinc is Low; Add 2 oz. of Zn per 1000 sq.ft. or 5 lbs Zn/acre.

Iron: 17.1 ppm

Iron is Adequate; No additional Iron (Fe) is needed

Manganese: 1.9 ppm

Manganese is Adequate; No additional Mn is needed.

Copper: 4.3 ppm

Copper is Adequate; No additional Cu is needed.

Boron: 0.50 ppm

Boron is High. No additional boron is needed.

Gypsum:

Gypsum is NOT Needed.

Additional Comments:

More information on landscaping and gardening can be found at [www.ext.colostate.edu](http://www.ext.colostate.edu). Be sure to check out our website at [www.soiltestinglab.colostate.edu](http://www.soiltestinglab.colostate.edu) for a list of garden centers where you can find a variety of fertilizers and soil amendments.

**SAMPLE 3**

**pH:** 8.1

pH is high, but native and introduced plant species that are adapted to this pH should not be negatively affected.

**Electrical Conductivity or Salts:** 0.7 mmhos/cm

E.C. is Low. When E.C. less than 2.0, salinity is not a problem for plant growth.

**Lime:** Low

Low: Lime is less than 1% in the soil. Plants can still grow well at this lime level.

**Texture Estimate:** Sandy Loam

This soil will drain at a medium to high rate which may cause it to dry out rapidly. Watering times may have to be increased to compensate for the rapid drainage.

**Sodium Absorption Ratio:**

This value not requested.

**Organic Material:** 6.6 % **Plant Type:** Established Turfgrass

Organic Matter is High; No additional organic matter is needed.

**Nitrate:** 1 ppm

When nitrate-N is less than 10 ppm, add N at these rates: For high maintenance turf: add 1 lb N/1000 sq.ft in each of 4 applications: (1) mid-March, (2) May-to-mid-June, (3) mid-Aug to mid-Sept., (4) and early Oct. to early Nov. For low maintenance turf: reduce applications (1) and (2) to 1/2 lb N/1000 sq.ft; application (4) is optional. For each 1 lb of N needed, apply 2 lb urea, or 5 lb ammonium sulfate, or 3 3/4 lb (27-3-4) lawn fertilizer, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal/pellets, per 1000 sq.ft. The number of nitrogen applications can be reduced or delayed if turf growth is vigorous in the spring.

**Phosphorus:** 20 ppm

Phosphorus is High; No additional Phosphorus is needed.

**Potassium:** 198.7 ppm

Potassium is High; No additional K2O is needed.

**Zinc:** 2.8 ppm

Zinc is Adequate; No additional Zn is needed.

**Iron:** 37.5 ppm

Iron is Adequate; No additional Iron (Fe) is needed

**Manganese:** 2.7 ppm

Manganese is Adequate; No additional Mn is needed.

**Copper:** 1.4 ppm

Copper is Adequate; No additional Cu is needed.

**Boron:** 0.50 ppm

Boron is High. No additional boron is needed.

**Gypsum:**

Gypsum is NOT Needed.

**Additional Comments:**

More information on turfgrass can be found at [www.ext.colostate.edu](http://www.ext.colostate.edu). Additional information on lawn seeding and lawn care (mowing, watering, fertilizing, and thatch management) can be found at <http://csuturf.colostate.edu>.



## Board Summary Report

**Date:** February 12, 2016

**To:** Board of County Commissioners

**Through:** Dave Schmit, Director Public Works and Development

**From:** Chuck Haskins, Engineering Services Division Manager

**Subject:** Approval of Partial Release of Master Subdivision Improvement Agreement Containing Restriction on Conveyance with MG-Panorama L.L.C. for Panorama Corporate Center Master Development Plan

### Request and Recommendation

This is an agenda item to request endorsement of a resolution approving a partial release of the Master Subdivision Improvement Agreement (MSIA) containing a restriction on conveyance with MG-Panorama for six (6) lots within Panorama Corporate Center Master Development Plan (MDP). Engineering Service Division staff’s recommendation is to **approve** this agreement.

### Background

Dating back to 2000, the County entered into several Master Subdivision Improvement Agreements (SIA) for infrastructure improvements within the Panorama Corporate Center. With the exception of traffic signals that have yet to meet warrants, the infrastructure improvements associated with the following lots have been constructed and accepted by Arapahoe County and therefore, the County has no further need to restrict conveyance of these parcels.

Parcel Two - Lot 1, Block 1, Final Plat for Marriot Hotel at Panorama Office Park IV

Parcel Three- Lot 1, Block 1, Panorama Corporate Center

Parcel Four – Lot 2, Block 1, Panorama Corporate Center

Parcel Six – Lot 2, Panorama Corporate Center Filing No. 2

Parcel Seven – Lot 1, Panorama Corporate Center Filing No. 4

Parcel Eight – Lot 2, Panorama Corporate Center Filing No. 4

Through subsequent annexation, all the property involved in the Panorama Office Park is now within the territorial boundaries of the City of Centennial.

[Links to Align Arapahoe](#)

This request will promote **SERVICE FIRST** to citizens and taxpayers and **FISCAL RESPONSIBILITY** by allowing sale and transfer of the parcels to a new owner without burdening them with unnecessary title restrictions.

**Discussion**

The requested partial release of the Master Subdivision Improvement Agreement (SIA) will allow MG Panorama L.L.C. to sell these six (6) lots to a new buyer. As all the improvements have been completed and accepted with the exception of traffic signals that have not met warrants for installation, so there is no reason to maintain this restriction. Moreover, the entirety of the property involved and the improvements required under the Master SIAs are within the City of Centennial.

**Alternatives**

Given, that the improvements under the Master SIAs have been completed and accepted and the project is located within the City of Centennial, no viable alternative exists.

**Fiscal Impact**

No fiscal impact to the County.

**Concurrence**

There is no significant impact on departments, agencies, boards, committees or citizen groups.

**Attorney Comments**

This item has been reviewed by Robert Hill in the County Attorney's Office.

**Reviewed By:**

Chuck Haskins

Robert Hill

RESOLUTION NO. \_\_\_\_\_. It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to approve the Partial Release of Master Subdivision Improvement Agreement containing a restriction on conveyance with MG- Panorama L.L.C., as presented by staff, and to authorize the Chair’s signature on the Agreement.

The vote was:

Commissioner Bockenfeld, \_\_\_\_; Commissioner Doty \_\_\_\_; Commissioner Holen \_\_\_\_; Commissioner Jackson \_\_\_\_; Commissioner Sharpe, \_\_\_\_.

The Chair declared the motion carried and so ordered.

**WHEN RECORDED RETURN TO:**

Dawn MacKinnon, Esq.  
BRYAN CAVE LLP  
1700 Lincoln Street, Suite 4100  
Denver, CO 80203

**PARTIAL RELEASE OF  
MASTER SUBDIVISION IMPROVEMENT AGREEMENT CONTAINING  
RESTRICTION ON CONVEYANCE**

**WHEREAS**, certain obligations of **MG-Panorama LLC**, a Colorado limited liability company, as successor-in-interest to CarrAmerica Realty, L.P., and CarrAmerica Development Inc., ("**Carr**"), that are evidenced by that certain Master Subdivision Improvement Agreement Containing Restriction on Conveyance executed by Carr and the **Board of County Commissioners of Arapahoe County, Colorado** ("**County**") dated as of July 13, 1999, recorded on July 6, 2000 at Reception No. B0082112 and re-recorded August 10, 2000 at Reception No. B0099056, as amended by that certain Amendment to Subdivision Improvement Agreement dated as of June 8, 2000 and recorded July 7, 2000 at Reception No. B0083441, as further amended by that certain Amendment to Subdivision Improvement Agreement dated as of August 21, 2000 and recorded August 22, 2000 at Reception No. B0105439, as further amended by that certain Amendment to Subdivision Improvement Agreement dated as of July 9, 2002, recorded August 27, 2002 at Reception No. B2158060 and re-recorded October 29, 2002 at Reception No. B2204840, as affected by that certain Acknowledgement of Temporary Suspension of Plan Restriction dated as of August 15, 2000 and recorded August 22, 2000 at Reception No. B0104548, as further affected by that certain Acknowledgement of Temporary Suspension of Plan Restriction dated as of September 15, 2004 and recorded September 15, 2004 at Reception No. B4164469, and as further affected by that certain County Consent to Conveyance and Temporary Suspension of Plan Restriction, and Purchase Agreement to Assume Developer Liability dated as of December 19, 2013 and recorded December 19, 2013 at Reception No. D3150373 (collectively, the "**SIA**") have been satisfied.

**NOW, THEREFORE**, County hereby partially releases the effect of the SIA as to the following described property only:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE  
A PART HEREOF**

This Partial Release of Master Subdivision Improvement Agreement Containing Restriction on Conveyance does not in any way affect the balance of the Land described in the SIA and only releases the above-described property.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

Dated as of this \_\_\_\_\_ day of January, 2016.

**COUNTY:**

BOARD OF COUNTY COMMISSIONERS OF  
ARAPAHOE COUNTY, COLORADO

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF COLORADO    )  
  ) ss.  
County of ARAPAHOE    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of January, 2016, by \_\_\_\_\_, the \_\_\_\_\_ of the Board of County Commissioners of Arapahoe County, Colorado, for and on behalf of the County.

\_\_\_\_\_  
Notary Public

My Commission Expires:  
  
\_\_\_\_\_

EXHIBIT "A"

Parcel Two:

Lot 1, Block 1, Final Plat for Marriott Hotel at Panorama Office Park IV, Lot 1, as per the plat recorded May 14, 1987 at Reception No. 2836235 in Plat Book 95 at Page 19, excepting therefrom, those portions as conveyed to the County of Arapahoe in Deeds recorded October 31, 1997 at Reception Nos. A7137844, A7137845 and A7137846, and recorded September 12, 2000 at Reception No. B0116646, County of Arapahoe, State of Colorado.

Parcel Three:

Lot 1, Block 1, Panorama Corporate Center, as per the plat recorded February 2, 1996 at Reception No. B6013535 in Plat Book 126 at Page 56, County of Arapahoe, State of Colorado.

Parcel Four:

Lot 2, Block 1, Panorama Corporate Center, as per the plat recorded February 2, 1996 at Reception No. B6013535 in Plat Book 126 at Page 56, together with that portion of vacated Right of Way as shown in Resolution No. 010019 recorded January 29, 2001 at Reception No. B1012053, County of Arapahoe, State of Colorado.

Parcel Six:

Lot 2, Panorama Corporate Center Filing No. 2, as per the plat recorded April 15, 1998 at Reception No. A8054720 in Plat Book 148 at Page 16, County of Arapahoe, State of Colorado.

Parcel Seven:

Lot 1, Panorama Corporate Center Filing No. 4, as per the plat recorded July 3, 2002 at Reception No. B2121273 in Plat Book 222 at Page 80, excepting therefrom, that portion conveyed to the Regional Transportation District in the Deed recorded August 28, 2004 at Reception No. B4171834, County of Arapahoe, State of Colorado.

Parcel Eight:

Lot 2, Panorama Corporate Center Filing No. 4, as per the plat recorded July 3, 2002 at Reception No. B2121273 in Plat Book 222 at Page 80, excepting therefrom, that portion conveyed to the Regional Transportation District in the Deed recorded August 28, 2004 at Reception No. B4171834, County of Arapahoe, State of Colorado.



## Board Summary Report

**Date:** February 12, 2016

**To:** Board of County Commissioners

**Through:** Dave Schmit, Director Public Works and Development

**From:** Chuck Haskins, Engineering Services Division Manager

**Subject:** Approval of Partial Release of Intergovernmental Agreement with Panorama Metropolitan District for Panorama Corporate Center Master Development Plan

### Request and Recommendation

This is an agenda item to request endorsement of a resolution approving a partial release of the Intergovernmental Agreement (IGA) Master Subdivision Improvement Agreement (MSIA) containing a restriction on conveyance with Panorama Metropolitan District for six (6) lots within Panorama Corporate Center Master Development Plan (MDP). Engineering Service Division staff's recommendation is to **approve** this agreement.

### Background

Dating back to 2000, the County entered into several Master Subdivision Improvement Agreements (SIA) for infrastructure improvements within the Panorama Corporate Center. These improvement agreements were supported by an IGA with the Panorama Metropolitan District. With the exception of traffic signals that have yet to meet warrants for installation, the infrastructure improvements associated with the following lots have been constructed and accepted by Arapahoe County and therefore, the County has no further need to restrict conveyance of these parcels.

Parcel Two - Lot 1, Block 1, Final Plat for Marriot Hotel at Panorama Office Park IV

Parcel Three- Lot 1, Block 1, Panorama Corporate Center

Parcel Four – Lot 2, Block 1, Panorama Corporate Center

Parcel Six – Lot 2, Panorama Corporate Center Filing No. 2

Parcel Seven – Lot 1, Panorama Corporate Center Filing No. 4

Parcel Eight – Lot 2, Panorama Corporate Center Filing No. 4

Through subsequent annexation, all the property involved in the Panorama Office Park is now within the territorial boundaries of the City of Centennial.

[Links to Align Arapahoe](#)

This request will promote **SERVICE FIRST** to citizens and taxpayers and **FISCAL RESPONSIBILITY** by allowing sale and transfer of the parcels to a new owner without burdening them with unnecessary title restrictions.

**Discussion**

The requested partial release of the Intergovernmental Agreement will allow the property owner to sell these six (6) lots to a new buyer. As all the improvements have been completed and accepted with the exception of traffic signals that have not met warrants for installation, so there is no reason to maintain this restriction. Moreover, the entirety of the property involved and the improvements required under the Master SIAs are within the City of Centennial.

**Alternatives**

Given, that the improvements under the Master SIAs have been completed and accepted and the project is located within the City of Centennial, no viable alternative exists.

**Fiscal Impact**

No fiscal impact to the County.

**Concurrence**

There is no significant impact on departments, agencies, boards, committees or citizen groups.

**Attorney Comments**

This item has been reviewed by Robert Hill in the County Attorney's Office.

**Reviewed By:**

Chuck Haskins

Robert Hill

RESOLUTION NO. \_\_\_\_\_. It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ to approve the Partial Release of Intergovernmental Agreement containing a restriction on conveyance with Panorama Metropolitan District as presented by staff, and to authorize the Chair’s signature on the Agreement.

The vote was:

Commissioner Bockenfeld, \_\_\_\_; Commissioner Doty \_\_\_\_; Commissioner Holen \_\_\_\_; Commissioner Jackson \_\_\_\_; Commissioner Sharpe, \_\_\_\_.

The Chair declared the motion carried and so ordered.

**WHEN RECORDED RETURN TO:**

Dawn MacKinnon, Esq.  
BRYAN CAVE LLP  
1700 Lincoln Street, Suite 4100  
Denver, CO 80203

**PARTIAL RELEASE OF INTERGOVERNMENTAL AGREEMENT**

**WHEREAS**, certain obligations of **MG-Panorama LLC**, a Colorado limited liability company, as successor-in-interest to CarrAmerica Realty, L.P., and CarrAmerica Development Inc., (“**Carr**”), that are evidenced by that certain Master Subdivision Improvement Agreement Containing Restriction on Conveyance executed by Carr and the **Board of County Commissioners of Arapahoe County, Colorado** (“**County**”) dated as of July 13, 1999, recorded on July 6, 2000 at Reception No. B0082112 and re-recorded August 10, 2000 at Reception No. B0099056, as amended by that certain Amendment to Subdivision Improvement Agreement dated as of June 8, 2000 and recorded July 7, 2000 at Reception No. B0083441, as further amended by that certain Amendment to Subdivision Improvement Agreement dated as of August 21, 2000 and recorded August 22, 2000 at Reception No. B0105439, as further amended by that certain Amendment to Subdivision Improvement Agreement dated as of July 9, 2002, recorded August 27, 2002 at Reception No. B2158060 and re-recorded October 29, 2002 at Reception No. B2204840, as affected by that certain Acknowledgement of Temporary Suspension of Plan Restriction dated as of August 15, 2000 and recorded August 22, 2000 at Reception No. B0104548, as further affected by that certain Acknowledgement of Temporary Suspension of Plan Restriction dated as of September 15, 2004 and recorded September 15, 2004 at Reception No. B4164469, and as further affected by that certain County Consent to Conveyance and Temporary Suspension of Plan Restriction, and Purchase Agreement to Assume Developer Liability dated as of December 19, 2013 and recorded December 19, 2013 at Reception No. D3150373 (collectively, the “**SIA**”) have been satisfied.

**WHEREAS**, the SIA is supported by that certain Intergovernmental Agreement executed by the County and **Panorama Metropolitan District** (“**District**”) dated as of July 13, 1999 and recorded on July 6, 2000 at Reception No. B0082113, as affected by that certain Resolution No. 00-3 of Panorama Metropolitan District Regarding Appropriation of Funds Under Intergovernmental Agreement dated as of July 11, 2000 and recorded August 17, 2000 at Reception No. B0102588, and as further affected by that certain County Consent to Conveyance and Temporary Suspension of Plan Restriction, and Purchaser Agreement to Assume Developer Liability dated as of December 19, 2013 and recorded December 19, 2013 at Reception No. D3150373 (collectively, the “**Agreement**”).

**NOW, THEREFORE**, County hereby partially releases the effect of the Agreement as to the following described property only:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE  
A PART HEREOF**

This Partial Release of Intergovernmental Agreement does not in any way affect the balance of the Land described in the Agreement and only releases the above-described property. This Partial Release of Intergovernmental Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which, when so executed and delivered, shall be deemed to be an original and all of which counterparts, taken together, shall constitute but one and the same instrument.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE]**

Dated as of this \_\_\_\_\_ day of January, 2016.

**COUNTY:**

BOARD OF COUNTY COMMISSIONERS OF  
ARAPAHOE COUNTY, COLORADO

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**DISTRICT:**

PANORAMA METROPOLITAN DISTRICT

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_



**EXHIBIT "A"**

Parcel Two:

Lot 1, Block 1, Final Plat for Marriott Hotel at Panorama Office Park IV, Lot 1, as per the plat recorded May 14, 1987 at Reception No. 2836235 in Plat Book 95 at Page 19, excepting therefrom, those portions as conveyed to the County of Arapahoe in Deeds recorded October 31, 1997 at Reception Nos. A7137844, A7137845 and A7137846, and recorded September 12, 2000 at Reception No. B0116646, County of Arapahoe, State of Colorado.

Parcel Three:

Lot 1, Block 1, Panorama Corporate Center, as per the plat recorded February 2, 1996 at Reception No. B6013535 in Plat Book 126 at Page 56, County of Arapahoe, State of Colorado.

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Lot 2, Block 1, Panorama Corporate Center, as per the plat recorded February 2, 1996 at Reception No. B6013535 in Plat Book 126 at Page 56, together with that portion of vacated Right of Way as shown in Resolution No. 010019 recorded January 29, 2001 at Reception No. B1012053, County of Arapahoe, State of Colorado.

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**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Board Summary Report

**Date:** February 19, 2016  
**To:** Board of County Commissioners  
**From:** Todd Weaver, Budget Manager  
**Subject:** Adoption of Supplemental Budget Resolutions for the Fourth Quarter 2015

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### Request and Recommendation

The purpose of this public hearing is to approve the supplemental appropriation resolutions recommended by the Executive Budget Committee and reviewed by the Board of County Commissioners at the study session on February 16, 2016. The supplemental appropriation resolutions are attached to this Board Summary Report.

### Background

The 25 resolutions included in the attached document reflect the supplemental appropriation requests recommended by the Executive Budget Committee and presented to the Board at a study session on February 16<sup>th</sup> related to both the 2015 and 2016 budgets. The Board gave direction to staff to bring these requests forward to public hearing on March 1<sup>st</sup> for formal adoption.

At the end of the fourth quarter of 2015, several departments and offices have identified areas or issues requiring modifications to their budgets and have submitted these needs as supplemental appropriation requests for the 2015 budget. The requests for 4<sup>th</sup> quarter include the recognition of \$364,000 for transfers from the Social Services Fund to the General Fund for the excess fund balance.

Supplemental appropriation requests for other County funds include recognizing and appropriating \$25,205,489 for Administrative Services for the refunding of the certificates of participation for CentrePoint Plaza and the Sheriff/Coroner Building. There is also a request to recognize and appropriate \$68,958 for the Sheriff's Office in the Arapahoe Law Enforcement Authority Fund for extra duty revenue.

The 4<sup>th</sup> Quarter supplemental appropriation resolutions also contain a number of resolutions that impact the 2016 budget. Included in these resolutions is a request by the Sheriff's Office for 5.00 FTE and to recognize \$548,529 and appropriate \$517,500 in the General Fund for the expansion of the RISE program. There is also a request to transfer \$36,000 from the Department of Strategy & Performance budget to Communication Services to cover the costs of the Tele-town Hall services that are now being managed by Communication Services Department.

Supplemental appropriation request for other County funds include a request to transfer \$150,000 from the Building Finance Corp Fund and recognize and appropriate in the Lease Purchase Fund for the COP Debt service. There is a request from the Human Services Department to for 0.50 FTE to increase a part time position to full time and recognize \$53,918 and appropriate \$67,168 for a CSE Assistant Attorney that will be split between Arapahoe and Douglas Counties. Human Services also has another request to

recognize \$78,000 and appropriate \$97,500 for the NCIC background checks that they will be working on with the Sheriff's Office and the Sheriff's Office has requested additional staff of 2.00 FTE to provide this service.

The attached resolutions contain the detail of the other supplemental requests for the 4<sup>th</sup> Quarter of 2015 for both 2015 and 2016 that have not been discussed above.

The Finance Department will be in attendance at the March 1<sup>st</sup> public hearing to address any questions or concerns regarding the above supplemental appropriation requests.

### **Links to Align Arapahoe**

The adoption of supplemental appropriation requests that have been reviewed by the Executive Budget Committee and the Board of County Commissioners and are only brought forward on a quarterly basis are in alignment with the County's objectives for Fiscal Responsibility and the Responsible Use of Taxpayer Money.

### **Discussion**

All of the supplemental appropriation requests were discussed at the February 16<sup>th</sup> study session and were reviewed by the Executive Budget Committee prior to that meeting. A discussion, if any, is to be determined by the Board during the public hearing.

### **Alternatives**

Alternatively, a decision could be made that none of the 2015 or 2016 budget supplemental appropriation resolutions should be adopted at this time. However, a couple of the resolutions amend the budget to keep expenditures within appropriation limits and not approving these amendments could have an impact on these funds.

### **Fiscal Impact**

The fiscal impact is equivalent to the net amount of each of the supplemental appropriation requests that are approved by the Board of County Commissioners.

### **Reviewed By:**

Janet J. Kennedy, Finance Director  
John Christofferson, Deputy County Attorney

ARAPAHOE COUNTY  
NOTICE OF PUBLIC HEARING  
PROPOSED BUDGET AMENDMENTS

NOTICE IS HEREBY GIVEN that on Tuesday, March 1, 2016 at 9:30 a.m., or as soon thereafter as the calendar of the Board of County Commissioners permits, in the East Hearing Room of the County Administration Building, 5334 South Prince Street, Littleton, Colorado, the Board of County Commissioners of Arapahoe County will meet to consider the following proposed budget resolutions:

I

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Human Services Department has determined that there is excess fund balance in the Social Services Fund; and

WHEREAS, the Human Services Department is requesting a transfer of \$364,000 from the Social Services Fund, Human Services Department to the General Fund and to recognize the same in the General Fund, Administrative Services Department from excess fund balance; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to transfer \$364,000 from the Social Services Fund, Human Services Department and to recognize \$364,000 in the General Fund, Administrative Services Department for excess fund balance.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

II

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Public Works & Development Department is requesting an additional \$107,630 in funding for salaries and benefits due to reductions made for vacancy savings during the 2015 budget development process; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to appropriate \$107,630 from the unappropriated balance in the General Fund, Public Works Department for additional salaries and benefits.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

III

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Public Works & Development Department is requesting an additional \$66,000 to cover the budget overage due to the digital conversion project undertaken in 2015; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to appropriate \$66,000 in the General Fund, Public Works Department to cover the overages from digital conversion project.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

IV

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Information Technology Department is requesting to transfer \$40,000 from their budget in the General Fund to the Capital Expenditure Fund to cover additional expenses on the Judicial Tracker Project; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to transfer \$40,000 from General Fund, Information Technology Department to the Capital Expenditure Fund, and to recognize and appropriate the same in the Capital Expenditure Fund, Information Technology Department for additional expenses on the Judicial Tracker Project.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

V

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Finance Department is requesting an additional \$2,096 in funding for rounding issues on the per capita rate for the Tri-County Health Department; and

WHEREAS, this funding is available in the Administrative Services Department within the General Fund; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to reduce \$2,096 from the General Fund, Administrative Services Department and appropriate \$2,096 in the General Fund, Tri-County Health Department for rounding issues on the per capita rate.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

VI

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Administrative Services Department is requesting an additional \$37,201 in the Developmental Disability Fund to adjust the 2015 appropriation to match the revenue collections; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize and appropriate \$37,201 in Developmental Disability Fund, Administrative Services to adjust the 2015 budget to match revenue collections to be distributed.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

VII

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Administrative Services Department needs to adjust the budget for the accounting of the refinancing of the certificates of participation for CentrePoint Plaza & the Sheriff/Coroner Administration Building that occurred in December 2015;

WHEREAS, they are requesting \$25,205,489 in additional revenue and appropriation in the Lease Purchase Fund; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize and appropriate \$25,205,489 to the Lease Purchase Fund, Administrative Services Department for refinancing certificates of participation for CentrePoint and the Sheriff/Coroner Administration Building.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

VIII

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Open Spaces Department is requesting a transfer of \$9,795 from the General Fund, Administrative Services Department for the cost of redeemed employee tickets for the County Fair; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to transfer \$9,795 from the General Fund, Administrative Services Department and recognize and appropriate the same in the Fair Fund, Open Spaces Department for the cost of redeemed employee tickets for the County Fair.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

IX

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Sheriff's Office has received \$5,990 in revenue from fees from the use of the driver training track; and

WHEREAS, the Sheriff's Office also received \$14,930 in revenue from ambulance license fees; and

WHEREAS, the Sheriff's Office requests that this revenue be recognized and appropriated in the General Fund, Sheriff's Office for expenditures this year; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize \$20,920 and appropriate the same in the General Fund, Sheriff's Office for driving track and ambulance license fees received.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

X

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Public Works Department is requesting to recognize \$1,163,565 in revenue contributed and reimbursed from developers and other entities for roadway infrastructure projects; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize \$1,163,565, in the Infrastructure Fund, Public Works Department for revenue received from developers and other entities for roadway infrastructure projects.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XI

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Sheriff's Office has received an additional \$90,225 for the 2015 SCAAP grant and requests that this revenue be recognized and appropriated in the General Fund, Sheriff's Office; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize and appropriate \$90,225 in the General Fund, Sheriff's Office for the 2015 SCAAP grant award.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XII

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, the Sheriff's Office has received \$68,958 in extra duty revenue; and

WHEREAS, the Sheriff's Office requests that this revenue be recognized and appropriated in the Arapahoe Law enforcement Authority Fund to offset the corresponding expenses; and WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize and appropriate \$68,958 in the Arapahoe Law Enforcement Authority Fund for extra duty revenue and expenses.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XIII

WHEREAS, the Board of County Commissioners adopted the 2015 Annual Budget pursuant to Statute; and

WHEREAS, Resolution #150664 inadvertently stated \$400,000 should be appropriated instead of recognized; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to correct resolution #150664 to reflect the recognition of \$400,000 in the Self-Insurance Fund, County Attorney's Office for increased insurance claims.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XIV

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Communication Services Department is requesting the transfer of \$36,000 from the Department of Strategy and Performance for the cost of the Tele-town Hall services; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to transfer \$36,000 from the General Fund, Department of Strategy and Performance and to appropriate the same amount in the General Fund, Communications Services Department to cover the costs of the Teletown Hall services.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XV

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Community Resources Department is requesting to recognize and appropriate \$65,000 in the General Fund for CSU Extension funds being transferred from the Treasurer's Agency Fund; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize and appropriate \$65,000 in the General Fund, Community Resources for the CSU Extension funds.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XVI

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Public Works Department is requesting to reduce \$66,000 in their General Fund budget for the digital conversion project completed during 2015; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to reduce the General Fund, Public Works Department appropriation by \$66,000 for the digital conversion project completed in 2015.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XVII

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Sheriff's Office is requesting an additional 5.00 FTE be added to the authorized staffing for the RISE program in the Detentions Bureau; and

WHEREAS, the Sheriff's Office is not requesting additional funding from the County as the program will receive revenue to support itself from the RISE contractor; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to increase the authorized staffing by 5.00 in the General Fund, Sheriff's Office and to recognize \$548,529 in revenue and appropriate \$517,500 for the expansion of the RISE program.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XVIII

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Sheriff's Office is requesting an additional 2.00 FTE be added to the authorized staffing for Civil Clerk positions to run NCIC background checks for the Human Services Department; and

WHEREAS, the Sheriff's Office will receive reimbursement from Human Services Department for this work; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to increase the authorized staffing by 2.00 in the General Fund, Sheriff's Office and to recognize \$97,500 and appropriate the same for an additional two Civil Clerks.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XIX

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Human Services Department has determined to work with the Sheriff's Office for NCIC background checks; and

WHEREAS, the Human Services Department is requesting to recognize \$78,000 in revenue and appropriate \$97,500 for Sheriff's Office expenses; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize \$78,000 in revenue and appropriate \$97,500 in the Social Services Fund, Human Services Department.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XX

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Clerk & Recorder's Office has determined the need to replace a scanner that is a fixed asset;

WHEREAS, the Clerk & Recorder's Office has sufficient replacement funding and would like to appropriate \$6,850 in the Central Services Fund to purchase the replacement; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to appropriate \$6,850 in the Central Services Fund, Clerk & Recorder's Office for the replacement of a scanner.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XXI

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Human Services Department is requesting an increase in the authorized staffing level in the Social Services Fund by 0.50 FTE to convert a Child Support Enforcement (CSE) position to full-time; and

WHEREAS, the Human Services Department will be sharing the cost of this position with Douglas County and receiving reimbursement; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to increase the authorized staffing by 0.50 in the Social Services Fund, Human Services Department for a CSE Assistant Attorney and to recognize \$53,918 in revenue and appropriate \$67,168 in the Social Services Fund, Human Services Department.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XXII

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the appropriation for the Tri-County Health Department needs to be slightly adjusted by \$30 due to rounding; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to appropriate \$30 in the General Fund, Tri-County Health Department.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XXIII

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Sheriff's Office has finalized the law enforcement contract costs for 2016 with the City of Centennial and have determined that an increase to the revenue is necessary; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to recognize \$170,441 in the General Fund, Sheriff’s Office for revenue related to the 2016 City of Centennial’s law enforcement contract increase.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XXIV

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Administrative Services Department is requesting a transfer of \$150,000 from the Building Finance Corp Fund to the Lease Purchase Fund for the 2015 certificates of participation debt service that are no longer associated with the Building Finance Corporation; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to transfer \$150,000 from Building Finance Corp Fund, Administrative Services to the Lease Purchase Fund and to recognize and appropriate the same in the Lease Purchase Fund for the debt service on the 2015 certificates of participation.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

XXV

WHEREAS, the Board of County Commissioners adopted the 2016 Annual Budget pursuant to Statute; and

WHEREAS, the Public Works Department is requesting a transfer of \$300,000 from the Infrastructure Fund to the Capital Expenditure Fund for the ADA Transition Plan that was approved in the budget; and

WHEREAS, this matter has been published pursuant to Section 29-1-109, C.R.S., as required by law.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County to transfer \$300,000 from the Infrastructure Fund, Public Worksto the Capital Expenditure Fund, Public Works, and appropriate the same for the ADA Transition Plan.

BE IT FURTHER RESOLVED that the Budget Officer shall file a certified copy of this Resolution with the Division of Local Government and with the affected spending agencies.

**Proposed Motion:**

I move to **adopt/not adopt** the twenty-five (25) supplemental appropriation requests to the 2015 and 2016 Budget that were presented to the Board at the 4th Quarter Budget Review study session on February 16, 2016 and brought forward for today's public hearing for formal adoption.



## Board Summary Report

**Date:** February 10, 2016  
**To:** Board of County Commissioners  
**Through:** Don Klemme, Community Resources Department Director  
**From:** Linda Haley, Housing and Community Development Division Manager  
**Subject:** Community Development Block Grant Annual Plan

### Direction:

The purpose of this Public Hearing is to approve the Annual Action Plan detailing funding for the 2016 CDBG Grant Year. At a Study Session held on February 8, 2016, the Board of County Commissioners directed staff to set the allocation recommendations for Public Hearing.

### Background

The Department of Housing and Urban Development (HUD) distributes CDBG funds to entitlement communities through a formula. HUD has a very prescriptive process that must be followed in the distribution of these funds.

The application period for 2016 CDBG grants was open from September 1 through November 6, 2015. Two meetings were held for any interested applicants to attend and seek information and clarification about the grant application process. Two Community public meetings will be held on February 1 and February 3, 2016 .

A total of 34 applications were received requesting \$2,693,803 in assistance. The final HUD funding levels have not yet been determined for 2016. Because the HUD required process for approving projects and submitting our Annual Action Plan does not allow us to wait for funding decisions, we are basing our projections at this point on level funding.

### Links to Align Arapahoe

The use of CDBG funds links to Align Arapahoe in several different ways. Through the support of non-profit and governmental organizations providing services to our County citizens, we link to Quality of Life by allowing these organizations to deliver public services or improve their facilities and infrastructure.

## Discussion

Our funding recommendations are based on level funding. Although CDBG received a very small cut on a federal level for 2015, updating of population statistics by HUD, makes it impossible to predict exactly how Arapahoe County's formula may be affected. At this point we have \$5,076.56 in carry over. This carry over should allow us to meet our funding recommendations even if we receive a small cut.

2015 Arapahoe County Entitlement	\$1,075,210
Arapahoe County Administration – 20%	\$215,042.00
Arapahoe County Public Service – 15%	\$161,281.50
Arapahoe County Facilities and Infrastructure	\$698,886.50
Facilities and Infrastructure Carryover from previous year(s)	\$5,076.56
Arapahoe County Facilities and Infrastructure Total	\$703,963.06
City of Centennial Entitlement	\$312,832
City of Centennial Administration – 18%	\$56,309.76
City of Centennial Public Service – 15%	\$46,924.80
City of Centennial Facilities and Infrastructure	\$209,597.44
City of Centennial Carryover - anticipated	\$369,372*
City of Centennial Total Facilities and Infrastructure	\$577,969.44

\* Centennial's carry over is being held primarily for the purposes of a single project in a newly eligible census tract.

Applications were scored using a matrix that was updated in 2012 and is reviewed annually to ensure it continues to meet program needs. The scoring matrix takes into consideration areas such as reasonable quantifiable goals and measurable community impact, whether or not the proposed project is addressing an unmet need, whether it is a priority in the Consolidated Plan, how realistic the budget is, past performance, and several other areas. Applications were also scored based on a risk analysis which addresses audit issues, whether or not the organization has a procurement policy, funding references and the ability to track required demographic information.

Arapahoe County operates as an Urban County and HOME Consortium which partners us with the City of Littleton, the City of Greenwood Village, the City of Sheridan, the City of Englewood, Deer Trail, the City of Glendale, and the City of Centennial. Centennial is a designated entitlement community, but contracts with Arapahoe County to manage the CDBG funds. Each participating jurisdiction receives a set-aside portion of the total CDBG allocation. The amount of each set-aside is a flat rate based on each jurisdiction's poverty population. These jurisdictions are afforded the opportunity to request that their funds be utilized in specific ways. The allocations to the participating communities were reviewed and updated during the 2015 renewal of the Urban County and HOME Consortium and reflect the reductions in funding that have been received during the past decade.

The Current set-asides for the participating communities is as follows:

<b>COMMUNITY</b>	<b>ALLOCATION</b>
Deer Trail	\$10,000
Englewood	\$135,000
Glendale	\$20,000
Greenwood Village	\$10,000
Littleton	\$135,000
Sheridan	\$22,500
<b>TOTAL</b>	<b>\$332,500</b>

**Attachment 1** to this Board Summary Report is an excel spreadsheet listing the organizations that have requested funding, the amount of funding requested, the amount recommended, and the overall score of the organization. The first section of the spreadsheet addresses both the Housing and Facilities and Infrastructure category. The total requests for this category, excluding Centennial, were \$1,990,730 with \$698,886.50 estimated to be available to commit.

The City of Centennial has requested \$159,597.44 of their estimated set aside of \$209,597.44 and the balance of \$50,000 thousand potentially being equally divided for Brother's Redevelopment Rehabilitation (\$25,000) and TLC Meals on Wheels kitchen renovation (\$25,000). The City of Centennial has not officially provided the County with direction on how they wish to allocate their funding. We are including the TLC kitchen project in the County Funding request in anticipation that Centennial will not fund the project with their CDBG set aside.

The second section of Attachment 1 reflects the organizations that have requested Public Service funding. The total amount requested for Public Services was \$353,073. The total amount available is projected to be \$161,281.50 for the County and \$46,924.80 for Centennial for a total of \$208,206.30.

In the evaluation of Public Service grant requests, staff reviewed the overall scores of the organization and attempted to fairly distribute funds by not funding multiple organizations providing similar services (except in the case of Meals on Wheels where the services are geographically or dietetically different), staff considered areas of the Consolidated Plan where it may be necessary to demonstrate additional accomplishments, and staff looked at funding that is provided through Aid to Agencies in an attempt to not duplicate funding.

Generally, staff followed the same scoring process and risk analysis process for Public Services as with Public Facilities and Infrastructure. Staff deferred to set aside requests from municipalities, overall score, risk analysis, and links to the Five Year Consolidated Plan.

**Attachment 2** includes project and general overview of the applicant and their funding history.

**Following are the funding recommendations from HCDS Staff:**

City of Englewood - \$135,000: \$114,750 set aside Facilities and \$20,250 for Public Services

<b>Applicant</b>	<b>Score</b>	<b>Request</b>	<b>Recommendation</b>	<b>Other Info</b>
City of Englewood Energy Efficient Englewood	63	\$127,500	\$114,750	Set Aside
Total			\$114,750	

City of Littleton - \$135,000: \$114,750 set aside Facilities and \$20,250 for Public Services

<b>Applicant</b>	<b>Score</b>	<b>Request</b>	<b>Recommendation</b>	<b>Other Info</b>
Doctor's Care Integrated Primary Care	67.125	\$24,000	\$24,000	Recommendation = 15% Public Service. The County will cover the balance of \$3,750.
City of Littleton Prentice Ave Sidewalks	66.25	\$127,500	\$114,750	Set Aside
Total			\$138,750	

City of Sheridan - \$22,500 Set Aside

<b>Applicant</b>	<b>Score</b>	<b>Request</b>	<b>Recommendation</b>	<b>Other Info</b>
City of Sheridan W Floyd Ave Improvements	57.875	\$119,992	\$119,992	
City of Sheridan Canosa Ct Phase 1	55.125	\$280,907	\$0	Combined, Sheridan asked for \$638,080
City of Sheridan Canosa Ct Phase 2	56.125	\$237,181		
		Total	\$119,992	

Cities of Greenwood Village, Glendale and the Town of Deer Trail

<b>Applicant</b>	<b>Score</b>	<b>Request</b>	<b>Recommendation</b>	<b>Other Info</b>
No Applications were submitted this year				They do not submit applications annually.

**Centennial Allocations**

<b>Applicant</b>	<b>Score</b>	<b>Request</b>	<b>Recommendation</b>	<b>Other Info</b>
TLC Meals on Wheels	69.5	\$34,000	\$34,000	
Project Angel Heart Meals on Wheels	70	\$32,500	\$32,500	\$21,500 from County funds
Brother's Redevelopment Housing Rehab	60.125	\$77,500	\$25,000 Centennial Set aside	\$52,500 Arapahoe County Funds
TLC Meals on Wheels: Kitchen Improvements	65.5	\$25,000	\$25,000	Pending: Centennial Set Aside or County funds.
Nob Hill Infrastructure Improvement	65.5	\$159,597.44	\$159,597.44	Will also use previous 2014 and 2015 set aside funding.
Administrative set-aside			\$56,309.76	
		Total:	\$332,407.20	County Funds: \$74,000

### County Competitive Funds – Public Service

Applicant	Score	Request	Recommendation	Other Info
Audio Information Network	63.125	\$8,823	\$8,823	
Brothers Redevelopment Housing Counseling	57.375	\$25,000	\$10,000	
Inter Faith Community Services – Homeless Prevention	66.875	\$28,000	\$28,000	
Big Brothers Big Sisters: High school mentoring program	56.125	\$30,000	\$30,000	
Family Promise of Greater Denver –TBRA Case manager	64.5	\$12,000	\$12,000	
Doctors Care: Health Care Connection	67.125	\$24,000	\$24,000	
Senior HUD: Rural Meals	65.875	\$15,500	\$15,500	
Project Angel Heart	70	\$32,500	\$21,500	\$11,000 pending from Centennial.
		Total:	\$149,823	

### County Competitive Funds- Facilities and Infrastructure

Applicant	Score	Request	Recommendation	Other Info
Arapahoe County Weatherization	67.75	\$45,000	\$45,000	
Habitat for Humanity: Acquisition and Rehab	66.375	\$100,000	\$100,000	
Aurora	51.875	\$15,000	\$15,000	

Interchurch Task Force, renovations				
Aurora Mental Health Center: Wellness Court	54.25	\$47,050	\$47,050	
Third Way Center” Bannock House Renovations	52.25	\$28,300	\$23,300	
Tri-County health department: Dental services improvements	51.375	\$15,000	\$15,000	
TLC Meals on Wheels	65.5	\$25,000	\$25,000	If Centennial does not fund the improvements, staff will request the funds for this project.
		Total:	\$270,350	

The funding recommendations made result in \$39,525.24 (\$14,525.24 if the County funds the TLC improvements project) in County CDBG funds being unallocated even though not all Public Facilities and Infrastructure projects were recommended for funding. The reason for this is reserve funds for a potential emergency project or urgent need, and to fund projects that are high priorities in the Consolidated Plan. Our goal is to fund projects that provide the maximum benefit to Arapahoe County residents. The real need is in the Public Service category but the unallocated funds cannot be used in that area due to the 15% cap.

**For the County allocation, Facilities and Infrastructure projects not being recommended for funding are:**

Nonprofit Management Services of Colorado: The reason for not recommending funding is because the dollar amount requested, \$15,000, is not large enough to realistically make home accessibility improvements. In addition, Brother’s Redevelopment is being funded to do the same activity, and is ranked significantly higher.

Colorado Center for the Blind (Parking Lot Paving), Rocky Mountain: The reason for not recommending funding is because they have been requesting, and receiving, CDBG funding for improvements since 2001. They have not done a capital needs assessment, as requested, and have received \$1,086,341 in CDBG funds for improvements since 2001. Parking lot paving is also not a High priority in the County’s Consolidated Plan, the plan would need to be amended in order to fund this request.

Children's Advocacy and Family Resources: Roof Replacement: The application states that the roof was damaged due to severe weather, staff feels that this should have been submitted to insurance for repairs.

City Of Sheridan: Canosa Phase 1 and 2: The City of Sheridan requested a total of \$638,080 in CDBG funding. Staff recommended funding the Floyd Ave improvements for \$119,992. Sheridan's set aside is \$22,500.

Community Housing Development Association: Presidential Arms repairs: The application states that the repairs needed are due to faulty workmanship. Staff does not feel that this is a good use of CDBG resources, to make repairs to a renovation project done in 2008.

Crisis Center: Gas Line: The Crisis Center constructed their facility in 2010 and opted to use a thermal heating and cooling system. The system is not performing adequately, and they are requesting funds to add gas lines to the facility. Staff does not think that it would be a good use of CDBG funds to correct an intentional choice, and that the construction agency should be responsible to ensure that their product works efficiently.

Englewood Housing Authority: Simon Center Balcony Door Replacements: The County funded a similar project at Orchard Place (\$145,000 in 2015) for the Englewood Housing Authority, and they are unable to proceed with the project because no contractor will bid on the project. Staff feels that they would have the same problem with this project.

South Metro Housing Options Security Camera Installation at Alyson court, Amity Plaza and the Bradley House: The application does not provide any evidence to illustrate that there is a definite security risk (police reports, arrests, burglaries) and that the cameras would make a quantifiable change in the security at these three building.

**Public Service Projects not recommended for funding are:**

Ability Connection Colorado (Early Childhood Education): The application states that 99% of the children served will reside in Aurora. Aurora is their own entitlement community and has their own CDBG and HOME funds. This application would be a better fit with the City of Aurora.

Colorado Eviction Defense Center (Eviction Legal Program): The reason for not recommending funding for this activity is because there are numerous other organizations that provide this service. The application was also ranked on the low end for Public Services, with a score of 39.5, with the average score being 59.52.

Englewood Housing Authority (Service Coordinator): The reason for not recommending funding for this agency is because if funded, the position created will be potentially be expected to be funded annually. **The purpose of the CDBG allocations is not intended to fully fund programs for service agencies.** This position would be 100% funded with County funds and serve a limited number of people in Englewood.

Goodwill Industries (Youth Career Development at Sheridan High School): This project has been funded in the past with CDBG funds with very little tracking of outcomes, even though staff has requested a more detailed outcomes report for this project. This year the County received an application from Big

Brothers Big Sisters to run the same type of project. The County tries not to fund agencies to duplicate services, and Big Brother/Sister had a stronger application.

Rocky Mountain Children's Law Center (Services for Abused Youth): The reason for not recommending funding for this agency is because the services that they are offering are already provided to abused children through County Agencies and the Court Appointed Special Advocate (CASA) program.

### **Alternatives**

The BOCC may recommend an alternative distribution of funds.

### **Fiscal Impact**

These funds are distributed by a funding formula to eligible entities by the Department of Housing and Urban Development.

### **Concurrence**

### **Attorney Comments**

### **Reviewed By:**

Liana Escott, Community Development Administrator  
Jeremy Fink, Community Development Administrator  
Linda Haley, Housing and Community Development Division Manager  
Don Klemme, Community Resources Department Director  
Janet Kennedy, Finance Department Director  
Tiffanie Bleau, Assistant County Attorney

Proposed motion:

I move to approve/deny the 2016 One-Year Action Plan, including the proposed Community Development Block Grant projects, and to authorize submittal of the 2016 One-Year Action Plan to the U.S. Department of Housing and Urban Development.

**RESOLUTION NO.** \_\_\_\_\_ It was moved by Commissioner \_\_\_\_\_ and duly seconded by Commissioner \_\_\_\_\_ at the conclusion of the March 1, 2016 Public Hearing and after opportunity to comment, to approve the 2016 One-Year Action Plan, including the proposed Community Development Block Grant projects, and to authorize submittal of the 2016 One-Year Action Plan to the U.S. Department of Housing and Urban Development.

The vote was:

Commissioner Bockenfeld, \_\_\_; Commissioner Doty, \_\_\_; Commissioner Holen, \_\_\_; Commissioner Jackson, \_\_\_; Commission Sharpe, \_\_\_.

The Chair declared the motion carried and so ordered.



Agency	Project Name	Type	Request	Score	Recommendation	Notes	P.O.C. Email	IDIS #	Matrix Code	Env. Review	Project Summary	Contract #	Reporting Doc's
<b>Arapahoe County Weatherization</b>	Energy Efficiency Home Improvements	HS	\$ 45,000.00			Confirmed application with Donna Garrett	<a href="mailto:dgarrett@arapahoe.gov">dgarrett@arapahoe.gov</a>		14F				
<b>Brothers Redevelopment, Inc.</b>	Housing Rehabilitation	HS	\$ 77,500.00			Confirmed application with Yvonne Davall	<a href="mailto:yvonne@brothersredevelopment.org">yvonne@brothersredevelopment.org</a>		14A				
<b>City of Englewood</b>	Energy Efficient Englewood (E3)	HS	\$ 127,500.00			Confirmed application with Harold Sinn	<a href="mailto:hsinn@englewood.gov">hsinn@englewood.gov</a>		14F				
<b>Habitat for Humanity</b>	Acquisition and Rehab for Homeownership	HS	\$ 100,000.00			Confirmed application with Laura Allen-Hatcher	<a href="mailto:lhatcher@habitatdenver.org">lhatcher@habitatdenver.org</a>		14F				
<b>Nonprofit Management Services of Colorado</b>	Home Accessibility Services	HS	\$ 15,000.00			Confirmed application with Steve Jimenez	<a href="mailto:sjimenez@nmsco.org">sjimenez@nmsco.org</a>						
<b>Aurora Interchurch Task Force, Inc.</b>	Aurora Interfaith Renovation	PE/PI	\$ 15,000.00			Confirmed application with Judith Barrow	<a href="mailto:efice@aurorainterchurch.org">efice@aurorainterchurch.org</a>						
<b>Aurora Mental Health Center</b>	Wellness Court Ursula Home	PE/PI	\$ 47,050.00			Wade Sheppard	<a href="mailto:wosheppa@aurorapgh.org">wosheppa@aurorapgh.org</a>						
<b>Children's Advocacy &amp; Family Resources, Inc. (SungateKids)</b>	Roof Replacement Project	PE/PI	\$ 124,800.00			Confirmed application with Diana Goldberg	<a href="mailto:diana.goldberg@sungatekids.org">diana.goldberg@sungatekids.org</a>				Roof Replacement		
<b>City of Centennial</b>	Nob Hill Infrastructure Improvements	PE/PI	\$ 100,000.00			Confirmed application with Jon Whiting	<a href="mailto:jwhiting@centennial.gov">jwhiting@centennial.gov</a>						
<b>City of Littleton</b>	Prentice Avenue Sidewalk	PE/PI	\$ 127,500.00			Confirmed application with David Flair	<a href="mailto:dflair@littleton.gov">dflair@littleton.gov</a>		03L				
<b>City of Sheridan</b>	W. Floyd Ave. Improvements	PE/PI	\$ 119,992.00			Confirmed application with Randy Mourning (doesn't include \$59,672 in 2015 funds)	<a href="mailto:rmourning@sheridan.gov">rmourning@sheridan.gov</a>						
<b>City of Sheridan</b>	S. Canosa Ct. Improvements Phase 1	PE/PI	\$ 280,907.00			Confirmed application with Randy Mourning	<a href="mailto:rmourning@sheridan.gov">rmourning@sheridan.gov</a>						
<b>City of Sheridan</b>	S. Canosa Ct. Improvements Phase 2	PE/PI	\$ 237,181.00			Confirmed application with Randy Mourning	<a href="mailto:rmourning@sheridan.gov">rmourning@sheridan.gov</a>						
<b>Colorado Center for the Blind</b>	Parking Lot Renovation and Safety Upgrade	PE/PI	\$ 75,000.00			Confirmed application with Julie Deden	<a href="mailto:jdeden@cccenter.org">jdeden@cccenter.org</a>		03C				
<b>Community Housing Development Association, Inc.</b>	Presidential Arms Apartments Steel & Concrete Repair	PE/PI	\$ 225,000.00			Confirmed application with Jo Ellen Davidson	<a href="mailto:jedavidson@communityhousing.org">jedavidson@communityhousing.org</a>				Steel railing and concrete repairs at 33-unit Presidential Arms Apt. building		
<b>Crisis Center</b>	Gas Line for Domestic Violence Shelter	PE/PI	\$ 75,000.00			Confirmed application with Amy McCandless	<a href="mailto:amccandless@crisiscenter.org">amccandless@crisiscenter.org</a>						
<b>Englewood Housing Authority</b>	Simon Center Balcony Door Replacement	PE/PI	\$ 160,000.00			Confirmed application with Renee Tullius	<a href="mailto:rtullius@englewoodhousing.org">rtullius@englewoodhousing.org</a>		14C		Replace 96 patio doors at Simon Center		
<b>South Metro Housing Options</b>	Security Cameras - Senior/Disabled Buildings	PE/PI	\$ 70,000.00			Jo Hamit	<a href="mailto:jhamit@smho.org">jhamit@smho.org</a>				New security cameras in common areas of 3 senior/disabled buildings		
<b>Third Way Center, Inc.</b>	Bannock House Renovations	PE/PI	\$ 28,300.00			Confirmed application with Erin Martin	<a href="mailto:emartin@thirdwaycenter.org">emartin@thirdwaycenter.org</a>				Repairs and renovations to Bannock House, residential treatment home		
<b>TLC Meals on Wheels</b>	Kitchen Equipment Upgrade	PE/PI	\$ 25,000.00			Confirmed application with Diane McClymonds	<a href="mailto:dmcclmonds@tmealsonwheels.org">dmcclmonds@tmealsonwheels.org</a>		03K				
<b>Tri-County Health Department</b>	Capital Improvements - Dental Services	PE/PI	\$ 15,000.00			Confirmed application with John Muske	<a href="mailto:jmuske@tchd.org">jmuske@tchd.org</a>				Digital x-ray machine for capacity and billing improvements		
			\$2,090,730.00										

<b>Ability Connection Colorado</b>	Creative Options for Early Childhood Education	PS	\$ 25,000.00			Confirmed application with Karen Wenzel	<a href="mailto:kawenzel@abilityconnectioncolorado.org">kawenzel@abilityconnectioncolorado.org</a>						
<b>Audio Information Network of Colorado</b>	Arapahoe County Audio Information Services	PS	\$ 8,823.00			Confirmed application with Kim Ann Wardlow	<a href="mailto:kwardlow@ainet.org">kwardlow@ainet.org</a>		05B	Exempt: 58.34 (a)(2) & 58.34(a)(4)			
<b>Big Brothers Big Sisters of Colorado</b>	Mentor 2.0 High School Mentoring Program	PS	\$ 30,000.00			Confirmed application with Sandy Karr	<a href="mailto:sandyk@bigbrothersbigsis.org">sandyk@bigbrothersbigsis.org</a>						
<b>Brothers Redevelopment, Inc.</b>	Colorado Housing Connects	PS	\$ 25,000.00			Confirmed application with Yvonne Davall	<a href="mailto:yvonne@brothersredevelopment.org">yvonne@brothersredevelopment.org</a>		05U	Exempt: 58.34 (a)(4)			
<b>Colorado Eviction Defense Center</b>	Tenant-Based Housing Eviction Legal Program	PS	\$ 35,000.00			Floyd Jones	<a href="mailto:fjones@calawfirm.com">fjones@calawfirm.com</a>				Legal supportive services for LMI residents facing eviction/homelessness		
<b>Doctors Care</b>	Connection to Health Coverage and Health Care Initiative	PS	\$ 24,000.00			Confirmed application with Barb Hanson	<a href="mailto:lhanson@doctorscare.org">lhanson@doctorscare.org</a>		05M	CENST: 58.35 (b)(2)			
<b>Englewood Housing Authority</b>	Service Coordinator	PS	\$ 25,000.00			Confirmed application with Renee Tullius	<a href="mailto:rtullius@englewoodhousing.org">rtullius@englewoodhousing.org</a>				Service Coordinator position for Orchard Pl. and Simon Ctr.		
<b>Family Promise of Greater Denver</b>	Rental Assistance Case Manager	PS	\$ 12,000.00			Confirmed application with Jobvan Snyder	<a href="mailto:jvsnyder@familypromiseofgreaterdenver.org">jvsnyder@familypromiseofgreaterdenver.org</a>		5	CENST: 58.35 (b)(1) & 58.35 (b)(2)			
<b>Goodwill Industries of Denver</b>	Youth Career Development Program at Sheridan H.S.	PS	\$ 25,000.00			Confirmed application with Kristi Esbenshade	<a href="mailto:krisbes@goodwilldenver.org">krisbes@goodwilldenver.org</a>		05D	Exempt: 58.34 (a)(2) & 58.34(a)(4)			
<b>Interfaith Community Services</b>	Homeless Prevention	PS	\$ 28,000.00			Confirmed application with Paul Fitzgerald	<a href="mailto:pfitz@ifcs.org">pfitz@ifcs.org</a>		05Q	CENST: 58.35 (b)(2)			
<b>Project Angel Heart</b>	Home-Delivered Meals for Critically-Ill	PS	\$ 32,500.00			Confirmed application with Erin Pulling	<a href="mailto:epulling@projectangelheart.org">epulling@projectangelheart.org</a>		05M	CENST: 58.35 (b)(2) & 58.35 (b)(3)			
<b>Rocky Mountain Children's Law Center</b>	Services for Abused/Neglected Youth in Arapahoe County	PS	\$ 58,250.00			Confirmed application with Jennifer Eyl	<a href="mailto:jeyl@rchidcenter.org">jeyl@rchidcenter.org</a>						
<b>Senior Hub</b>	Rural Meals on Wheels	PS	\$ 15,500.00			Confirmed application with Mary Thatcher	<a href="mailto:mthatcher@seniorhub.org">mthatcher@seniorhub.org</a>		05A	CENST: 58.35 (b)(2)			
<b>TLC Meals on Wheels</b>	Home Delivered Meals	PS	\$ 34,000.00			Confirmed application with Diane McClymonds	<a href="mailto:dmcclmonds@tmealsonwheels.org">dmcclmonds@tmealsonwheels.org</a>		05A	CENST: 58.35 (b)(2)	Kitchen upgrades for increased capacity (stove/range, food steamer and processor)		

\$378,073.00

		Original Estimate	FY15 Allocation	
Centennial Projected 2015 Grant	Based 0.29% increase from 2014	\$ 311,924.00	\$ 312,832.00	Cent.
Administration	18% of Total Grant	\$ 56,146.32	\$ 56,309.76	Admin
Public Facility and Infrastructure	Balance of Funds	\$ 208,989.08	\$ 209,597.44	PE/PI
Public Service	15% of Total Grant	\$ 46,788.60	\$ 46,924.80	PS
Arapahoe County Projected 2015 Grant	Based on 1.94% reduction from 2014	\$ 1,096,532.00	\$ 1,075,210.00	County
Administration	20% of Total Grant	\$ 219,306.40	\$ 215,042.00	Admin
Public Facility and Infrastructure	Balance of Funds	\$ 712,745.80	\$ 699,886.50	PE/PI
Public Service	15% of Total Grant	\$ 164,479.80	\$ 161,281.50	PS
	County Carryover	\$ 285,376.26		
	PE/PI, HS & PS - Carryover	\$ 1,145,544.26		

Agency	Project Name	Type	Request	Score	Persons Served		
					Total	Centennial	% Centennial
Arapahoe County Weatherization	Energy Efficiency Home Improvements	HS	\$ 45,000.00	67.75	30 (10 HH)	6	20%
Brothers Redevelopment, Inc.	Housing Rehabilitation	HS	\$ 77,500.00	60.125	60 (20 HH)	21	25%
City of Englewood	Energy Efficient Englewood (E3)	HS	\$ 127,500.00	63	14	0	0%
Habitat for Humanity	Acquisition and Rehab for Homeownership	HS	\$ 100,000.00	66.375	2 to 5	0	0%
Nonprofit Management Services of Colorado	Home Accessibility Services	HS	\$ 15,000.00	37.75	25	3	12%
<b>Total Request &amp; Average Score (HS)</b>			<b>\$350,000.00</b>	<b>64.3125</b>			

Aurora Interchurch Task Force, Inc.	Aurora Interfaith Renovations	PF/PI	\$ 15,000.00	51.875	6300	0	0%
Aurora Mental Health Center	Wellness Court Ursula Home	PF/PI	\$ 47,050.00	54.25	12	0	0%
Children's Advocacy & Family Resources, Inc. (SungateKids)	Roof Replacement Project	PF/PI	\$ 124,800.00	52.125	350	25	7%
City of Centennial	Nob Hill Infrastructure Improvements	PF/PI	\$ 100,000.00	65.5			100%
City of Littleton	Prentice Avenue Sidewalk	PF/PI	\$ 127,500.00	65.375	2885	0	0%
City of Sheridan	W. Floyd Ave. Improvements	PF/PI	\$ 119,992.00	57.875		0	0%
City of Sheridan	S. Canosa Ct. Improvements Phase 1	PF/PI	\$ 280,907.00	55.125	400	0	0%
City of Sheridan	S. Canosa Ct. Improvements Phase 2	PF/PI	\$ 237,181.00	56.125	400	0	0%
Colorado Center for the Blind	Parking Lot Paving	PF/PI	\$ 75,000.00	49.875	1280	410	32%
Community Housing Development Association, Inc.	Presidential Arms Apartments Steel and Concrete Repair	PF/PI	\$ 225,000.00	59	50 (33 HH)	0	0%
Crisis Center	Gas Line for Domestic Abuse Shelter	PF/PI	\$ 75,000.00	49	89	?	0%
Englewood Housing Authority	Simon Center Balcony Door Replacement	PF/PI	\$ 160,000.00	51.625	96	0	0%
South Metro Housing Options	Security Cameras - Senior/Disabled Buildings	PF/PI	\$ 70,000.00	51.75	312	0	0%
Third Way Center	Bannock House Renovations	PF/PI	\$ 28,300.00	52.25	4	1	25%
TLC Meals on Wheels	Kitchen Equipment Upgrade	PF/PI	\$ 25,000.00	65.5	500	85	17%
Tri-County Health Department	Capital Improvements - Dental Services	PF/PI	\$ 15,000.00	51.375	324	16	5%
<b>Total Request &amp; Average Score (PF/PI)</b>			<b>\$2,090,730.00</b>	<b>55.04</b>			

<b>Total Request &amp; Average Score (PF/PI &amp; HS)</b>	<b>\$2,440,730.00</b>
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Ability Connection Colorado	Creative Options for Early Childhood Education	PS	\$ 25,000.00	40.625	2	0	
Audio Information Network of Colorado	Arapahoe County Audio Information Services	PS	\$ 8,823.00	63.125	98	16	16%
Big Brothers Big Sisters of Colorado	Mentor2.0 High School Mentoring Program	PS	\$ 30,000.00	56.125	180	0	
Brothers Redevelopment, Inc.	Colorado Housing Connects	PS	\$ 25,000.00	57.375	1363	382	28%
Colorado Eviction Defense Center	Tenant-Based Housing Eviction Legal Program	PS	\$ 35,000.00	39.5	35	10	29%
Doctors Care	Connection to Health Coverage and Health Care Initiative	PS	\$ 24,000.00	67.125	200	25	13%
Englewood Housing Authority	Service Coordinator	PS	\$ 25,000.00	49.75	204	0	0%
Family Promise of Greater Denver	Rental Assistance Case Manager	PS	\$ 12,000.00	64.5	18 (6HH)	0	0%
Goodwill Industries of Denver	Youth Career Development Program at Sheridan H.S.	PS	\$ 25,000.00	55.25	120	0	0%
Interfaith Community Services	Homeless Prevention	PS	\$ 28,000.00	66.875	132	26	20%
Project Angel Heart	Home-Delivered Meals for Critically-Ill Arapahoe County	PS	\$ 32,500.00	70	127	28	22%
Rocky Mountain Children's Law Center	Services for Abused/Neglected Youth	PS	\$ 58,250.00	48.75	550	21	4%
Senior Hub	Rural Meals on Wheels	PS	\$ 15,500.00	65.875	65	0	0%
TLC Meals on Wheels	TLC Meals on Wheels	PS	\$ 34,000.00	69.5	500	85	17%

	<b>Total Request &amp; Average Score (PS)</b>	<b>\$353,073.00</b>	<b>59.52</b>
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**TOTAL REQUESTS**

**\$2,793,803.00**

Agency	Project Name	Request	Score	County	Centennial	Total	Centennial	% Centennial
Arapahoe County Weatherization	Energy Efficiency Home Improvements	\$ 45,000.00	67.75	\$ 45,000.00		30 (10 HH)	6	20%
Brothers Redevelopment, Inc.	Housing Rehabilitation	\$ 77,500.00	60.125	\$ 52,500.00	\$ 25,000.00	60 (20 HH)	21	25%
City of Englewood	Energy Efficient Englewood (E3)	\$ 127,500.00	63	\$ 114,750.00		14	0	0%
Habitat for Humanity	Acquisition and Rehab for Homeownership	\$ 100,000.00	66.375	\$ 100,000.00		2 to 5	0	0%
Nonprofit Management Services of Colorado	Home Accessibility Services	\$ 15,000.00	37.75			25	3	12%
<b>Total Request &amp; Average Score (HS)</b>		<b>\$350,000.00</b>	<b>64.3125</b>	<b>\$312,250.00</b>	<b>\$25,000.00</b>			

Aurora Interchurch Task Force, Inc.	Aurora Interfaith Renovations	\$ 15,000.00	51.875	\$ 15,000.00		6300	0	0%
Aurora Mental Health Center	Wellness Court Ursula Home	\$ 47,050.00	54.25	\$ 47,050.00		12	0	0%
Children's Advocacy & Family Resources, Inc. (S	Roof Replacement Project	\$ 124,800.00	52.125			350	25	7%
City of Centennial	Nob Hill Infrastructure Improvements	\$ 100,000.00	65.5		\$ 185,000.00			100%
City of Littleton	Prentice Avenue Sidewalk	\$ 127,500.00	65.375	\$ 114,750.00		2885	0	0%
City of Sheridan	W. Floyd Ave. Improvements	\$ 119,992.00	57.875	\$ 119,992.00			0	0%
City of Sheridan	S. Canosa Ct. Improvements Phase 1	\$ 280,907.00	55.125			400	0	0%
City of Sheridan	S. Canosa Ct. Improvements Phase 2	\$ 237,181.00	56.125			400	0	0%
Colorado Center for the Blind	Parking Lot Paving	\$ 75,000.00	49.875			1280	410	32%
Community Housing Development Association,	Presidential Arms Apartments Steel and Concrete Repair	\$ 225,000.00	59			50 (33 HH)	0	0%
Crisis Center	Gas Line for Domestic Abuse Shelter	\$ 75,000.00	49			89	?	0%
Englewood Housing Authority	Simon Center Balcony Door Replacement	\$ 160,000.00	51.625			96	0	0%
South Metro Housing Options	Security Cameras - Senior/Disabled Buildings	\$ 70,000.00	51.75			312	0	0%
Third Way Center	Bannock House Renovations	\$ 28,300.00	52.25	\$ 23,300.00		4	1	25%
TLC Meals on Wheels	Kitchen Equipment Upgrade	\$ 25,000.00	65.5	\$ 25,000.00	?	500	85	17%
Tri-County Health Department	Capital Improvements - Dental Services	\$ 15,000.00	51.375	\$ 15,000.00		324	16	5%
<b>Total Request &amp; Average Score (PF/PI)</b>		<b>\$2,090,730.00</b>	<b>55.04</b>	<b>\$360,092.00</b>	<b>\$185,000.00</b>			

<b>Total (PF/PI &amp; HS)</b>	<b>\$2,440,730.00</b>	<b>\$672,342.00</b>	<b>\$210,000.00</b>
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Ability Connection Colorado	Creative Options for Early Childhood Education	\$ 25,000.00	40.625			2	0	
Audio Information Network of Colorado	Arapahoe County Audio Information Services	\$ 8,823.00	63.125	\$ 8,823.00		98	16	16%
Big Brothers Big Sisters of Colorado	Mentor2.0 High School Mentoring Program	\$ 30,000.00	56.125	\$ 30,000.00		180	0	
Brothers Redevelopment, Inc.	Colorado Housing Connects	\$ 25,000.00	57.375	\$ 10,000.00		1363	382	28%
Colorado Eviction Defense Center	Tenant-Based Housing Eviction Legal Program	\$ 35,000.00	39.5			35	10	29%
Doctors Care	Connection to Health Coverage and Health Care Initiative	\$ 24,000.00	67.125	\$ 24,000.00		200	25	13%
Englewood Housing Authority	Service Coordinator	\$ 25,000.00	49.75			204	0	0%
Family Promise of Greater Denver	Rental Assistance Case Manager	\$ 12,000.00	64.5	\$ 12,000.00		18 (6HH)	0	0%
Goodwill Industries of Denver	Youth Career Development Program at Sheridan H.S.	\$ 25,000.00	55.25			120	0	0%
Interfaith Community Services	Homeless Prevention	\$ 28,000.00	66.875	\$ 28,000.00		132	26	20%
Project Angel Heart	Home-Delivered Meals for Critically-Ill Arapahoe County	\$ 32,500.00	70	\$ 21,500.00	\$ 11,000.00	127	28	22%
Rocky Mountain Children's Law Center	Services for Abused/Neglected Youth	\$ 58,250.00	48.75			550	21	4%
Senior Hub	Rural Meals on Wheels	\$ 15,500.00	65.875	\$ 15,500.00		65	0	0%
TLC Meals on Wheels	TLC Meals on Wheels	\$ 34,000.00	69.5		\$ 34,000.00	500	85	17%
<b>Total Request &amp; Average Score (PS)</b>		<b>\$353,073.00</b>	<b>59.52</b>	<b>\$149,823.00</b>	<b>\$45,000.00</b>			

**TOTAL REQUESTS \$2,793,803.00**

<b>FY15 Allocation</b>	
\$ 312,832.00	Cent.

	\$56,309.76	Admin	\$ 352,533.00	2014/2015 Balance
	\$209,597.44	PF/PI	\$ 185,000.00	2016 Balance
	\$46,924.80	PS	<b>\$537,533.00</b>	2016 Project
<b>\$</b>	<b>1,075,210.00</b>	County		
	\$215,042.00	Admin		
	\$698,886.50	PF/PI		
	\$161,281.50	PS		

# Arapahoe County Weatherization

## Energy Efficiency Home Improvements

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	10	10	10	30
Addresses Unmet Need	10	8	9	9	26
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	4	3	6
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	1	0	5	3
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	10	30
Past Performance	10	10	10	10	30
<b>Matrix Totals</b>					
		64	63	67	155
Staff Notes:	<i>Weighted Average</i>				<b>38.75</b>
What are the income limits and target market?	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				4
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				5

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>67.75</i>

# Brothers Redevelopment, Inc.

## Housing Rehabilitation

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	9	8	25
Addresses Unmet Need	10	8	9	7	24
Addresses Life, Health, Safety issue	5	5	5	4	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	5	3	3	5.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	4	2	5.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	8	8	6	22
Past Performance	10	7	6	4	17
<b>Matrix Totals</b>					
		61	59	49	128.5
Staff Notes:	<i>Weighted Average</i>				<b>32.125</b>
	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				4
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				5

<i>Consolidated Plan (5)</i>	<b>5</b>
<i>Risk Analysis (10)</i>	<b>9</b>
<b><i>TOTAL</i></b>	<b>60.125</b>

# City of Englewood

## Energy Efficient Englewood (E3)

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	9	9	26
Addresses Unmet Need	10	8	10	10	28
Addresses Life, Health, Safety issue	5	4	5	5	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	0	0	0	0
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	4	6.5
Realistic Goals, Implementation and Time Frame	5	5	4	4	6.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	9	8	9	26
Past Performance	10	9	7	9	25
<b>Matrix Totals</b>					
		58	57	60	140
Staff Notes:		<i>Weighted Average</i>			<b>35</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>5</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>3</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>63</i>

# Habitat for Humanity

## Acquisition and Rehab for Homeownership

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	10	9	27
Addresses Unmet Need	10	10	10	10	30
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	4	4	6.5
Leveraged Funds	5	5	5	5	7.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	4	4	4	6
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	8	10	28
Past Performance	10	10	8	8	26
<b>Matrix Totals</b>					
		67	64	65	153.5
Staff Notes:		<i>Weighted Average</i>			<b>38.375</b>
Job Training - 240 hours is not really all that material from my point. Need to eliminate the home in Aurora and add it somewhere else. How do they engage and find trainees?		<i>Application Complete (5)</i>			5
		<i>Municipality/Community Support (5)</i>			4
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			5

<i>Consolidated Plan (5)</i>	<b>5</b>
<i>Risk Analysis (10)</i>	<b>9</b>
<b><i>TOTAL</i></b>	<b>66.375</b>

# Nonprofit Management Services of Colorado

## Home Accessibility Services

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	5	4	14
Addresses Unmet Need	10	3	6	4	13
Addresses Life, Health, Safety issue	5	4	5	5	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	2	1	2	2.5
Leveraged Funds	5	2	2	1	2.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	3	3	2	4
Realistic Goals, Implementation and Time Frame	5	3	2	4	4.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	1	6	5	12
Past Performance	10	1	5	2	8
<b>Matrix Totals</b>					
		29	40	34	75
Staff Notes:	<i>Weighted Average</i>				<b>18.75</b>
Have they applied to other entities for CDBG funds? Parking lot improvements. We need to ensure that we treat these parking lot improvement requests the same as we treated Doctor's Care when it was part of their request.	<i>Application Complete (5)</i>				3
	<i>Municipality/Community Support (5)</i>				2
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				4

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>5</i>
<b><i>TOTAL</i></b>	<i>37.75</i>

# Aurora Interchurch Task Force, Inc.

## Aurora Interfaith Renovations

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	9	7	8	24
Addresses Unmet Need	10	10	10	8	28
Addresses Life, Health, Safety issue	5	5	4	4	6.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	4	4	6.5
Leveraged Funds	5	5	4	4	6.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	3	3	3	4.5
Realistic Goals, Implementation and Time Frame	5	4	4	4	6
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	1	6	8	15
Past Performance	10	1	4	6	11
<b>Matrix Totals</b>					
		48	51	54	115.5
Staff Notes:		<i>Weighted Average</i>			<b>28.875</b>
		<i>Application Complete (5)</i>			5
		<i>Municipality/Community Support (5)</i>			5
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			2

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>7</i>
<b><i>TOTAL</i></b>	51.875

# Aurora Mental Health Center

## Wellness Court Ursula Home

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	7	7	21
Addresses Unmet Need	10	10	9	9	28
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	4	4	6.5
Leveraged Funds	5	5	5	5	7.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	7	7	7	21
Past Performance	10	7	5	7	19
<b>Matrix Totals</b>					
		61	57	59	133
Staff Notes:		<i>Weighted Average</i>			<b>33.25</b>
		<i>Application Complete (5)</i>			<b>4</b>
		<i>Municipality/Community Support (5)</i>			<b>5</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>1</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>7</i>
<b><i>TOTAL</i></b>	<b>54.25</b>

# Children's Advocacy & Family Resources, Inc. (SungateKids)

## Roof Replacement Project

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	5	8	20
Addresses Unmet Need	10	8	6	8	22
Addresses Life, Health, Safety issue	5	5	3	4	6
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	2	3	4	4.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	3	4	5.5
Leveraged Funds	5	2	0	0	1
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	4	6.5
Realistic Goals, Implementation and Time Frame	5	5	3	4	6
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	8	9	27
Past Performance	10	10	8	8	26
<b>Matrix Totals</b>					
		58	43	53	124.5
Staff Notes:		<i>Weighted Average</i>			<b>31.125</b>
		<i>Application Complete (5)</i>			5
		<i>Municipality/Community Support (5)</i>			3
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			3

<i>Consolidated Plan (5)</i>	3
<i>Risk Analysis (10)</i>	7
<b><i>TOTAL</i></b>	52.125

# City of Centennial

## Nob Hill Infrastructure Improvements

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	9	10	27
Addresses Unmet Need	10	8	9	10	27
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	1	0	0	0.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	10	30
Past Performance	10	8	10	10	28
<b>Matrix Totals</b>					
<b>Matrix Totals</b>		60	63	65	150
Staff Notes:		<i>Weighted Average</i>			<b>37.5</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>5</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>3</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>65.5</i>

# City of Littleton

## Prentice Avenue Sidewalk

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	10	10	10	30
Addresses Unmet Need	10	7	9	9	25
Addresses Life, Health, Safety issue	5	3	5	5	6.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	4	5	5	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	1	0	0	0.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	10	30
Past Performance	10	8	10	10	28
<b>Matrix Totals</b>					
<b>Matrix Totals</b>		58	64	64	149.5
Staff Notes:		<i>Weighted Average</i>			<b>37.375</b>
Project Location is Eligible - JF		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>5</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>3</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>65.375</i>

# City of Sheridan

## W. Floyd Ave. Improvements

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	8	7	23
Addresses Unmet Need	10	7	10	8	25
Addresses Life, Health, Safety issue	5	4	5	5	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	4	3	5.5
Leveraged Funds	5	4	0	0	2
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	4	5	4	6.5
Realistic Goals, Implementation and Time Frame	5	4	5	5	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	7	9	9	25
Past Performance	10	6	8	9	23
<b>Matrix Totals</b>					
		53	59	55	131.5
Staff Notes:		<i>Weighted Average</i>			<b>32.875</b>
		<i>Application Complete (5)</i>			<b>4</b>
		<i>Municipality/Community Support (5)</i>			<b>5</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>3</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>9</i>
<b><i>TOTAL</i></b>	<i>57.875</i>

# City of Sheridan

## S. Canosa Ct. Improvements Phase 1

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	8	7	22
Addresses Unmet Need	10	7	8	8	23
Addresses Life, Health, Safety issue	5	3	4	4	5.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	4	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	3	6.5
Leveraged Funds	5	5	5	4	7
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	4	4	4	6
Realistic Goals, Implementation and Time Frame	5	4	4	5	6.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	8	8	9	25
Past Performance	10	7	8	9	24
<b>Matrix Totals</b>					
		55	59	57	132.5
Staff Notes:		<i>Weighted Average</i>			<b>33.125</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>4</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>1</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>8</i>
<b><i>TOTAL</i></b>	55.125

# City of Sheridan

## S. Canosa Ct. Improvements Phase 2

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	7	7	21
Addresses Unmet Need	10	7	6	8	21
Addresses Life, Health, Safety issue	5	3	4	4	5.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	4	4	6.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	3	6.5
Leveraged Funds	5	5	4	4	6.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	4	6.5
Realistic Goals, Implementation and Time Frame	5	5	4	5	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	9	29
Past Performance	10	10	8	9	27
<b>Matrix Totals</b>					
		62	56	57	136.5
Staff Notes:		<i>Weighted Average</i>			<b>34.125</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>4</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>1</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>8</i>
<b><i>TOTAL</i></b>	56.125

# Colorado Center for the Blind

## Parking Lot Paving

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	3	4	4	11
Addresses Unmet Need	10	3	5	4	12
Addresses Life, Health, Safety issue	5	3	4	4	5.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	4	4	6
Leveraged Funds	5	5	3	2	5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	4	6.5
Realistic Goals, Implementation and Time Frame	5	5	4	5	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	9	8	27
Past Performance	10	10	8	6	24
<b>Matrix Totals</b>					
		53	50	46	111.5
Staff Notes:	<i>Weighted Average</i>				<b>27.875</b>
Creating economic opportunities is a stretch. Outcome measurements are weak relative to this specific project. Since CCB connects their participants with apartments, I would expect that 66% of them are in Arapahoe County.	<i>Application Complete (5)</i>				<b>4</b>
	<i>Municipality/Community Support (5)</i>				<b>3</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>5</b>

<i>Consolidated Plan (5)</i>	<b>3</b>
<i>Risk Analysis (10)</i>	<b>7</b>
<b><i>TOTAL</i></b>	<b>49.875</b>

# Community Housing Development Association, Inc.

## Presidential Arms Apartments Steel and Concrete Repair

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	6	8	8	22
Addresses Unmet Need	10	8	8	8	24
Addresses Life, Health, Safety issue	5	3	4	3	5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	5	5	7
Leveraged Funds	5	4	5	4	6.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	3	5	4	6
Realistic Goals, Implementation and Time Frame	5	4	4	4	6
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	7	8	9	24
Past Performance	10	8	7	9	24
<b>Matrix Totals</b>		52	59	59	132
Staff Notes:	<i>Weighted Average</i>				<b>33</b>
	<i>Application Complete (5)</i>				<b>5</b>
	<i>Municipality/Community Support (5)</i>				<b>4</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>3</b>

<i>Consolidated Plan (5)</i>	<b>5</b>
<i>Risk Analysis (10)</i>	<b>9</b>
<b><i>TOTAL</i></b>	<b>59</b>

## Crisis Center

### Gas Line for Domestic Abuse Shelter

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	8	6	19
Addresses Unmet Need	10	8	7	6	21
Addresses Life, Health, Safety issue	5	4	4	4	6
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	4	4	5	6.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	3	4	5	6
Leveraged Funds	5	3	5	3	5.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	4	4	5	6.5
Realistic Goals, Implementation and Time Frame	5	4	4	5	6.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	5	8	8	21
Past Performance	10	5	7	2	14
<b>Matrix Totals</b>		45	55	49	112
Staff Notes:		<i>Weighted Average</i>			<b>28</b>
Potential Centennial Project?		<i>Application Complete (5)</i>			5
		<i>Municipality/Community Support (5)</i>			3
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			3

<i>Consolidated Plan (5)</i>	3
<i>Risk Analysis (10)</i>	7
<b><i>TOTAL</i></b>	49

# Englewood Housing Authority

## Simon Center Balcony Door Replacement

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	7	6	20
Addresses Unmet Need	10	5	6	6	17
Addresses Life, Health, Safety issue	5	4	5	5	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	3	2	2	3.5
Leveraged Funds	5	0	0	0	0
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	0	5
Realistic Goals, Implementation and Time Frame	5	4	3	4	5.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	8	9	9	26
Past Performance	10	8	8	7	23
<b>Matrix Totals</b>					
		49	50	44	114.5
Staff Notes:	<i>Weighted Average</i>				<b>28.625</b>
	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				2
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				3

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>9</i>
<b><i>TOTAL</i></b>	51.625

# South Metro Housing Options

## Security Cameras - Senior/Disabled Buildings

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	6	6	17
Addresses Unmet Need	10	5	7	6	18
Addresses Life, Health, Safety issue	5	3	4	2	4.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	4	4	6
Leveraged Funds	5	2	3	2	3.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	3	6.5
Realistic Goals, Implementation and Time Frame	5	5	3	2	5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	9	9	9	27
Past Performance	10	8	8	8	24
<b>Matrix Totals</b>					
		51	54	47	119
Staff Notes:		<i>Weighted Average</i>			<b>29.75</b>
		<i>Application Complete (5)</i>			<b>4</b>
		<i>Municipality/Community Support (5)</i>			<b>2</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>3</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>9</i>
<b><i>TOTAL</i></b>	51.75

# Third Way Center

## Bannock House Renovations

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	7	7	22
Addresses Unmet Need	10	8	7	7	22
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
Budget Appears Accurate and Realistic	5	5	4	4	6.5
Leveraged Funds	5	1	0	0	0.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	5	7
Realistic Goals, Implementation and Time Frame	5	5	4	5	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	7	8	8	23
Past Performance	10	7	7	8	22
<b>8</b>					
<b>Matrix Totals</b>		56	51	54	125
Staff Notes:	<i>Weighted Average</i>				<b>31.25</b>
	<i>Application Complete (5)</i>				<b>4</b>
	<i>Municipality/Community Support (5)</i>				<b>3</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>2</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>8</i>
<b><i>TOTAL</i></b>	<i>52.25</i>

## TLC Meals on Wheels

### Kitchen Equipment Upgrade

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	10	8	8	26
Addresses Unmet Need	10	10	8	9	27
Addresses Life, Health, Safety issue	5	5	5	4	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	4	5	5	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	4	7
Leveraged Funds	5	3	3	1	3.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	4	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	8	10	28
Past Performance	10	10	10	10	30
<b>Matrix Totals</b>		67	62	60	150
Staff Notes:		<i>Weighted Average</i>			<b>37.5</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>5</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>4</b>

<i>Consolidated Plan (5)</i>	<b>5</b>
<i>Risk Analysis (10)</i>	<b>9</b>
<b><i>TOTAL</i></b>	<b>65.5</b>

# Tri-County Health Department

## Capital Improvements - Dental Services

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	7	5	20
Addresses Unmet Need	10	10	7	5	22
Addresses Life, Health, Safety issue	5	5	3	4	6
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	4	5	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	4	5	7
Leveraged Funds	5	2	1	0	1.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	4	6.5
Realistic Goals, Implementation and Time Frame	5	5	3	3	5.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	3	7	8	18
Past Performance	10	3	5	8	16
<b>Matrix Totals</b>		51	45	47	109.5
Staff Notes:		<i>Weighted Average</i>			<b>27.375</b>
Poorly written. Deer Trail does not have the ability to oversee this project so would be a County PWD project. The county didn't do a great job last time around with engineering problems, etc.		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>3</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>5</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>7</i>
<b><i>TOTAL</i></b>	51.375

# Ability Connection Colorado

## Creative Options for Early Childhood Education

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	8	7	7	22
Addresses Unmet Need	10	5	5	7	17
Addresses Life, Health, Safety issue	5	3	3	3	4.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	4	4	6
Leveraged Funds	5	1	1	1	1.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	1	2	1	4
Past Performance	10	1	2	2	5
<b>Matrix Totals</b>					
		38	39	40	82.5
Staff Notes:		<i>Weighted Average</i>			<b>20.625</b>
		<i>Application Complete (5)</i>			<b>4</b>
		<i>Municipality/Community Support (5)</i>			<b>3</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>1</b>

<i>Consolidated Plan (5)</i>	5
<i>Risk Analysis (10)</i>	7
<b><i>TOTAL</i></b>	40.625

# Audio Information Network of Colorado

## Arapahoe County Audio Information Services

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	6	8	8	22
Addresses Unmet Need	10	6	8	2	16
Addresses Life, Health, Safety issue	5	3	4	3	5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	4	5	3	6
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	4	7
Leveraged Funds	5	4	5	4	6.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	10	30
Past Performance	10	10	10	9	29
<b>Matrix Totals</b>					
		58	65	53	136.5
Staff Notes:	<i>Weighted Average</i>				<b>34.125</b>
Naarrative says that goal is to add 15 but outcome measurement says 10.	<i>Application Complete (5)</i>				<b>5</b>
	<i>Municipality/Community Support (5)</i>				<b>4</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>5</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	63.125

# Big Brothers Big Sisters of Colorado

## Mentor2.0 High School Mentoring Program

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	9	10	10	29
Addresses Unmet Need	10	5	9	9	23
Addresses Life, Health, Safety issue	5	3	5	3	5.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	4	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	5	5	5	7.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	4	5	7
Realistic Goals, Implementation and Time Frame	5	5	5	4	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	5	7	9	21
Past Performance	10	1	7	6	14
<b>Matrix Totals</b>					
<b>Matrix Totals</b>		48	62	60	128.5
Staff Notes:		<i>Weighted Average</i>			<b>32.125</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>4</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>2</b>

<i>Consolidated Plan (5)</i>	5
<i>Risk Analysis (10)</i>	8
<b><i>TOTAL</i></b>	56.125

# Brothers Redevelopment, Inc.

## Colorado Housing Connects

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	5	4	14
Addresses Unmet Need	10	7	6	6	19
Addresses Life, Health, Safety issue	5	3	4	4	5.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	4	7
Leveraged Funds	5	2	1	2	2.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	3	6.5
Realistic Goals, Implementation and Time Frame	5	5	4	4	6.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	9	10	8	27
Past Performance	10	6	6	6	18
<b>Matrix Totals</b>					
<b>Matrix Totals</b>		52	51	46	113.5
Staff Notes:	<i>Weighted Average</i>				<b>28.375</b>
Without including the total housing connects budget, it is impossible to see what % we are.	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				4
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				5

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>57.375</i>

# Colorado Eviction Defense Center

## Tenant-Based Housing Eviction Legal Program

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	6	4	15
Addresses Unmet Need	10	8	5	7	20
Addresses Life, Health, Safety issue	5	4	5	3	6
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	4	5	5	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	3	3	2	4
Leveraged Funds	5	1	0	0	0.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	3	3	3	4.5
Realistic Goals, Implementation and Time Frame	5	3	2	3	4
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	5	6	0	11
Past Performance	10	1	5	0	6
<b>Matrix Totals</b>					
<b>Matrix Totals</b>		37	40	27	78
Staff Notes:		<i>Weighted Average</i>			<b>19.5</b>
		<i>Application Complete (5)</i>			<b>3</b>
		<i>Municipality/Community Support (5)</i>			<b>3</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>4</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>6</i>
<b><i>TOTAL</i></b>	39.5

# Doctors Care

## Connection to Health Coverage and Health Care Initiative

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	9	9	8	26
Addresses Unmet Need	10	7	9	9	25
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	5	5	3	6.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	4	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	9	29
Past Performance	10	9	7	9	25
<b>Matrix Totals</b>					
		65	65	62	148.5
Staff Notes:	<i>Weighted Average</i>				<b>37.125</b>
	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				5
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				5

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>67.125</i>

# Englewood Housing Authority

## Service Coordinator

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	5	7	17
Addresses Unmet Need	10	5	6	3	14
Addresses Life, Health, Safety issue	5	3	3	3	4.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	2	3	2	3.5
Leveraged Funds	5	1	0	0	0.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	3	5	0	4
Realistic Goals, Implementation and Time Frame	5	4	3	3	5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	8	9	9	26
Past Performance	10	8	9	8	25
<b>Matrix Totals</b>					
		44	48	40	107
Staff Notes:		<i>Weighted Average</i>			<b>26.75</b>
		<i>Application Complete (5)</i>			<b>4</b>
		<i>Municipality/Community Support (5)</i>			<b>4</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>3</b>

<i>Consolidated Plan (5)</i>	<b>3</b>
<i>Risk Analysis (10)</i>	<b>9</b>
<b><i>TOTAL</i></b>	<b>49.75</b>

# Family Promise of Greater Denver

## Rental Assistance Case Manager

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	10	9	26
Addresses Unmet Need	10	10	10	10	30
Addresses Life, Health, Safety issue	5	5	5	4	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	5	5	7
Leveraged Funds	5	3	5	4	6
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	2	6
Realistic Goals, Implementation and Time Frame	5	4	4	5	6.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	8	9	9	26
Past Performance	10	7	8	9	24
<b>Matrix Totals</b>					
		58	66	62	146
Staff Notes:	<i>Weighted Average</i>				<b>36.5</b>
5 of 10 served are estimated from Aurora	<i>Application Complete (5)</i>				<b>5</b>
	<i>Municipality/Community Support (5)</i>				<b>4</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>4</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<b>64.5</b>

# Goodwill Industries of Denver

## Youth Career Development Program at Sheridan H.S.

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	5	7	7	19
Addresses Unmet Need	10	8	5	7	20
Addresses Life, Health, Safety issue	5	4	4	4	6
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	4	7
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	4	7
Leveraged Funds	5	3	4	3	5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	4	5	4	6.5
Realistic Goals, Implementation and Time Frame	5	3	4	4	5.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	8	28
Past Performance	10	7	8	6	21
<b>Matrix Totals</b>					
		54	57	51	125
Staff Notes:		<i>Weighted Average</i>			<b>31.25</b>
		<i>Application Complete (5)</i>			<b>5</b>
		<i>Municipality/Community Support (5)</i>			<b>4</b>
		<i>Serving more than one Arapahoe Jurisdiction (5)</i>			<b>2</b>

<i>Consolidated Plan (5)</i>	5
<i>Risk Analysis (10)</i>	8
<b><i>TOTAL</i></b>	55.25

# Interfaith Community Services

## Homeless Prevention

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	10	10	10	30
Addresses Unmet Need	10	10	10	10	30
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	4	7
Leveraged Funds	5	5	5	4	7
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	4	5	4	6.5
Realistic Goals, Implementation and Time Frame	5	5	5	4	7
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	8	8	8	24
Past Performance	10	9	8	8	25
<b>Matrix Totals</b>					
		66	66	62	151.5
Staff Notes:	<i>Weighted Average</i>				<b>37.875</b>
\$20,000 of \$22,000 going toward assistance ~ 25 households	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				4
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				5

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	66.875

# Project Angel Heart

## Home-Delivered Meals for Critically-Ill Arapahoe County Residents

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	10	10	10	30
Addresses Unmet Need	10	9	10	10	29
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	5	5	5	7.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	10	30
Past Performance	10	10	10	10	30
<b>Matrix Totals</b>					
		69	70	70	164
Staff Notes:	<i>Weighted Average</i>				<b>41</b>
	<i>Application Complete (5)</i>				<b>5</b>
	<i>Municipality/Community Support (5)</i>				<b>4</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>5</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>70</i>

# Rocky Mountain Children's Law Center

## Services for Abused/Neglected Youth

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	7	8	7	22
Addresses Unmet Need	10	6	5	2	13
Addresses Life, Health, Safety issue	5	4	5	4	6.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	5	5	5	7.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	4	5	4	6.5
Leveraged Funds	5	3	5	5	6.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	4	4	4	6
Realistic Goals, Implementation and Time Frame	5	4	4	4	6
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	3	6	4	13
Past Performance	10	3	5	4	12
<b>Matrix Totals</b>					
		43	52	43	99
Staff Notes:	<i>Weighted Average</i>				<b>24.75</b>
	<i>Application Complete (5)</i>				<b>5</b>
	<i>Municipality/Community Support (5)</i>				<b>3</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>5</b>

<i>Consolidated Plan (5)</i>	<i>4</i>
<i>Risk Analysis (10)</i>	<i>7</i>
<b><i>TOTAL</i></b>	<b>48.75</b>

# Senior Hub

## Rural Meals on Wheels

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	9	9	9	27
Addresses Unmet Need	10	10	9	9	28
Addresses Life, Health, Safety issue	5	5	5	4	7
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	3	5	5	6.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	4	7
Leveraged Funds	5	5	5	4	7
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	7	10	10	27
Past Performance	10	8	10	9	27
<b>Matrix Totals</b>					
		62	68	64	151.5
Staff Notes:	<i>Weighted Average</i>				<b>37.875</b>
	<i>Application Complete (5)</i>				<b>5</b>
	<i>Municipality/Community Support (5)</i>				<b>4</b>
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				<b>4</b>

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<b>65.875</b>

# TLC Meals on Wheels

## TLC Meals on Wheels

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10	9	9	9	27
Addresses Unmet Need	10	10	8	9	27
Addresses Life, Health, Safety issue	5	5	5	5	7.5
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5	4	5	4	6.5
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5	5	5	5	7.5
Leveraged Funds	5	5	5	5	7.5
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5	5	5	5	7.5
Realistic Goals, Implementation and Time Frame	5	5	5	5	7.5
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10	10	10	10	30
Past Performance	10	10	10	10	30
<b>Matrix Totals</b>					
		68	67	67	158
Staff Notes:	<i>Weighted Average</i>				<b>39.5</b>
	<i>Application Complete (5)</i>				5
	<i>Municipality/Community Support (5)</i>				5
	<i>Serving more than one Arapahoe Jurisdiction (5)</i>				5

<i>Consolidated Plan (5)</i>	<i>5</i>
<i>Risk Analysis (10)</i>	<i>10</i>
<b><i>TOTAL</i></b>	<i>69.5</i>

Evaluation Criteria <i>10 Points max per question</i>	Weight	Linda	Jeremy	Liana	Weighted Total
<b>A. Need and Justification (30 max)</b>					
Reasonable Quantifiable Goals & Measurable Community Impact	10				0
Addresses Unmet Need	10				0
Addresses Life, Health, Safety issue	5				0
Will serve: Low-Moderate Income Persons/Households (0-30-50-80% AMI)	5				0
<b>B. Cost Reasonableness and Effectiveness (10 max)</b>					
Budget Appears Accurate and Realistic	5				0
Leveraged Funds	5				0
<b>C. Activity Management and Implementation (10 max)</b>					
Adequate Resources Needed to Manage the Proposed Activity	5				0
Realistic Goals, Implementation and Time Frame	5				0
<b>D. Experience and Past Performance (20 max)</b>					
Staff Experience with CDBG and Applicable Regulations	10				0
Past Performance	10				0
<b>Matrix Totals</b>		0	0	0	0
Staff Notes:	<b>Weighted Average</b>				<b>0</b>
	<b>Application Complete (5)</b>				
	<b>Municipality/Community Support (5)</b>				
	<b>Serving more than one Arapahoe Jurisdiction (5)</b>				

<i>Consolidated Plan (5)</i>	
<i>Risk Analysis (10)</i>	
<b><i>TOTAL</i></b>	0



**ARAPAHOE COUNTY**  
COLORADO'S FIRST



# 2016 Arapahoe County Community Development Block Grant (CDBG) Applications

## Summary of Applicants & Proposed Projects

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Prepared By:

Arapahoe County  
Community Resources Department  
Housing & Community Development Services Division Staff  
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Littleton, CO 80120

**January, 2016**

This report contains a summary of the 2016 Arapahoe County Community Development Block Grant (CDBG) applications, including: brief background, project description, funding request, funding recommendation, projected number of persons served, community priority level, project budget, funding sources, national objective, national outcome and three-year history of CDBG funding.

## Table of Contents

<b>Ability Connection Colorado</b> – Creative Options for Early Childhood Education .....	2
<b>Audio Information Network</b> – Audio Information Services .....	3
<b>Big Brothers Big Sisters of Colorado</b> – Mentor 2.0 High School Mentoring Program .....	4
<b>Brothers Redevelopment</b> – Colorado Housing Connects .....	5
<b>Colorado Eviction Defense Center</b> – Tenant-Based Housing Eviction Legal Program .....	6
<b>Doctors Care</b> – Connection to Health Coverage and Health Care Initiative .....	7
<b>Englewood Housing Authority</b> – Service Coordinator .....	8
<b>Family Promise of Greater Denver</b> – Rental Assistance Case Manager .....	9
<b>Goodwill Industries of Denver</b> – Youth Career Development – Sheridan H.S. ....	10
<b>Inter-Faith Community Services</b> – Homeless Prevention .....	11
<b>Project Angel Heart</b> – Home Delivered Meals .....	12
<b>Rocky Mountain Children’s Law Center</b> – Services for Abused/Neglected Youth .....	13
<b>Senior Hub</b> – Rural Meals on Wheels .....	14
<b>TLC Meals on Wheels</b> – Meals on Wheels .....	15
<b>Arapahoe County Weatherization</b> – Energy Efficiency Home Improvements Program .....	16
<b>Aurora Interchurch Taskforce, Inc.</b> – Aurora Interfaith Renovations .....	17
<b>Aurora Mental Health Center</b> – Wellness Court Ursula Home .....	18
<b>Brothers Redevelopment</b> – Housing Rehabilitation .....	19
<b>Children’s Advocacy &amp; Family Resources, Inc.</b> – Roof Replacement .....	20
<b>City of Centennial</b> – Vista Verde Sidewalk Improvements .....	21
<b>City of Englewood</b> - Energy Efficiency Englewood (E3) .....	22
<b>City of Littleton</b> - Prentice Avenue Sidewalk .....	23
<b>City of Sheridan</b> – W. Floyd Ave. Improvements .....	24
<b>City of Sheridan</b> – S. Canosa Ct. Improvements Phase I .....	25
<b>City of Sheridan</b> – S. Canosa Ct. Improvements Phase II .....	26
<b>Colorado Center for the Blind</b> - Parking Lot Paving .....	27
<b>Community Housing Development Association, Inc.</b> - Presidential Arms Apartments Repairs .....	28
<b>Crisis Center</b> – Gas Line for Domestic Abuse Center .....	29
<b>Englewood Housing Authority</b> – Simon Center Balcony Door Replacement .....	30
<b>Habitat for Humanity</b> – Acquisition and Rehab for Homeownership .....	31
<b>Nonprofit Management Services of Colorado</b> – Home Accessibility Services .....	32
<b>South Metro Housing Options</b> – Security Cameras – Senior/Disabled Buildings .....	33
<b>Third Way Center</b> – Bannock House Renovations .....	34
<b>TLC Meals On Wheels</b> – Kitchen Equipment Upgrade .....	35
<b>Tri-County Health Department</b> – Capital Improvements – Dental Services .....	36

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**ABILITY CONNECTION COLORADO**  
**CREATIVE OPTIONS FOR EARLY CHILDHOOD EDUCATION**

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**Background:** Ability Connection Colorado (ACCO), headquartered in Denver, is among the oldest and most accomplished organizations in the state dedicated to providing inclusive opportunities in education, employment and family support services for Coloradans of all abilities. Founded in 1946, ACCO is a non-profit organization that seeks to identify each individual’s unique abilities and further their personal journey toward realizing their human potential. Building on a foundation of 70 years of experience, we helped over 39,000 Coloradans last year create opportunities to maximize their human potential and achieve a more fulfilling, self-sufficient quality of life. The organization’s principal activities include early childhood education (Creative Options), employment services and benefits counseling for individuals with disabilities (Employment Works), at risk youth mentorship (RAMP) and family support services

**Project Description:** The goal of the proposed project is to support and assist low-income Denver Metro families with preparing their child/children to be prepared for school through a comprehensive, inclusive Early Education program that focuses on early care, education, prevention, intervention, healthcare, social and emotional support and developmental services. The Creative Options for Early Education program provided support to 614 high risk low-income children of differing abilities and their families in four centers last year. The program serves expectant mothers, infants, toddlers, and pre-school age children and their families, with a deliberate emphasis on parental engagement and extensive support, including parent training. A 2016 CDBG would provide services to an estimated 279 children in Arapahoe County, of which 277 would reside in Aurora.

**Amount Requested:** \$25,000

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 279

**Number of Persons Served (Centennial):** 0

**Priority Need:** N/A - Childhood Education

**Project Budget:** \$2,931,600

**Funding Sources:** Private Funding, Government Grants & Donations

**National Objective Category:** Create Economic Opportunities

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Early Childhood Education New Applicant/Application	\$0	\$0	\$0	\$0

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**AUDIO INFORMATION NETWORK OF COLORADO**  
**AUDIO INFORMATION SERVICES**

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**Background:** Audio Information Network of Colorado (AINC) provides access to ink print materials to blind, visually impaired, and print disabled residents. The focus of AINC's audio content is local news and information that is not easily accessible in other formats, including newspapers, city/county newsletters, employment listings, calendars of events, and grocery/discount store/classifies ads. All materials are read by volunteers, and cover special interests such as financial news, health/nutrition, consumer tips, audio book reviews, cooking, gardening, history, senior tips, and children's programming. The target population for this project is the blind/visually impaired citizens of Arapahoe County.

**Project Description:** The purpose of the Audio Information Services project for Arapahoe County is to provide access to print materials to blind, visually impaired and print disabled Arapahoe County residents. Special emphasis will be placed on senior citizens, though all ages will be served. The project includes: outreach, provision of AINC's broadcast via the digital signal of Rocky Mountain PBS, access to broadcast via telephone, internet and pre-tuned receivers, provision of annual program schedule and assistance with equipment setup as needed. Programs are broadcast 24 hours a day, 7 days a week. In total, AINC broadcasts 156 hours of local Arapahoe County news annually, including Spanish language programming. Results of the annual listener surveys indicate that listeners experience increases in self-sufficiency, community connection and knowledge and/or education. More specifically, listeners have indicated the programming helps: manage finances, find employment opportunities, access services, create shopping lists, participate in community events and activities, and strengthen their connection to the community.

**Amount Requested:** \$8,823 (20% of Project)

**Amount Recommended:** \$8,823 (Full Funding)

**Number of Persons Served (County):** 98

**Number of Persons Served (Centennial):** 16

**Priority Need:** High – Handicapped Services & Senior Services

**Project Budget:** \$43,123

**Funding Sources:** CDBG, DRCOG, State of CO Grants, Organizational Funding

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Audio Information Services	\$8,069	\$8,755	\$8,755	\$25,579

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**BIG BROTHERS BIG SISTERS OF COLORADO**  
**MENTOR 2.0 HIGH SCHOOL MENTORING PROGRAM**

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**Background:** Big Brothers Big Sisters has supported high-quality mentoring relationships between children and adult volunteers for 96 years. The mission of Big Brothers Big Sisters of Colorado is to provide children facing adversity with strong and enduring, professionally supported one-to-one relationships that change their lives for the better, forever. The organization will utilize CDBG funds to deliver the Mentor 2.0 program to students at Sheridan High School. The majority of Sheridan students are from low-income families – 87% are eligible for free or reduced price school lunch. In addition, many Sheridan students will be first generation high school graduates and college attendees. The Mentor 2.0 program at Sheridan H.S. was launched in 2015 and is currently serving 94 9<sup>th</sup> grade students. Arapahoe County CDBG funds will assist Big Brothers Big Sisters in continuing to serve these students and expand services to the incoming 9<sup>th</sup> graders in the 2016 school year.

**Project Description:** The Mentor 2.0 program is a school-based technology-enhanced one-to-one mentoring program for high school students in low-income communities. The purpose of the program is to empower students from low-income communities to graduate high school, succeed in college, and achieve their ambitions. Students in the Mentor 2.0 are matched in 9<sup>th</sup> grade with college-educated volunteer mentors, and the mentoring relationship continues through high-school graduation. Throughout high school, students work with their mentor one-on-one, in-person and online, to develop strong personal relationships, nurture a college aspiration, navigate the college application process and build critical skills that lead to college success.

**Amount Requested:** \$30,000 (9.6% of Project Cost)

**Amount Recommended:** \$30,000 (Full Funding)

**Number of Persons Served (County):** 180

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Youth Services for Career Development

**Project Budget:** \$312,395

**Funding Sources:** Corporate and Foundation Grants

**National Objective Category:** Create Economic Opportunities

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Mentor 2.0 High School Mentoring New Applicant/Application	\$0	\$0	\$0	\$0

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**BROTHERS REDEVELOPMENT, INC.  
COLORADO HOUSING CONNECTS**

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**Background:** Brothers Redevelopment, Inc. (BRI) was established in 1971 to provide safe, affordable, accessible housing and housing services for Colorado’s low-income, elderly and disabled residents. BRI has worked with countless agency, supporters and volunteers to serve nearly 90,000 households across Colorado. In 1981 BRI was certified by the U.S. Department of Housing and Urban Development as a comprehensive housing counseling agency. Following certification BRI has continued to promote, preserve and protect homeownership. BRI is a trusted and respected leader in housing counseling and will continue their counseling efforts in Arapahoe County through the proposed housing counseling program.

**Project Description:** Colorado Housing Connects is a housing resource that connects Arapahoe County residents, both renters and homeowners, to a central access point (via phone helpline and website) of information, education, and appropriate referrals as it relates to resident's housing needs. Brothers will anchor this resource as a provider of housing services, providing referrals to potential network partners. State, federal, local, nonprofit, foundation and private sector housing efforts create the network of partner housing agencies.

Colorado Housing Connects Housing Navigators will provide individualized support by helping each caller develop a plan to address any housing barriers, assess income, and maintain and/or sustain permanent housing. As part of the plan, the Housing Navigator will identify and help prioritize each area in which the caller needs assistance to accomplish the outlined goals and objectives. Referrals will be made to appropriate agencies.

Group education opportunities will be provided to Arapahoe County residents focused on home-buyers education, reverse mortgage education, and fair housing education. Homeowners and buyers will receive unbiased education that will allow them to make informed decisions.

**Amount Requested:** \$25,000 (55% of Project)

**Amount Recommended:** \$10,000 (Partial Funding)

**Number of Persons Served (County):** 700

**Number of Persons Served (Centennial):** 22

**Priority Need:** High – Housing Counseling

**Project Budget:** \$45,256

**Funding Sources:** CDBG, Private Funds

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Colorado Housing Connects	\$15,000	\$0	\$0	\$15,000

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**COLORADO EVICTION DEFENSE CENTER  
TENANT-BASED HOUSING EVICTION LEGAL PROGRAM**

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**Background:** The Colorado Eviction Defense Center (CEDC) is a non-profit organization that was created from the Colorado Affordable Legal Services (CALs) to meet the increase in individuals who cannot afford, or otherwise lack access to, legal representation. April L. Jones, attorney at law, runs the day-to-day operations of the entity as Managing Attorney. CEDC has an existing tenant/landlord rights and related housing information helpline that offers aid to Colorado residents resolving their housing problems. The helpline program offers primarily landlord/tenant dispute resolution information. CEDC/CALS also has fair housing law compliance knowledge and best practices for dispute resolution experience at the local, state and federal level, with established alliances with appropriate agencies. CEDC also provides consultation, eviction defense and homeless prevention assistance via a state licensed attorney. With the goal of preventing homelessness and assisting the tenant in maintaining their home, CEDC provides legal assistance that includes guidance through the legal process of evictions, assistance with paperwork, negotiation strategies and other processes and procedures.

**Project Description:** The proposed project would provide access to legal defense in eviction cases through the organization’s HELP-Line. An estimated 400 Arapahoe County residents meeting HUD-income requirements (at or below 80% AMI) would be provided services through this telephone support service. Those clients needing assistance would have access to a Self-Represented Litigant Coordinator (SRLC) and/or Staff Attorney to analyze and discuss the renter’s situation. An estimated 200 Arapahoe County resident would utilize this service during the grant year.

**Amount Requested:** \$35,000 (100% of Project)

**Amount Recommended:** \$0 – (Not Recommend for Funding)

**Number of Persons Served (County):** 400

**Number of Persons Served (Centennial):** Unknown

**Priority Need:** High – Affirmatively Further Fair Housing

**Project Budget:** \$35,000

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Housing Eviction Program (New Applicant/Application)	\$0	\$0	\$0	\$0

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**DOCTORS CARE**  
**CONNECTION TO HEALTH COVERAGE AND HEALTH CARE INIATIVE**

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**Background:** Doctors Care provides access to affordable healthcare, through a coalition of health care providers, to the medically underserved in South Metro Denver. Doctors Care is a private, nonprofit organization established to provide accessible medical services and improve the health of low-income residents of Arapahoe, Douglas and Elbert counties. The program offers medical care through an extensive network of physicians and hospitals who agree to treat eligible patients at significantly reduced fees. Doctors Care is then able to pass along those savings to its low-income patients via a sliding-fee scale. Approximately fifty-four percent of Doctors Care patients live in Arapahoe County.

**Project Description:** The City of Littleton has requested \$22,500 of their entitlement funds be awarded to Doctors Care – Connection to Health Coverage and Health Care Initiative. Funding will be used to offer a total of 400 hours of services between certified Health Coverage Guides and trained Patient Navigators in providing assistance to a total of 200 Arapahoe County residents. Gaining health coverage, along with navigation support leads to patient self-empowerment and to more preventative care, which results in a healthier individual. Health Coverage Guides provide one-on-one assistance with enrollment in either Medicaid or a subsidized plan on Connect for Health Colorado. Clients are also provided services to assist them in identifying and overcoming barriers to accessing health care, e.g. finding a primary care physician and understanding insurance coverages, terminology and billing. In summary, this project provides health care support and guidance to underserved residents of Arapahoe County with the underlying goal of increasing access to affordable health care.

**Amount Requested:** \$24,000 (21 % of Project Budget)

**Amount Recommended:** \$24,000 – (Full Funding) City of Littleton Set-Aside + County CDBG

**Number of Persons Served (County):** 200

**Number of Persons Served (Centennial):** 25

**Priority Need:** High – Health Services

**Project Budget:** \$201,000

**Funding Sources:** General and Operating Funds, CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Integrated Primary Care Initiative / Navigation Services	\$22,500	\$22,500	\$25,000	\$70,000

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**ENGLEWOOD HOUSING AUTHORITY**  
**RECONFIGURATION OF PATIO/BALCONY DOORS – ORCHARD PLACE**

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**Background:** The Englewood Housing Authority helps promote decent, safe, affordable housing in Englewood by increasing housing opportunities for low and moderate income households. The Housing Authority is responsible for many projects aimed at upgrading and preserving the city's existing housing stock. Englewood Housing Authority owns and operates 10 family duplex units, 100 public housing one bedroom units for the elderly and disabled and 105 units of Section 8 New Construction one bedroom units also for the elderly and disabled.

**Project Description:** The purpose of this proposed project is to assist EHA in funding a service coordinator position to assist elderly and disabled residents in the agency's two primary residential living centers, Orchard Place and Simon Center, with a variety of needs, including identification and location of service providers, assistance with completion of medical and housing authority paperwork, assistance with confidential personal business, organization and implementation of health and safety programs and other technical tasks which residents require assistance.

**Amount Requested:** \$25,000 (100% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 204

**Number of Persons Served (Centennial):** 0

**Priority Need:** N/A – PHA Service Coordinator

**Project Budget:** \$25,000

**Funding Sources:** CDBG

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2014	2013	2012	3 YEAR TOTAL
EHA Service Coordinator New Application	\$0	\$0	\$0	\$0

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**FAMILY PROMISE OF GREATER DENVER  
RENTAL ASSISTANCE CASE MANAGER**

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**Background:** Family Promise of Greater Denver is 501(c) 3 non-profit organization, independently affiliated with a national organization founded in 1988 and comprised of 171 affiliates in 41 states ([www.familypromise.org](http://www.familypromise.org)). This model brings diverse communities together to address family homelessness by providing shelter and hospitality in church facilities. Family Promise of Greater Denver began serving homeless families in November of 1997 with ten host congregations and four support congregations. Currently, there are two rotations with 22 host congregations, 42 support congregations and 2 civic groups. The mission of Family Promise of Greater Denver is “to enable an interfaith and community response to homeless families by providing shelter, meals, comprehensive assistance and encouragement toward self-reliance in an atmosphere of warmth and hospitality.” Family Promise utilizes various day sites to provide case management, referrals, counseling, housing and employment assistance etc... and various shelter locations to provide meals, evening and overnight support and transportation to and from their locations. A portion of the 2013 CDBG is being used to provide rental deposit assistance and the requested amount for 2014 will help continue this program.

**Project Description:** Family Promise will be awarded separate Arapahoe County funds for a Tenant Based Rental Assistance (TBRA) program. The CDBG funds requested will partially fund a part-time Rental Assistance Case Manager, who will work with landlords to secure housing for families and then provide case management to those families for the duration of time they are eligible for the TBRA program. The end goal is for the family to be self-sufficient at the conclusion of their rental assistance program. The major obstacle Family Promise families now face is affordable housing. By combining TBRA funding and Case Management, this project will help foster a better relationship between clients and Family Promise, beyond the typical sixty day program, providing a better opportunity for families to achieve self-sufficiency.

**Amount Requested:** \$12,000 (30% of Project Budget)

**Amount Recommended:** \$12,000 (Full Funding)

**Number of Persons Served (County):** 18

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Homeless Services

**Project Budget:** \$40,000

**Funding Sources:** CDBG

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Homeless Services Case Management	\$10,000	\$10,000	\$16,975	\$36,975

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**GOODWILL INDUSTRIES OF DENVER  
YOUTH CAREER DEVELOPMENT – SHERIDAN H.S.**

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**Background:** Goodwill Industries of Denver has an extensive high school career development program that assists teens in formulating a career path prior to graduation from high school. The planning and preparation provide job training to ready them for the workforce or post-secondary education. Goodwill’s Youth Career Development Programs equip students with the skills needed to graduate school and prepare for a life of career success. Goodwill collaborates with school administrators, guidance counselors and teachers to maximize the positive impact of the program. The program reflects the organization’s mission to create opportunities for individuals to change their lives and the lives of others while building a strong and sustainable community. Goodwill has received CDBG funding for Sheridan H.S. Youth Development the past three years and funding this request will help this program continue to serve Sheridan H.S. freshmen.

**Project Description:** The funding request for Goodwill’s Youth Career Development Program at Sheridan High School will partially support the salary of the certified teacher for the program. Specifically, this request will support classroom instruction to 100 9<sup>th</sup> and 10<sup>th</sup> grade students with AVID curriculum taught by a Goodwill Facilitator, including 675 hours of AVID curriculum instruction. In addition, the program will provide 20 additional students with dropout and academic credit recovery, case management, job and life skills coaching and referrals to community resources. Goodwill employs a licensed teacher to facilitate these classes, delivering a core curriculum that reinforces rigor, relevance and relationships.

**Amount Requested:** \$25,000 (49% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 120

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Youth Services

**Project Budget:** \$51,274

**Funding Sources:** Organizational Funding & CDBG

**National Objective Category:** Create Economic Opportunities

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Youth Development at Sheridan H.S.	\$26,500	\$25,000	\$23,935	\$75,435

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**INTER-FAITH COMMUNITY SERVICES  
HOMELESS PREVENTION**

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**Background:** Inter-Faith Community Services (IFCS) provides basic human services and enrichment programs to low-income people using community resources. The organization strives to support its clients in every phase of their climb to self-sufficiency and success. In doing so, IFCS operates under the philosophy of “a hand up, not a hand out,” which is demonstrated by staff respecting the dignity of each client. One of IFCS’s main goals is homeless prevention and the organization utilizes a number of programs to address this issue, including financial assistance and transitional and off-site housing. Although the organization may be best known for food and clothing banks, it offers a wide-range of services and programs that assist with everything from children clothing and school supplies to senior programs that assist with medical expenses and grocery shopping. IFCS has been at the forefront of community based efforts to address unmet basic human needs in the South Metro Denver since 1964, becoming the largest emergency and continual support system in South Metro Denver.

**Project Description:** The purpose of this project is to provide emergency rent assistance to extremely low-income and very low-income Arapahoe County residents who are struggling to pay rent and/or facing eviction. This program addresses an unmet need, as the organization received nearly 813 calls from residents seeking rental assistance last fiscal year, 2014-2015. Unfortunately, Inter-Faith was only able to assist 56 households (180 individuals), roughly 6% of the requests. This program seeks to assist Arapahoe County residents currently housed in order to prevent homelessness. Studies have shown that it’s more cost-effective to assist currently housed persons with rental assistance, with the goal of remaining housed, than the alternative of providing services after becoming homeless. With funds from the State of Colorado’s Homeless Prevention Activities Program (HPAP), FEMA’s Emergency Food and Shelter Program (EFSP), and the requested Arapahoe County CDBG, Inter-Faith hopes to keep approximately 235 Arapahoe County individuals housed in 2015.

**Amount Requested:** \$28,000 (22% of Project)

**Amount Recommended:** \$28,000 (Full Funding)

**Number of Persons Served (County):** 132

**Number of Persons Served (Centennial):** 26

**Priority Need:** High – Subsistence Payments

**Project Budget:** \$127,000

**Funding Sources:** Organizational Funding, CDBG, HPAP, EFSP

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Homeless Prevention	\$22,000	\$22,000	\$0	\$44,000

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**PROJECT ANGEL HEART  
HOME DELIVERED MEALS**

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**Background:** For over 20 years, Project Angel Heart (PAH) has been preparing and home-delivering individually modified meals, free of charge, to people living with life-threatening illnesses. While proper nutrition is important to everyone, it is absolutely critical for those living with life threatening illness, because they often have limited ability to absorb nutrients, decreased appetites, nausea, decreased energy and other complications. While poor and improper nutrition can be catastrophic for patients, balanced nutritious meals can provide the energy and response needed to battle illnesses. Because of this dichotomy, PAH is dedicated to promoting the health, dignity and self-sufficiency of people living with life-threatening illnesses with care and compassion. Project Angel Heart provides nutrient-dense, medically appropriate meals, modified as necessary to meet diagnosis-based dietary restrictions. Project Angel Heart’s singular goal is to improve their clients’ nutritional status, thereby strengthening their ability to fight their disease and improve their quality of life.

**Project Description:** The proposed 2016 project providing home-delivered meals in Arapahoe County is a continuous and ongoing project that has received CDBG funds in previous years. Each week meals are prepared and packaged in-house, and a week’s worth of frozen meals are delivered on Saturday to each client’s doorstep by volunteers. As previously noted, the meals are provided free of charge. All meals are individually tailored to ensure they meet client’s needs and restrictions. No other meal program in Colorado is able to accommodate medically necessitated diet restrictions, making PAH a valuable public service provider. The 2016 project is projected to serve 127 Arapahoe County residents living with life-threatening illness, alleviating barriers to accessing and preparing healthy food that meets their needs and dietary restrictions.

**Amount Requested:** \$32,500 (9% of Project)

**Amount Recommended:** \$32,500 (Full Funding) \$11,000 Centennial & \$21,500 County

**Number of Persons Served (County):** 127

**Number of Persons Served (Centennial):** 28

**Priority Need:** High – Health Services

**Project Budget:** \$371,018

**Funding Sources:** Organizational Funding & CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Home-Delivered Meals	\$22,000	\$22,000	\$18,536	\$62,536

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**ROCKY MOUNTAIN CHILDREN’S LAW CENTER  
SERVICES FOR ABUSED/NEGLECTED YOUTH**

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**Background:** The Rocky Mountain Children’s Law Center (CLC) was founded in 1985 in response to the critical lack of quality legal representation for abused and neglected children in Colorado. The original focus was to represent children and teens who had been removed from their homes due to abuse and neglect. However, services have expanded and now include legal advocacy for children in situations in which family violence, sexual assault, parental drug use, incarceration, or other events prevent parents from making good choice on behalf of their children and from providing them a safe and healthy home. Without proper legal representation, these children often continue to be victimized, drifting in and out of state care, not being placed in permanent homes, losing important family ties, and ultimately becoming a grim statistic as a school dropout, teenage parent, or juvenile offender. CLC served 3,663 children and adults in 2014 with direct representation of 1,500+ at risk children in the Denver metro area.

**Project Description:** The requested \$58,250 grant would be used to support the CLC’s direct legal representation / Guardian Ad Litem service to abused and neglected children in Arapahoe County and to support county residents through Helpline and legal advocacy services. This project would directly support the agency’s mission of transforming the lives of abused, neglected and at-risk children through compassionate legal advocacy, educational support, and public policy reform. Expert staff attorneys and clinical consultants provide child-focused legal representation, access to mental health and therapeutic services, and individualized education advocacy.

**Amount Requested:** \$58,250

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 550

**Number of Persons Served (Centennial):** 21

**Priority Need:** N/A - Services for Abused/Neglected Youth

**Project Budget:** \$222,121

**Funding Sources:** Grants & CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Services for Abused/Neglected Youth New Applicant/Application	\$0	\$0	\$0	\$0

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**SENIOR HUB  
RURAL MEALS ON WHEELS**

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**Background:** The Senior Hub, Inc. is a senior services agency offering support and referrals to older adults primarily in the North Denver Metro area, but also serving seniors in Aurora and the rural eastern I-70 corridor. The mission of The Senior Hub “is to advance the quality of life for older adults through advocacy, community partnerships and a variety of direct services planned to sustain an independent, healthy aging experience.” Senior Hub has a long-standing program in rural Arapahoe County, which has received CDBG funding the past few years. The funding request will enable the organization to continue serving rural Arapahoe County residents.

**Project Description:** The Senior Hub’s Rural Meals on Wheels program provides nutritious meals to, and regular monitoring of, homebound older adults in rural Arapahoe County. The program helps maintain and improve the nutritional levels of rural older adults in Bennett, Strasburg, Watkins, Byers and Deer Trail. Meals are subsidized for low-income persons when grant funding permits. The Rural Meals on Wheels program is the only such program meeting the needs of older adults in these communities. Volunteers deliver frozen meals once a week and an alternative “Market Basket” is an available option, which provides 10 frozen meals plus fresh fruits and vegetables, milk, bread, cereals, dried fruits, crackers, peanut butter and canned goods. In addition to providing meals and food, the organization responds to other client needs as they are identified. One of the additional benefits of the program is the human interaction and relationships that build between clients and volunteers delivering meals. The 2016 request for funding is anticipated to serve 65 rural Arapahoe County clients with approximately 15,200 nutritious meals.

**Amount Requested:** \$15,500 (40% of Project)  
**Amount Recommended:** \$15,500 (Full Funding)

**Number of Persons Served (County):** 65  
**Number of Persons Served (Centennial):** 0  
**Priority Need:** High – Senior Services

**Project Budget:** \$37,812  
**Funding Sources:** Grants & CDBG

**National Objective Category:** Create Suitable Living Environments  
**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Rural Meals on Wheels	\$15,500	\$15,500	\$15,500	\$46,500

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**TLC MEALS ON WHEELS**  
**MEALS ON WHEELS**

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**Background:** TLC Meals on Wheels, formerly called Town of Littleton Cares, is a self-governed, private, non-profit 501(C)(3) dedicated to “driving away hunger in South Metro Denver...one meal at a time since 1965.” TLC Meals on Wheels prepares hot lunches each day and volunteers deliver them to clients in Arapahoe County and southeast Jefferson County. No one is restricted from receiving meals due to financial status, but the recommended fee is \$4 per meal, or \$20 per week. The organization’s mission is “to enrich the lives of seniors and others by providing nutritious meals and services that promote dignity, well-being, and independence.” As mentioned, the core operation is to prepare and deliver meals to seniors and persons with disabilities, but an auxiliary operation is to provide nonperishable groceries on a monthly basis to those clients in greatest need, as well as offer additional products and services when available. TLC Meals on Wheels has a long-standing program in Arapahoe County, which has received CDBG funding the past few years. The funding request will ensure this program continues in 2016.

**Project Description:** CDBG funds reimburse TLC Meals on Wheels for groceries purchased to prepare lunches for low- and moderate-income clients living in Centennial, Englewood, Greenwood Village, Littleton, Sheridan, and surrounding areas within western Arapahoe County (west of I-25). TLC Meals on Wheels delivers hot, nutritious meals to home bound elderly and disabled individuals. This service helps people remain living independently in the security and familiarity of their own home. With pro bono guidance from a registered dietician at South Denver Cardiology, TLC’s kitchen staff prepares meals that are nutritious and appropriate to the health needs of seniors. Roughly 62,000 meals will be provided to seniors and homebound residents in western Arapahoe County during the grant year with the goal of a decreased incidence of food insecurity and a decreased incidence of loneliness and depression in the senior home-bound population.

**Amount Requested:** \$34,000 (6.1% of Project)

**Amount Recommended:** \$34,000 (Full Funding) City of Centennial Funds

**Number of Persons Served (County):** 500

**Number of Persons Served (Centennial):** 85

**Priority Need:** High – Senior Services

**Project Budget:** \$555,570

**Funding Sources:** General Funds, Grants and CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Meals on Wheels	\$34,000	\$34,000	\$27,500	\$95,500

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**ARAPAHOE COUNTY WEATHERIZATION  
ENERGY EFFICIENCY HOME IMPROVEMENT PROGRAM**

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**Background:** The Weatherization Division provides income-eligible households with free conservation measures to help them conserve energy and save money on heating and cooling bills. Weatherization can improve the comfort of a home by helping to moderate indoor temperatures during the changing seasons. Families who have weatherized their homes estimate that they save anywhere from 10 to 30% on their energy usage. The goal of the Energy Efficiency Home Improvements project is to provide energy conservation, and health and safety improvement to older homes of low-to-moderate income residents. This is an existing, ongoing project that is utilizing a 2015 CDBG of \$45,000. Funding this request will ensure this project continues in 2016.

**Project Description:** At no cost to clients, eight households will receive:

- 1. Energy Audit:** free energy audit of the home to identify conservation measures that will make the home more energy efficient.
- 2. Work Plan:** based on the information obtained during the audit, a work plan is created of services that will offer the best long-range benefits to make the home more energy-efficient and produce cost-savings.
- 3. Weatherization:** technicians will come to the home and provide weatherization services that may include: sealing major air leaks; adding insulation to attics, walls and crawl spaces; performing health and safety assessments on furnaces and water heaters; replacing appliances with high efficiency appliances; and installing high-efficiency compact fluorescent light bulbs.
- 4. Education:** information on steps that can be taken to conserve more energy in all seasons.
- 5. Inspection:** once the work is complete, a final energy audit will take place to determine the impacts of the installed energy conservation measures.

The Colorado Energy Office's policies and guidelines will provide the basis for determining the energy conservation services and health & safety repairs the project will provide to each household. Our primary goal, however, is to ensure that the older housing stock of low to moderate income residents receive the maximum benefit of all cost-effective energy conservation measures, which may require electrical repairs and service panel upgrades.

**Amount Requested:** \$45,000 (100% of Project)

**Amount Recommended:** \$45,000 (Full Funding)

**Number of Persons Served (County):** 30 (10 Households)

**Number of Persons Served (Centennial):** 6 (2 Households)

**Priority Need:** High – Direct Homeownership Assistance – Energy Efficiency Improvements

**Project Budget:** \$45,000

**Funding Sources:** CDBG

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Weatherization Services	\$45,000	\$45,000	\$36,000	\$126,000

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**AURORA INTERCHURCH TASK FORCE, INC.  
AURORA INTERFAITH RENOVATIONS**

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**Background:** Since 1979, Aurora Interchurch Task Force (DBA Aurora Interfaith Community Services [AICS]) has provided emergency food, clothing, utility assistance, and other services like prescriptions, bus tokens, diapers, and school supplies to Arapahoe County families and individuals. More than 6,300 Arapahoe County residents received services last year. In 2015, the program has seen a 30% growth in the number of clients seeking emergency assistance. AICS’s building at 1553 Clinton Street is 48 years old, and in need of some repairs and improvements that, if not addressed, could threaten access to services for Arapahoe County families and individuals. For example, the furnace and water heater are more than 40 years old.

**Project Description:** AICS will utilize CDBG funds to assist with needed repairs and improvements to the building, including a new roof, heating system, water heater and electrical wiring. The City of Aurora completed an audit of the building in October of 2015 and recommended infrastructure improvements, including those repairs, replacements, improvements included in the 2016 application. Based on the audit and City of Aurora recommendations to provide CDBG funds, the City of Aurora will act as the lead/project manager to comply with procurement policies and requirements, as well as reporting obligations.

**Amount Requested:** \$15,000 (15.4% of Project)

**Amount Recommended:** \$15,000 (Full Funding)

**Number of Persons Served (County):** 6,300

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facility Improvements – Homeless Services

**Project Budget:** \$97,460

**Funding Sources:** CDBG – Aurora and Arapahoe County & Organizational Funds

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Aurora Interfaith Renovations New Applicant/Application	\$0	\$0	\$0	\$0

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**AURORA MENTAL HEALTH CENTER  
WELLNESS COURT URSULA HOME**

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**Background:** Aurora Mental Health Center (AuMHC) is a private, 501 (c)(3) nonprofit community mental health center opened by volunteers in 1975 to serve the city of Aurora. AuMHC provides mental health services to more than 18,000 people annually. Services are provided in 29 specialty clinics located in 12 counseling and specialized service centers, in eight residential facilities, in public schools, at two county departments of human services, in homes and foster homes, at other community locations, and at two county jails, Colorado Department of Corrections and several district courts. AuMHC is state-licensed to provide mental health and substance abuse services. Aurora Mental Health is collaborating with the Aurora Municipal Wellness Court to assist individuals with mental health issues who are disproportionately using the City and County services, specifically emergency, police, and fire. These individuals are too often homeless and do not have the skills to access proper treatment. Due to their multiple barriers, these individuals often end up in the criminal justice system. The normal court process is not aware of, nor has access to appropriate resources for these individuals. AuMHC and the Aurora Municipal Court (Court) through its Wellness Court are targeting this population that has been previously identified through PATH and Triage programs as homeless individuals who are high users of services.

**Project Description:** AuMHC will complete renovations and improvements to the organization’s transitional home at 3120 Ursula St. in Aurora. The building was purchased by the City of Aurora using Home Funds, deeded to AuMHC for housing for appropriate and stabilized individuals participating in the Wellness program. Aurora Home Funds were also used to renovate and make the Ursula property a “congregate home” that is ADA compliant. Given its current condition, the building will only house six individuals. Additional funds if awarded by Arapahoe Co. CDBG, would assist with renovations to the building to expand its capacity, allowing the potential of up to twelve individuals to reside in this “congregate house.” The city of Aurora and AuMHC are contributing a total of \$164,400 to this rehab project.

**Amount Requested:** \$47,050 (22.3% of Project)

**Amount Recommended:** \$47,050 (Full Funding)

**Number of Persons Served (County):** 12

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Homeless Prevention Services & Emergency Housing

**Project Budget:** \$211,450

**Funding Sources:** CDBG – Aurora and Arapahoe County & AuMHC Funds

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Wellness Court Ursula Home New Applicant/Application	\$0	\$0	\$0	\$0

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**BROTHERS REDEVELOPMENT, INC. (BRI)**  
**HOUSING REHABILITATION**

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**Background:** Brothers Redevelopment, Inc. (BRI) was established in 1971 to provide safe, affordable, accessible housing and housing services for Colorado’s low-income, elderly and disabled residents. BRI has worked with countless agency, supporters and volunteers to serve nearly 90,000 households across Colorado. In 1981 BRI was certified by the U.S. Department of Housing and Urban Development as a comprehensive housing counseling agency. Following certification BRI has continued to promote, preserve and protect homeownership. Brothers Redevelopment, Inc. BRI has numerous housing programs, including: Home Maintenance and Repair, Paint-A-Thons, Neighborhood Caretakers program, asset management of 576 affordable housing units, construction and development of affordable housing, and housing counseling for homebuyers, default mortgages (foreclosures), and reverse mortgage counseling. Arapahoe County has funded BRI housing programs in the past, including the Help for Homes and Home Maintenance and Repair programs, and funding this request will continue the ongoing partnership.

**Project Description:** BRI’s Housing Rehabilitation project will make home repairs, free of charge, for low-income residents that cannot afford to pay the cost of market-rate repairs. Since low-income homeowners often delay, or altogether forgo, home repairs in favor of other pressing needs, the services offered by BRI help to address this issue, enabling homeowners to spend money on other important costs beside home repairs. The 2016 application has identified three target activities: Help for Homes, Ramps and Rails, and Paint-A-Thon. The Help for Homes project will provide 6 families with exterior and interior repairs that improve in home health and safety for clients. The Paint-A-Thon, with the help of sponsors and volunteers, will paint 10 homes of income-qualified senior and disabled homeowners, with an average painting cost that can exceed \$5,000. The Ramps and Rails program will assist 4 low-to-moderate income seniors with mobility and accessibility improvements like wheelchair ramps, handrails, widening doorways and other improvements that meet the client’s needs.

**Amount Requested:** \$77,500 (63% of Project)

**Amount Recommended:** \$77,500 (Full Funding) \$52,500 County & \$25,000 Centennial

**Number of Persons Served (County):** 60 (20 Households)

**Number of Persons Served (Centennial):** 21 (7 Households)

**Priority Need:** High – Direct Homeownership Assistance - Rehab

**Project Budget:** \$122,063.80

**Funding Sources:** General Funds, Grants, Fundraising and CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Home Maintenance and Repair/Housing Rehab	\$77,500	\$75,000	\$25,000	\$177,500

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**CHILDREN’S ADVOCACY & FAMILY RESOURCES, INC.  
ROOF REPLACEMENT**

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**Background:** Children’s Advocacy and Family Resources, Inc. (CAFR) also known as SungateKids was formed after a 1989 community survey which found that children who suffer abuse are re-victimized by multiple interviews. In response, the community formed and incorporated CAFR, aka SungateKids as a 501 (c)(3) in 1993 and began operations in 1996. SungateKids provides forensic interviewing services, therapeutic support services, resources, referrals and a prevention education program. The mission of SungateKids is to coordinate a comprehensive, multi-disciplinary community response designed to meet the needs of abused children and their families.

**Project Description:** The proposed project is a needed facility improvement that includes replacing a leaking roof, which will support and enhance SungateKids ability to provide services to child victims of abuse and their non-offending families. The existing roof has already sustained two major leaks, causing interior damage. Because of the condition of the roof and the advice from multiple roofing contractors that repairs compared to replacement is only prolonging the inevitable, a complete roof replacement. The 2016 request is to replace the roof, allowing the organization to continue to serve its mission, clients and community.

**Amount Requested:** \$124,800 (100% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 350

**Number of Persons Served (Centennial):** 25

**Priority Need:** Public Facility Improvements – Abused/Neglected Youth

**Project Budget:** \$124,800

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
SungateKids New Application (Roof Replacement)	\$0	\$0	\$85,600	\$85,600

## STREET AND/OR SIDEWALK IMPROVEMENTS

**Background:** The City of Centennial will receive approximately \$209,597 in 2016 CDBG Funds for Public Facility and Infrastructure projects, of which approximately \$159,597 or \$184,597 will be available for a street/sidewalk project (estimated amounts are based on the City of Centennial supporting Brothers Redevelopment and/or TLC Meals on Wheels requests for \$25,000 each.) The City, with Arapahoe County support, has conducted infrastructure repairs in CDBG eligible census tract and block group since 2008 and has proposed spending the balance of funds on a street and sidewalk project in the Nob Hill neighborhood, census tract 56.28 block group 2. The City of Centennial currently has a balance of funds for streets/sidewalk improvements of \$369,372 that will be added to the balance of 2016 funds to complete a significant infrastructure project in 2016.

**Project Description:** The City of Centennial will make infrastructure improvements (street and sidewalk improvements) within Census Block Group, 56.28 Block Group 2, also known as Nob Hill. At this time, the City is working on prioritizing these new eligible area and will determine the most efficient use of funds based on community priorities and needs. The final project is anticipated to replace aging, outdated sidewalks with new ADA-compliant infrastructure (sidewalks, gutters, curb ramps), and/or repave streets to address aging infrastructure. In either case, the infrastructure improvements will benefit the neighborhood and community as a whole. The aforementioned eligible area (census tract and block group) is a primarily residential area eligible for CDBG “area benefit” funding as it has a low/moderate income population meeting HUD’s threshold of 46.83%.

**Amount Requested:** Balance of Funds (\$369,372.62 + 2016 Balance)

**Amount Recommended:** Full Funding - TBD based on balance of 2016 funds - Centennial Set-Aside

**Number of Persons Served (County):** 1,265

**Number of Persons Served (Centennial):** 1,265

**Priority Need:** High – Public Facilities and Improvements - Sidewalks

**Project Budget:** TBD

**Funding Sources:** Centennial CDBG + Centennial General Funds

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Centennial Infrastructure Improvements	\$182,097	\$170,434	\$256,918	\$609,449

## ENERGY EFFICIENT ENGLEWOOD (E3)

**Background:** The City of Englewood receives a \$135,000 set-aside in CDBG funds annually, as established by County Policy, of which \$20,250 can be allocated to a Public Service project; Public Service projects are capped at 15% of the annual grant award. The City of Englewood has requested \$127,500 be awarded to the Energy Efficient Englewood (E3) program (City request did not reflect a 10% reduction in set-aside allocations that was approved and begins in 2016; the previous set-aside allocation was \$150,000, of which \$127,500 was typically allocated to the E3 program and \$22,500 could be allocated to Public Service). The City of Englewood Energy Efficient Englewood (E3) program has been supported with CDBG funds for many years and is currently using a 2015 grant of \$127,500 to provide grants to income-qualified homeowners for energy efficiency improvements.

**Project Description:** Energy Efficient Englewood (E3) is designed to improve energy efficiency by providing grants of up to \$8,000 to low and moderate income homeowners. The grants focus on work items that qualify for federal tax credits or other state and local rebate programs, such as: Energy Star furnaces, water heaters, windows, insulation, roofing, siding, evaporative coolers, and refrigerators. The grant requires a 20% match from the homeowner, or secured with a declining deed of trust on the property that is to be forgiven over a five-year period. The entire city is designated as the target area, and eligible applicants must be at or below 80% of the area median income. The 2016 request/application will utilize CDBG funds in the same manner as previous years, awarding grants to income-qualified homeowners within city limits. The project is anticipated to serve roughly 14 homeowners during the course of the grant year, which will provide needed homeowner improvements and preserve the affordable housing stock in the city of Englewood and Arapahoe County.

**Amount Requested:** \$127,500 (72% of Project)

**Amount Recommended:** \$114,750 (Partial Funding) City of Englewood Set-Aside

**Number of Persons Served (County):** 14

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Direct Homeownership Assistance - Rehab

**Project Budget:** \$177,144

**Funding Sources:** CDBG and Organizational Funding

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Energy Efficient Englewood (E3)	\$127,500	\$127,500	\$100,000	\$355,500

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**CITY OF LITTLETON**  
**PRENTICE AVENUE SIDEWALK IMPROVEMENTS**

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**Background:** The City of Littleton receives a \$135,000 set-aside in CDBG funds annually, as established by County Policy, of which \$20,250 can be allocated to Public Service projects; Public Service projects are capped at 15% of the annual grant award. The 2016 City of Littleton request/application did not reflect a 10% reduction in set-aside allocations that was approved and begins in 2016; the previous set-aside allocation was \$150,000, of which \$127,500 was typically allocated to a public infrastructure project, typically a street and/or sidewalk improvements project and \$22,500 could be allocated to public service projects, typically Doctors Care. The City of Littleton has requested that \$127,500 be awarded to the Prentice Avenue Sidewalk project.

**Project Description:** This project is a continuation of a CDBG sidewalk replacement program that began in 1997 with improvements to Main Street and progressed through the north neighborhoods of Littleton. The city of Littleton will continue its efforts to remove and replace deteriorated asphalt streets and sidewalks with new infrastructure that meets ADA standards. The street and sidewalk improvements will complete the right-of-way revitalization in the neighborhood and satisfy citizen’s requests for improvements in this area. The local residents, as well as the community at large, will benefit from this project.

**Amount Requested:** \$127,500

**Amount Recommended:** \$114,750 (Partial Funding) City of Littleton Set-Aside

**Number of Persons Served (County):** 5,210

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facilities and Improvements – Streets & Sidewalks

**Project Budget:** \$127,500

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Littleton Streets & Sidewalks	\$127,500	\$127,500	\$127,500	\$382,500

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**CITY OF SHERIDAN**  
**W. FLOYD AVE. IMPROVEMENTS**

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**Background:** The City of Sheridan receives \$22,500 in CDBG funds annually as a set-aside allocation, as established by County Policy. This amount is the new 2016 set-aside, which takes into account a 10% reduction from previous years. The requested amount of \$179,644 includes the 2014 award of \$59,672. The project is currently on hold, as the procurement process was unable to generate an appropriate and feasible contract price for the size and scope of the project. The intent of this request is to provide additional funds to support the contractor bids generated from the original proposal, enabling this project to move forward.

**Project Description:** This project would install curb, gutter and sidewalk on a dirt road addressing both drainage and accessible safe areas for pedestrian traffic. The area in question is mostly Section 8 Housing and is in the area connectively between Dartmouth Avenue and West Hampden Avenue. Improvements to this area, which is heavily traveled by all ages of children, would greatly benefit the residents by providing safe routes between South Canosa Court and South Bryant Street to the north of West Hampden Avenue. Approximately 250 children live in this area and frequently use these streets. This project will utilize Sheridan’s set-aside funds, with the balance being provided by the County’s Competitive Funds. This project will install approximately 510 feet of curb/gutter on the north and south sides of West Floyd Avenue. An additional 125 feet of 4 foot wide sidewalk will be installed on the south side and will include accessibility ramps at both ends. The local residents, as well as the community at large, will benefit from this project.

**Amount Requested:** \$179,644 (Request includes 2014 award of \$59,672)

**Amount Recommended:** \$119,992 (Full Funding) City of Sheridan Set-Aside + County Funds

**Number of Persons Served (County):** 2,056

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facilities and Improvements – Streets & Sidewalks

**Project Budget:** \$127,500

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
City of Sheridan Infrastructure Improvements	\$0	\$59,672	\$120,395	\$180,067

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**CITY OF SHERIDAN**  
**S. CANOSA CT. IMPROVEMENTS PHASE I**

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**Background:** The City of Sheridan receives \$22,500 in CDBG funds annually as a set-aside allocation, as established by County Policy. This amount is the new 2016 set-aside, which takes into account a 10% reduction from previous years.

**Project Description:** This project is a continuation of city efforts to utilize CDBG funds for public infrastructure improvements, particularly street and sidewalk replacements/improvements. The proposed project would install 1400 feet of curb/gutter and 4 feet of attached sidewalk on the east and west sides of South Canosa Court. Two additional accessible ramps will be installed on W. Girard Ave on both sides of the roadway. The local residents, as well as the community at large, will benefit from this project.

**Amount Requested:** \$280,907 (100% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 2,056

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facilities and Improvements – Streets & Sidewalks

**Project Budget:** \$280,907

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
City of Sheridan Infrastructure Improvements	\$0	\$59,672	\$120,395	\$180,067

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**CITY OF SHERIDAN**  
**S. CANOSA CT. IMPROVEMENTS PHASE II**

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**Background:** The City of Sheridan receives \$22,500 in CDBG funds annually as a set-aside allocation, as established by County Policy. This amount is the new 2016 set-aside, which takes into account a 10% reduction from previous years.

**Project Description:** This project is a continuation of city efforts to utilize CDBG funds for public infrastructure improvements, particularly street and sidewalk replacements/improvements. The proposed project would continue to install 1,400 feet of curb/gutter and 4 feet of attached sidewalk on the east and west sides of South Canosa Court. Two additional accessible ramps would be installed on W. Girard Ave on both sides of the roadway. The local residents, as well as the community at large, will benefit from this project.

**Amount Requested:** \$237,181 (100% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding) City

**Number of Persons Served (County):** 2,056

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facilities and Improvements – Streets & Sidewalks

**Project Budget:** \$237,181

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
City of Sheridan Infrastructure Improvements	\$0	\$59,672	\$120,395	\$180,067

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**COLORADO CENTER FOR THE BLIND  
PARKING LOT PAVING**

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**Background:** The Colorado Center for the Blind (CCB) facility has been in its present location in Littleton for the past 15 years. CCB has diligently worked to renovate and modify the former YMCA into a world class training center for blind individuals of all ages. Every effort to maintain and upgrade the facility, to meet both function and safety concerns, has been made. On two separate occasions, CCB has made major repairs to the parking lot in order to maintain the asphalt’s integrity. It has become apparent that these repairs are no longer sufficient and further damage is continuing to happen. The parking lot has become a safety hazard as the problem with deteriorating asphalt grows worse. This parking lot is very unstable, loaded with potholes and is extremely uneven to walk on. Due to the nature of our training (working with blind individuals who are just beginning to learn the skills to walk confidently with a long white cane, use of our parking lot to teach cane travel, and a growing number of blind seniors who also have mobility issues), CCB must fix this parking lot to ensure the integrity of our training and the safety of our students, staff and the community..

**Project Description:** CCB has requested CDBG funds to repave the organization’s parking lot, approximately 3,000 square feet. The current parking lot is L shaped with an upper and lower lot. The use of the lot is for parking company vehicles used to transport students, parking for Center participants, drop-off point for Assess-a-Ride riders (RTD bus for people with mobility problems, primarily seniors with mobility issues), and parking for professionals and community members attending a training. CCB also utilizes the parking lot for white cane training, emergency fire exits, taking out trash and other trainings and events. Students new to navigating parking lots using a cane begin their training in this parking lot. By repairing and resurfacing the parking lot, CCB will maintain a safe environment for students, staff and community members, allowing the organization to continue its mission of bringing proper training to blind individuals, giving them the skills, confidence, and opportunities to become independent and contributing citizens.

**Amount Requested:** \$75,000 (37.5% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 1,280

**Number of Persons Served (Centennial):** 410

**Priority Need:** High – Public Facility and Infrastructure Improvements & Handicapped Services

**Project Budget:** \$200,000

**Funding Sources:** CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Independent Skills Resource Center	\$0	\$0	\$75,000	\$75,000

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**COMMUNITY HOUSING DEVELOPMENT ASSOCIATION  
PRESIDENTIAL ARMS APARTMENTS REPAIRS**

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**Background:** Community Housing Development Association (CHDA) was formed in 1995 by three human services agencies to address the unmet need for affordable housing for modest wage earners in south metro Denver, as well as to serve the housing needs of their clients; the three agencies forming CHDA include Arapahoe/Douglas Mental Health Network, Arapahoe House, Inc. and Developmental Pathways. During its 20 year operating history, CHDA has developed five multifamily rental housing properties consisting of 204 units of housing in Arapahoe County, including the Presidential Arms Apartments (33 units) in 2008. The mission of CHDA is to provide quality, service supported, living opportunities for people with modest means including those with development disabilities, mental illness and/or substance addiction in the south metro Denver area.

**Project Description:** The proposed project for which CHDA submitted an application for 2016 CDBG funds is for the renovation and repair of exterior concrete stairs and walkways along with replacement of corroded steel railings along the walkways, stairs and balconies at the 33-unit Presidential Arms Apartments located at 3595 S. Washington St. in Englewood, CO. The five-story apartment building was constructed in 1964 and most of the concrete in the walkway and balcony areas is original to the building, some of which is severely degraded. Much of the steel work was replaced when CHDA renovated the property in 2008. Unfortunately, poor workmanship, inadequate design considerations, and material quality for the 2008 steel work has resulted in the corrosion and premature failure of the railings in multiple locations. Structural engineers and inspections in 2014 confirmed the need to remove and replace the compromised structural supports and bring the railing system up to code.

**Amount Requested:** \$225,000 (48% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 33

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Housing Rehabilitation

**Project Budget:** \$465,000

**Funding Sources:** CDBG

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
CHDA – Presidential Arms New Applicant/Application	\$0	\$0	\$0	\$0

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**CRISIS CENTER**  
**GAS LINE FOR DOMESTIC ABUSE SHELTER**

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**Background:** Founded in 1985, the Crisis Center exists to end domestic violence through advocacy, education, and prevention; while helping communities live free of violence. The goal of the organization is to provide safety, healing, information, therapy, advocacy, prevention and education to stop the generational cycle of domestic abuse. Programs focus on helping victims recover and gain the tools to become emotionally stable, independent, confident and self-sufficient. In 2010, the Crisis Center built the current shelter building with the use of federal, state and local funds, as well as private donations via a capital campaign. The emergency shelter utilizes a geothermal system to heat and cool the facility and control water temperatures. Given the current system, as designed and built (2010), when there are electrical outages, the facility loses its ability to maintain any appropriate heating and cooling systems. There is currently no back up system during these outages and this presents a significant problem for the emergency shelter.

**Project Description:** The proposed project would install a new gas line at the organization’s primary location to ensure adequate and uninterrupted service. The request for 2016 funds would partially support the needed funds to install a natural gas line that enhances the current system allowing for consistent temperatures within the building and regulated hot water temperatures.

**Amount Requested:** \$75,000 (37.5% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 89

**Number of Persons Served (Centennial):** N/A

**Priority Need:** High – Public Facilities and Improvements – Emergency Shelter

**Project Budget:** \$200,000

**Funding Sources:** Agency Funds & CDBG (Arapahoe and Douglas County)

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
Crisis Center New Applicant/Application	\$0	\$0	\$0	\$0

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**ENGLEWOOD HOUSING AUTHORITY**  
**SIMON CENTER BALCONY DOOR REPLACEMENT**

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**Background:** The Englewood Housing Authority helps promote decent, safe, affordable housing in Englewood by increasing housing opportunities for low and moderate income households. The Housing Authority is responsible for many projects aimed at upgrading and preserving the city's existing housing stock. Englewood Housing Authority owns and operates 10 family duplex units, 100 public housing one bedroom units for the elderly and disabled and 105 units of Section 8 New Construction one bedroom units also for the elderly and disabled. EHA was awarded a 2015 CDBG in the amount of \$145,000 to complete a similar project (balcony door replacement) at their Orchard Place building. Unfortunately, at this time the project is on hold, because the submitted bids from multiple requests for proposals are not consistent with estimates and are not feasible given the current available funding.

**Project Description:** The purpose of this proposed project is to replace sliding glass doors leading to residents balconies/patios in Simon Center, a seven story high-rise building with 105 one-bedroom units for elderly and/or disabled low-income residents. The existing sliding glass doors were part of the original construction in 1981/1982. Because the sliding glass doors are very large, heavy and worn out, the residents do not have easy access to their patios/balconies and do not have easy access to an emergency evacuation, should the need arise. The request for CDBG funds would replace the existing doors with a smaller, normal sized doors, allowing easier access to the patio/balcony area, reduced energy consumption, and assurances that everyone is able to access their patio/balcony in case of an emergency evacuation. Englewood Housing Authority received 2015 CDBG funds to complete a nearly identical project at Orchard Place, but has been unsuccessful in generating feasible bids to complete the project within the original budget and scope.

**Amount Requested:** \$160,000 (100% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 105

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facilities and Improvements – Housing Rehabilitation

**Project Budget:** \$160,000

**Funding Sources:** CDBG

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
EHA – Simon Center Improvements	\$0	\$16,000	\$0	\$16,000

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**HABITAT FOR HUMANITY  
ACQUISITION AND REHAB FOR HOMEOWNERSHIP**

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**Background:** Habitat for Humanity

**Project Description:** The proposed project would allow Habitat for Humanity to acquire and rehab 2-5 residential units for resale to low-income owner-occupants in Arapahoe County, the location of which, cannot be determined at this time. The project would utilize \$100,000 in CDBG funds combined with an estimated \$500,000 in additional funding from Habitat, providing substantial leveraged funds. Habitat will seek acquisition and rehab on a variety of housing types – condos townhomes, duplexes, single-family detached etc...and the units would be vacant or sold to Habitat by the owner-occupant through a voluntary transaction. Therefore, Habitat will not acquire any units with current renters, or otherwise displace persons for this project. By completing acquisition and rehab projects and selling the properties to low-income owner-occupants, Habitat, with the assistance of a CDBG would be preserving existing housing stock, a high priority in the County’s Consolidated Plan.

**Amount Requested:** \$100,000 (16.67%)

**Amount Recommended:** \$100,000 (Full Funding)

**Number of Persons Served (County):** Up to 5 households

**Number of Persons Served (Centennial):** N/A

**Priority Need:** High – Preservation of Existing Housing Stock & Housing Rehab

**Project Budget:** \$600,000

**Funding Sources:** CDBG & Habitat Funds,

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Habitat for Humanity Acquisition and Rehab (New Application)	\$0	\$0	\$0	\$0

\* Habitat was approved for a \$400,000 CDBG for Sheridan Square Project in GY2015

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**NONPROFIT MANAGEMENT SERVICES OF COLORADO  
HOME ACCESSIBILITY SERVICES**

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**Background:** Nonprofit Management Services of Colorado’s (NMSC) Home Accessibility Modification program makes home accessibility modifications for the disabled and gaining populations. The modifications are offered to clients at no cost to the resident. NMSC has 50 years of experience providing professional, affordable, contracted management services to agencies and communities seeking assistance in the following areas: Property Management and Maintenance, Transportation, Human Resource Consulting, Training, Financial Reporting/Budgeting, Billing, Internal and External Communication Support.

**Project Description:** The proposed project would offer construction services to make home accessibility modifications to include, but not limited to walk-in showers/tubs, accessible sinks and toilets, handrails, grab bars, widening doors etc... The funds requested would be used specifically for each Arapahoe County project based on applicants with a targeted population of low-income residents, particularly seniors and persons with disabilities.

**Amount Requested:** \$15,000 (73% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 25

**Number of Persons Served (Centennial):** 3

**Priority Need:** High – Direct Homeownership Assistance – Rehab

**Project Budget:** \$20,500

**Funding Sources:** CDBG & Organizational Funding

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Affordability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Nonprofit Management Services of Colorado (New Applicant/Application)	\$0	\$0	\$0	\$0

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**SOUTH METRO HOUSING OPTIONS  
SECURITY CAMERAS – SENIOR/DISABLED BUILDINGS**

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**Background:** South Metro Housing Options (SMHO), formerly Littleton Housing Authority, provides affordable, quality housing, which is responsive to community needs, and upholds the ethical stewardship of public funds and assets. SMHO also provides a stepping-stone toward self-sufficiency and promotes dignity, diversity and individuality. The mission statement of SMHO is “South Metro Housing Options seeks to strengthen our community by creating opportunities for diverse housing alternatives.” In the past, the three buildings which would receive the proposed security cameras had an on-site resident manager to monitor the premises and handle any safety concerns or issues, but for the past three years, SMHO has not had the funding to support those positions.

**Project Description:** The proposed project would install security cameras in common areas of three senior/disabled buildings (Alyson Court, Amity Plaza and Bradley House) to increase security and peace of mind of residents and staff, as well as enhance SHMO staff’s ability to enforce lease agreements. Because the on-site staff was eliminated in 2012 the residents in the aforementioned buildings have become increasingly concerned about their safety during the hours when no staff are present. SMHO staff believes the installation of cameras in the building common areas, including entryways, lobbies, community rooms and hallways would assist staff in identifying any activities or individuals that pose a risk to residents.

**Amount Requested:** \$70,000 (78% of Project)

**Amount Recommended:** \$0 (Not Recommended for Funding)

**Number of Persons Served (County):** 312

**Number of Persons Served (Centennial):** 0

**Priority Need:** High – Public Facility and Infrastructure – Senior Housing

**Project Budget:** \$90,000

**Funding Sources:** Organizational Funding & CDBG

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
SMHO Facility Improvements	\$0	\$62,850	\$0	\$62,850

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**THIRD WAY CENTER  
BANNOCK HOUSE RENOVATIONS**

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**Background:** Third Way Center provides residential treatment for severely traumatized (through abuse, neglect and abandonment), mentally ill and disadvantaged, often homeless, adolescents. The comprehensive program empowers young people to build better lives for themselves and their future families by providing life skills training, education, job skills and vocational training, job placement, parenting skills training, and additional services in addition to intensive therapy to overcome past trauma. A primary goal is to help them become productive community members. Reimbursement for services comes from a variety of sources, but isn't sufficient to cover all program costs. And, with the top priority being programming and direct services, often times the maintenance and renovations of the treatment homes must be delayed due to inadequate funding and additional financial support must be obtained through other sources in the community.

**Project Description:** Third Way Center operates several residential treatments homes, one of which is located in Arapahoe County-Bannock House. Given that reimbursement for services provided is not sufficient to pay the cost of expenses related to maintenance and property renovations, Third Way Center has to rely on funding from the community and grantors to cover those costs. The Bannock House, because of inadequate funding is in need of several renovations that will improve the home and enhance the treatment experience and quality of life for residents. The proposed project would use 2016 application CDBG funds to repair and update front and rear staircases, replacing the carpet and adding safety treads to the staircase, replace office doors to allow for staff privacy while completing paperwork, update the storage room, per recommendations from the Division of Youth Corrections, replace the existing dish sanitizer as continued repairs are no longer cost effective, and create a patio area on the south side of the house to create additional usable outdoor space for residents.

**Amount Requested:** \$28,300 (100% of Project)

**Amount Recommended:** \$23,300 (Partial Funding)

**Number of Persons Served (County):** 12

**Number of Persons Served (Centennial):** 1

**Priority Need:** High – Public Facilities and Improvements – Homeless Services

**Project Budget:** \$28,300

**Funding Sources:** CDBG

**National Objective Category:** Provide Decent Affordable Housing

**National Outcome Category:** Sustainability

FUNDING	2015	2014	2013	3 YEAR TOTAL
Third Way Center – Bannock House *Received CDBG of \$20,370 in 2012	\$0	\$0	\$0	\$0

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**TLC MEALS ON WHEELS  
KITCHEN EQUIPMENT UPGRADE**

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**Background:** TLC Meals on Wheels, formerly called Town of Littleton Cares, is a self-governed, private, non-profit 501(C)(3) dedicated to “driving away hunger in South Metro Denver...one meal at a time since 1965.” TLC Meals on Wheels prepares hot lunches each day and volunteers deliver them to clients in Arapahoe County and southeast Jefferson County. No one is restricted from receiving meals due to financial status, but the recommended fee is \$4 per meal, or \$20 per week. The organization’s mission is “to enrich the lives of seniors and others by providing nutritious meals and services that promote dignity, well-being, and independence.” TLC Meals on Wheels has a long-standing program in Arapahoe County, which has received CDBG funding the past few years. The organization is currently preparing meals using one double convection oven. Due to age the other ovens do not work properly and occasionally throw the breaker switch, which limits their ability to plan and prepare meals to 350 meals per day. As the number of people requested services increases (17% growth in last two years) the limitations are becoming an issue. The 2016 funding request will enable the organization to upgrade kitchen equipment; thereby, increasing meal capacity to better serve a growing senior population and demand for services.

**Project Description:** The proposed 2016 project will use CDBG funds to purchase new kitchen equipment, which will increase TLC Meals on Wheels capacity and provide the organization with better flexibility to prepare a wider range of meals with more fresh produce. The equipment TLC Meals on Wheels would like to purchase using CDBG funds includes a double convection oven, food steamer, food processor with attachments and minor electrical upgrades to adequately handle multiple double convection ovens and increased electrical usage from other kitchen appliances. Given the fact that the food delivered to clients is the main meal of the day for 79% of their clients, it is important that TLC Meals on Wheels continues to expand capacity and services to an ever increasing population that requests and in many cases requires this service.

**Amount Requested:** \$25,000 (70% of Project)

**Amount Recommended:** \$25,000 (Full Funding)

**Number of Persons Served (County):** 500

**Number of Persons Served (Centennial):** 85

**Priority Need:** High – Public Facilities and Improvements – Public Service Delivery

**Project Budget:** \$35,700

**Funding Sources:** CDBG and TLC General Funds

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2015	2014	2013	3 YEAR TOTAL
TLC Meals on Wheels New Application-Facility Upgrade	\$0	\$0	\$0	\$0

\* TLC Meals on Wheels has received \$95,500 in Public Service funds over the last three years.

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**TRI-COUNTY HEALTH DEPARTMENT  
CAPITAL IMPROVEMENTS – DENTAL SERVICES**

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**Background:** Tri-County Health Department (TCHD) is the official public health agency serving Adams, Arapahoe and Douglas Counties. TCHD serves more than 1,400,000 residents, comprising over one-quarter of Colorado’s population. The organization’s mission is to protect, promote, and improve the health, environment and quality of life for the residents of Adams, Arapahoe and Douglas Counties through effective use of data, evidence-based prevention strategies, leadership, advocacy, and partnerships in the promotion of health equity. Currently, dental services are provided in one Arapahoe County facility on S. Broadway in Englewood, which has three dental chairs and provides traditional dental services. Beginning in April 2014, eligible adults enrolled in Medicaid had dental benefits added to their coverage (benefit already existed for children). The added benefit means over 80,000 Arapahoe County residents now have access to comprehensive dental services, but based on industry studies, there are only approximately 532 providers in Arapahoe County.

**Project Description:** The proposed project would utilize CDBG funds to purchase a digital x-ray machine for the TCHD’s dental clinic. Medicaid is now requiring digital x-rays accompany billing paperwork and without a digital x-ray machine, THCD is in jeopardy of not receiving reimbursements and losing hard-copies of x-rays, as those are currently being sent for reimbursement. Since the organization does not currently have a digital x-ray machine or the funding to purchase one, the organization is struggling to respond to the urgent need of supporting Medicaid clients that are newly eligible for dental benefits and meeting the new digital x-ray requirements. A new machine would allow Medicaid billing to be more efficient, accurate and timely, which in turn would support higher success rates with reimbursement requests.

**Amount Requested:** \$15,000 (83% of Project)

**Amount Recommended:** \$15,000 (Full Funding)

**Number of Persons Served (County):** 324

**Number of Persons Served (Centennial):** 16

**Priority Need:** High – Public Facility Improvements - Health Facilities

**Project Budget:** \$18

**Funding Sources:** CDBG & TCHD Funds

**National Objective Category:** Create Suitable Living Environments

**National Outcome Category:** Availability/Accessibility

FUNDING	2014	2013	2012	3 YEAR TOTAL
TCHD New Applicant/Application	\$0	\$0	\$0	\$0



## Board Summary Report

**Date:** January 28, 2016  
**To:** Board of County Commissioners  
**Through:** Jan Yeckes, Planning Division Manager  
**From:** Sherman Feher, Senior Planner  
**Subject:** KOA Kampgrounds Rezone, (Z15-005).

### Request and Recommendation

The purpose of this action is to request BOCC approval for a rezone from AE (Agriculture) to "O" (Open) and "F" (Floodplain) to allow expansion of an existing KOA Kampground. PWD and the Planning Commission are recommending approval with conditions.

### Background

This property was originally zoned AE in 1972.

### Links to Align Arapahoe

This request, if approved, may improve the County's economic environment.

### Discussion

The applicant would like to expand the existing KOA Kampground. Because some of the expansion property is in a Floodplain, the applicant will need to comply with applicable Floodplain regulations.

### Alternatives

The Board of County Commissioners has 3 alternatives:

1. Approve the Rezone with conditions.
2. Continue or table to a date certain for more information.
3. Deny the Rezone.

### Fiscal Impact

This request may increase economic activity in the area through the expansion of the KOA Kampground.

**Concurrence**

This recommendation for approval of the Rezone is agreeable with PWD's Planning Division and Engineering Services Division. The Planning Commission voted 6-0 to recommend approval of the rezone with conditions of approval.

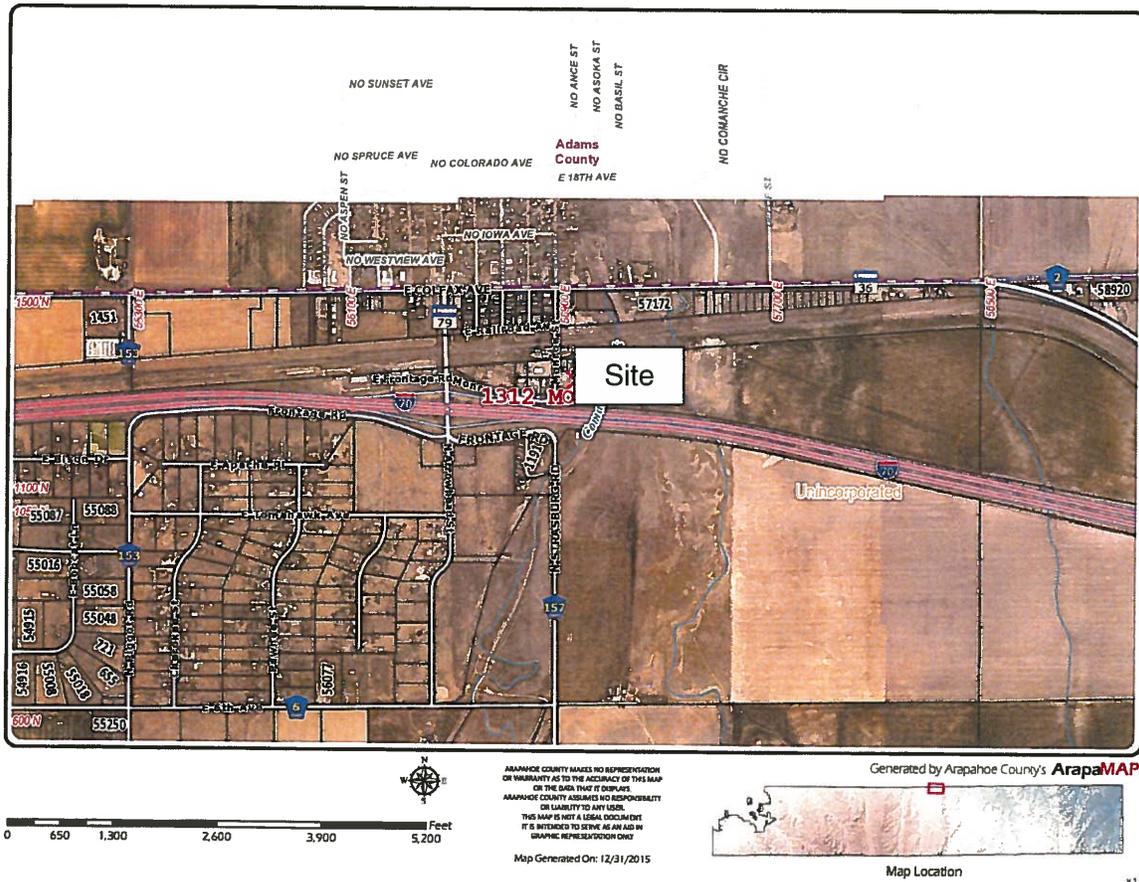
Reviewed by:

Sherman Feher  
Sue Liu  
Jan Yeckes  
Jason Reynolds  
Dave Schmit  
Todd Weaver  
Bob Hill

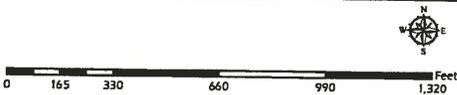
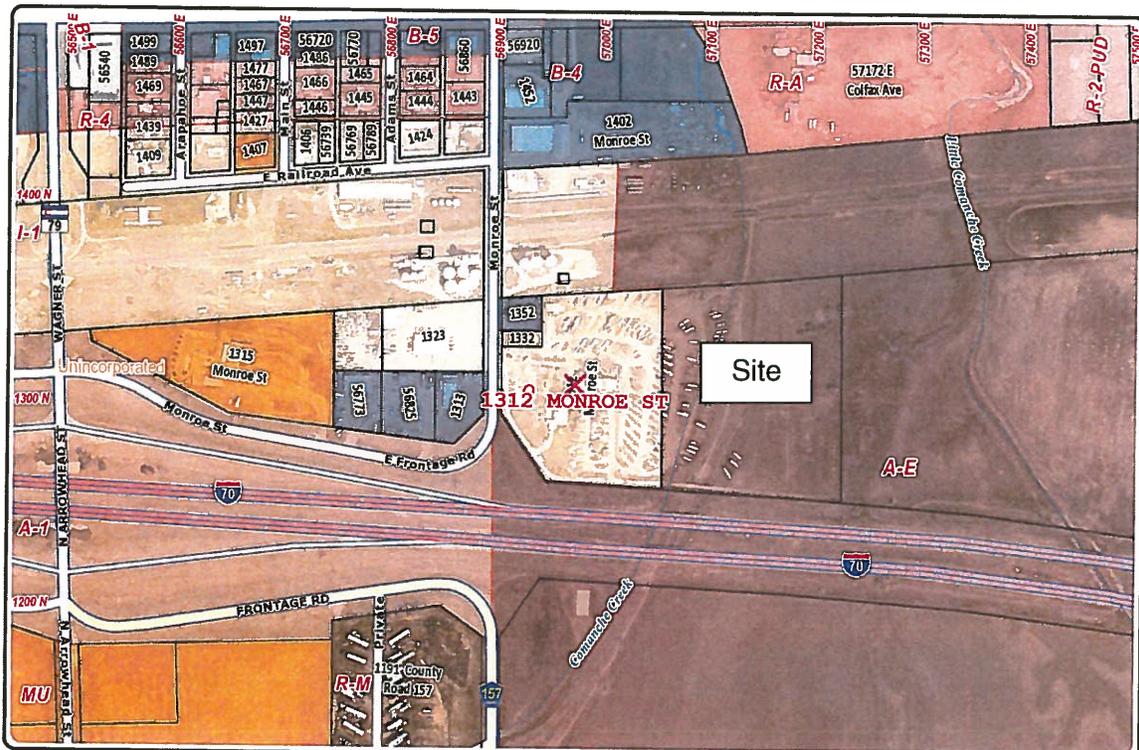
ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS  
 PUBLIC HEARING  
 MARCH 1, 2016  
 9:30 A.M.

**SUBJECT: Z15-005, KOA KAMPGROUND REZONE FROM A-E (AGRICULTURAL ESTATE) TO "O" (OPEN) & "F" (FLOODPLAIN)**  
**SHERMAN FEHER, SENIOR PLANNER** January 28, 2016

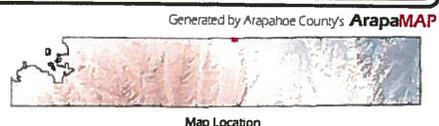
**VICINITY MAP** This proposal is in Commissioner's District #3. The site is located east of the existing KOA Kampground at 1312 Monroe Street, Strasburg, CO.



Vicinity Map



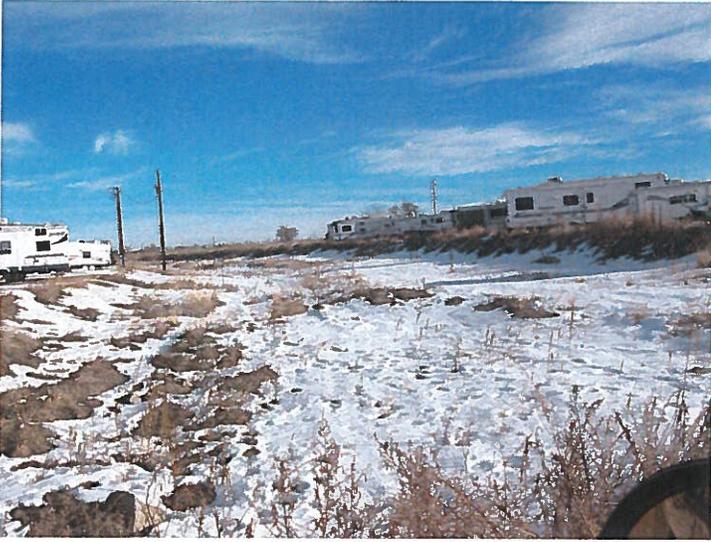
ARAPAHOE COUNTY MAKES NO REPRESENTATION OR WARRANTY AS TO THE ACCURACY OF THIS MAP OR THE DATA THAT IT DISPLAYS. ARAPAHOE COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY USER. THIS MAP IS NOT A LEGAL DOCUMENT. IT IS INTENDED TO SERVE AS AN AID IN GRAPHIC REPRESENTATION ONLY.  
 Map Generated On: 12/31/2015



**Zoning Map**

**ZONING AND LAND USES:**

- North - A-E, Agriculture and Railroad ROW
- South - A-E, Agriculture and I-70 Interstate Freeway
- East - A-E, Agriculture
- West - "O", RV Park (KOA Kampgrounds)



Looking over property to the North



Looking over property to the East



Looking south of property (I-70)



Looking at existing KOA Kampground that is to the west of the proposed rezone property

## **PROPOSAL:**

The applicants Scott Jacobson and Marina Seecharan dba Angelbella Pride and Joy Inc., and as owners, are requesting approval of a conventional rezone known as KOA Kampground Rezone. The purpose of this request is to change the zoning from A-E (Agricultural Estate) to “O” (Open) and “F” (Floodplain) in order to expand the KOA Kampground.

## **RECOMMENDATIONS AND FINDINGS:**

**Planning Commission:** The Planning Commission voted unanimously (6-0 with Commissioner Rosenberg absent) to recommend approval with three conditions of approval. No public spoke either in favor or opposition.

**Staff:** Staff is recommending approval of the rezone, subject to conditions of approval.

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### **I. BACKGROUND**

The existing zoning for this lot is A-E. The A-E zoning was the original zoning which was enacted on June 27, 1972.

The previous owner of the KOA Kampground expanded the RV Park to the property to the east of the initial KOA Kampground which was zoned A-E and does not permit an RV Park or related activity. The applicant is seeking to rezone the property east of the current RV Park to legally allow the expansion of the KOA Kampground. The “O” and “F” zoned districts allow an RV Park with certain stipulations, particularly in the “F” zoned districts.

### **II. DISCUSSION**

Staff review of the rezoning application included a comparison of the proposed rezone to policies and goals outlined in the Comprehensive Plan, a review of pertinent zoning regulations, background activity, and an analysis of referral comments.

#### **1. The Comprehensive Plan**

The Arapahoe County Comprehensive Plan (Strasburg Sub-Area Plan) designates this site as “Agriculture, 19 acres.”

The proposed rezone is compatible with the Arapahoe County Comprehensive Plan (Strasburg Sub-Area Plan) as the definition of “Agriculture-19 acres” includes non-urban uses, which could include an RV Park.

## 2. Ordinance Review and additional Background Information

Section 13-201 et al of the Arapahoe County Land Development Code states that, "All rezoning applications must meet the following standards:"

- a. **Recognize the limitations of existing and planned infrastructure, by thoroughly examining the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.**

Water and sewer service is provided by Strasburg Water and Sanitation District, however no water or sewer service will be provided on the proposed property because most of the property is in a floodplain. The existing road system provides reasonable access to the subject property.

- b. **Assure compatibility between the proposed development, surrounding land uses, and the natural environment.**

The proposed "O" and "F" zoned districts and the proposed use of expansion of the KOA Kampground are generally compatible with the surrounding land uses and natural environment which is zoned A-E to the north, east, and south of the property and zoned "O" to the west of the property. The current adjacent land uses are agriculture to the north, east and south (along with the I-70 freeway) and the existing KOA Kampground is west of the property proposed to be rezoned.

- c. **Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, park, and libraries.**

The proposal can be served by existing public services, as evidenced by referral agency responses or the lack thereof.

- d. **Enhance convenience for the present and future residents of Arapahoe County by ensuring that appropriate supporting activities, such as employment, housing, leisure-time, and retail centers are in close proximity to one another.**

There are retail, leisure-time, and employment uses within reasonably close proximity to this parcel.

- e. **Ensure that public health and safety is adequately protected against natural and man-made hazards which include, but are not limited to, traffic noise, water pollution, airport hazards, and flooding.**

There are no known natural or man-made hazards within the site other than the floodplain. Because of the temporary nature of vehicles staying at the RV park, vehicles and trailers can be removed if flooding was imminent.

- f. Provide for accessibility within the proposed development, and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare connections are all factors to be examined when determining the accessibility of a site.**

The primary point of access is from Monroe Street in Strasburg and it appears to be adequate for the proposed rezone site. The site provides adequate interior circulation.

- g. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.**

No significant physiographic features exist on-site other than the floodplain. Any improvements, such as RV hookup , will be designed to be in compliance with floodplain regulations.

- h. Ensure that the amenities provided adequately enhance the quality of life in the area, by creating a comfortable and aesthetically enjoyable environment through conventions such as, the preservation of mountain views, the creation of landscaped open areas, and the establishment of recreational activities.**

Mountain views are limited in this area. The expansion of the KOA Kampground will provide additional recreational activities.

- i. Enhance the usable open spaces in Arapahoe County, and provide sufficient unobstructed open space and recreational area to accommodate a project’s residents and employees.**

The “F” Zone District does not specify an open space requirement, however generally floodplains are de facto open spaces. The “O” Zone District specifies 90% open space. The proposed development appears to generally meet this requirement.

- j. Ensure the application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan.**

This application complies with the requirements of this Resolution and the Arapahoe County Comprehensive Plan, as long as the conditions of approval are met.

**Other Items:**

A recreational vehicle park generally does not include long-term or permanent parking of recreational vehicles or the storage of recreational vehicles. Regarding storage, the “O” zoned district only allows storage that is customarily appurtenant to the permitted use. In the “F” zoned district, storage is more limited. A condition of approval is included to clarify that storage in the “O” zoned district must be accessory to the RV park use.

#### 4. Referral Comments

Comments received as a result of the referral process are as follows:

Arapahoe County Assessor	Rezone would not affect property classification or value
Arapahoe County Engineer	Comments on PDP. <i>Applicant addressed comments</i>
Arapahoe County Mapping	Some corrections need to be done. <i>The applicant has responded to and made the corrections</i>
Arapahoe County Sheriff	No response
Arapahoe County Zoning	No comment
Colorado Parks and Wildlife	No response
Strasburg Fire District	No response
REAP	Supportive of proposal
Tri-County Health	No comment
Deer Trail Conservation District	No response
IREA	No comment
Strasburg Water and San. District	No comment
East End Advisory Committee	C. Kroh: No comment; J. Cook: Project would help economic development

### **III. STAFF FINDINGS:**

Staff has visited the site and reviewed the plans, supporting documentation, and referral comments, as well as citizen input in response to this application. Based upon review of applicable policies and goals in the Comprehensive Plan, review of the development ordinances, and analysis of referral comments, our findings include:

1. That the proposed Rezone appears to be in conformance with the Arapahoe County Comprehensive Plan/Strasburg Sub-Area Plan, in that it generally provides for recreational development within the "Agriculture 19 acres".
2. The Rezone generally appears to be consistent with uses and development standards enumerated in the Arapahoe County Land Development Code.
3. The proposed Rezone appears to be in compliance with the process outlined in Chapter 13 of the Land Development Code.
4. According to the Land Development Code, storage is restricted in the "O" and "F" zoned districts.

### **IV. RECOMMENDATION:**

Considering the findings and other information provided herein, approval of case number, Z15-005, KOA Kampground Rezone should be made subject to the following conditions:

1. The applicant makes any minor modifications to plans, as requested by the Public Works and Development Department.

2. The applicant agrees to address all Division of Engineering comments and concerns as identified within the attached report.
3. In the "O" zoned district, all storage must be accessory to the campground use.

This is based upon:

- The proposed use conforming to the Comprehensive Plan/Strasburg Sub-Area Plan.
- The uses are compatible with the uses allowed in the proposed zoning district.

**Attachments**

Application & Exhibits

Referral Comments

Engineering Staff Report

### **DRAFT MOTIONS:**

A. In the case of Z15-005, KOA Kampground Rezone, we have read the staff report and received testimony at the public hearing. We find ourselves in agreement with the Planning Commission and staff findings 1 through 4 including all plans and attachments as set forth in the staff report dated January 28, 2016, and approve this case subject to the following conditions:

1. The applicant makes any minor modifications to plans, as requested by the Public Works and Development Department.
2. The applicant agrees to address all Division of Engineering comments and concerns as identified within the attached report.
3. In the "O" zoned district, all storage must be accessory to the campground use.

***Staff provides the following Draft Motions listed below as general guidance in preparing an alternative motion if the Board of County Commissioners reaches a different determination:***

#### **Recommend Denial**

In the case of Z15-005, KOA Kampground Rezone, we have read the staff report. We do not find ourselves in agreement with staff findings, including all exhibits and attachments as set forth in the staff report dated January 28, 2016, and deny this application based on the following findings:

1. *State new findings in support of denial as part of the motion.*

#### **Continue to Date Certain:**

In the case of Z15-005, KOA Kampground Rezone, I move to continue the hearing to [date certain], 6:30 p.m., to obtain additional information and to further consider the information presented.

## REZONING

**RESOLUTION NO. [Reso #]** It was moved by Commissioner [Moved] duly seconded by Commissioner [Seconded] to adopt the following Resolution:

WHEREAS, application has been made by Scott Jacobson and Marina Seecharan doing business as Angelbella Pride and Joy Inc. for the rezoning of certain property hereinafter described from A-E zone district to O and F zone districts, Case No. Z15-005; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission has made a favorable recommendation for said change in zoning subject to certain stipulations by Resolution of said Planning Commission; and

WHEREAS, subsequently public notice has been properly given of such proposed rezoning by publication on [Publication Date] in the I-70 Scout, a newspaper of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Resolution; and

WHEREAS, pursuant to statute and the aforementioned notice provisions, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 1st day of March at 9:30 o'clock a.m., at which time evidence and testimony were presented to the Board concerning said rezoning request; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Department of Development Services and Infrastructure Management processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 28 of Title 30 C.R.S. as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning of the hereinafter described property subject to the conditions precedent and/or other conditions as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of

Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from A-E zone district to O and F zone districts, Z15-005 subject to the conditions precedent and/or other conditions as hereinafter delineated.

LEGAL DESCRIPTION

[Legal Description] TO BE ADDED

2. Approval of this rezoning is based upon the following understandings, agreements and/or representations:
  - a) The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
  - b) The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this rezoning shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
  - a) The applicant's compliance with the conditions of the Arapahoe County Planning Commission as set forth in its resolution.
  - b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.
  - c) The applicant's compliance with all additional conditions of approval stated by the Board, including:
    1. The applicant makes any minor modifications to plans, as requested by the Public Works and Development Department.
    2. The applicant agrees to address all Division of Engineering comments and concerns as identified within the attached report.
    3. In the "O" zoned district, all storage must be accessory to the campground use.

- d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.
4. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.
  5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.
  6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
  7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.



**Public Works and Development**  
 6924 S. Lima Street  
 Centennial, Colorado 80112  
 Phone: 720-874-6650 FAX 720-874-6611  
[www.arapahoegov.com](http://www.arapahoegov.com)

**Land Development Application  
 Formal**

Form must be complete

Land Development Application material received after 2pm shall be date stamped as received the following working day.

APPLICANT/REPRESENTATIVE:  Scott Jacobson	ADDRESS: 1312 Monroe Street Strasburg, CO 80136  PHONE: 303-916-4197 FAX: N/A EMAIL: jacobsonsw@msn.com	SIGNATURE:  NAME: Scott Jacobson  TITLE: Owner
OWNER(S) OF RECORD:  Scott Jacobson	ADDRESS: Same As Above  PHONE: FAX: EMAIL:	SIGNATURE:  NAME: Scott Jacobson  TITLE: Owner
ENGINEERING FIRM:  HCL Engineers	ADDRESS: 9570 Kingston Court, Suite 300 Englewood, CO 80112  PHONE: mdickson@hclengineering.com FAX: EMAIL:	CONTACT PERSON:  matt Dickson 303 773-1605 X109

Pre-Submittal Case Number: 15-032 Pre-Submittal Planner: Sherman Feher Pre-Submittal Engineer: Sue Liu

Parcel ID no. (AIN no.) 1983-03-2-00-005 and 1983-03-2-00-006

Address: 1312 Monroe Street, Strasburg, CO 80136

Subdivision Name & Filing: N/A - KOA Campground

	EXISTING	PROPOSED
Zoning:	AE	O/F
Case/Project/Subdivision Name:	Case 15-032/KOA Campground	Case 15-032/KOA Campground
Site Area (Acres):	8 Acres	8 Acres
Floor Area Ratio (FAR):	N/A	
Density (Dwelling Units/Acre):	N/A	
Building Square Footage:	N/A	
Disturbed Area (Acres):	N/A	
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat )	N/A	

**CASE TYPE**

1041- Areas & Activities of State Interest	Location & Extent	Preliminary Development Plan	Special District/Title 30
1041- Areas & Activities of State Interest - Use by Special Review	Location & Extent - Major Amendment	Preliminary Development Plan - Major Amendment	Special District/Title 32
Comprehensive Plan	Master Development Plan	Preliminary Plat	Street Name Change
Final Development Plan	Master Development Plan - Major Amendment	Replat - Major	Use by Special Review
Final Development Plan - Major Amendment	Minor Subdivision	Rural Cluster	Use by Special Review - Major Amendment
Final Plat	Planned Sign Program	Rezoning Conventional	Use by Special Review - Oil & Gas
Land Development Code Amendment	Planned Sign Program - Major Amendment	Rezoning Conventional - Major Amendment	Vacation of Right-of-Way/Easement/Plat

**THIS SECTION FOR OFFICE USE ONLY**

Case No: **215-005** Planning Manager: **Sherman** Engineering Manager: **SUE**

Planning Fee:  N \$ **500** Engineering Fee:  N \$ **5,000**

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

**RECEIVED**  
**AUG 12 2015**  
**ARAPAHOE COUNTY**  
**PLANNING DIVISION**



# Denver East/Strasburg KOA Kampground

P.O. Box 597 • Strasburg, CO 80136 • (303) 622-9274

Great people.  
Great camping.™

September 3, 2015

AngelBella Pride and Joy Inc. dba  
Denver East Strasburg KOA Campground  
1312 Monroe Street  
Strasburg CO 80136

RECEIVED  
SEP 24 2015  
ARAPAHOE COUNTY  
PLANNING DIVISION

RE: KOA Campground Strasburg, CO – Rezoning (Arapahoe County Case Number Z15-005)

Location Address: 1312 Monroe Street, Strasburg Colorado. Parcel IDs 1983-03-2-00-005 (291852. SF) and 1983-03-2-00-006 (8 AC)

Dear Public Works and Development:

We the property owners of the Denver East Strasburg KOA campground, Scott Jacobson and Marina Seecharran, are hereby requesting a proposal for Site Rezoning of the East parcel of the campground (approx. 8 acres) from Zone District A-E to Zone District O-F. The rezoning is vital in order to bring the sites current use as a campground compliant with Arapahoe County zoning code.

All RV sites will be for Temporary use only. We would be using the existing roadways. No modifications will be made to connecting roadways or access points. No grading will occur.

The Denver East Strasburg KOA is highly recognized within the town and community of Strasburg. In the past three (3) years, since taking ownership of the campground, we have made several improvements to enhance the overall image of the campground. This resulted in a Brand recognition from the KOA Corporate office, elevating our status to a “KOA HOLIDAY” campground.

Because of the countless visitors to the campground, the other surrounding businesses, for example the local restaurants; gas station; hardware store; automotive store, museum, etc. within the town have all benefited financially from the campground customers.

The success of our business is highly contingent upon whether we're able to move forward with the proposed site rezone. Within the past 2 years, the campground has experienced a high volume of campers coming into Colorado from all across the USA and rest of world.

The rezoning of the Flood Zone as highlighted above, would allow for us to continue with the KOA Holiday brand Campground use. This in turn, will allow for us to sustain and grow our business, as well as support the great town and community of Strasburg.

Scott Jacobson and Marina Seecharran  
Owner - AngelBella Pride and Joy Inc., dba  
Denver East Strasburg KOA



**TO:** Sherman Feher  
Arapahoe County Public Works & Development  
6924 South Lima Street  
Centennial, CO 80112

**DATE:** November 10, 2015

**SUBJECT:** **KOA Campground Strasburg** – Phase II Review HCL Responses

---

Thank you for reviewing our Phase II rezone plans for the above referenced project. Please find attached our updated plan set which addresses any deficiencies you have made comments on. In addition, see below for written responses to your comments.

#### Findings

- 1) *Noted.*
- 2) *Noted. A FDP application is being prepared.*
- 3) *Noted. All new electric meters are at least 1 foot above the revides 100 yr BFE.*
- 4) *Noted. A GESG plan is being prepared. No earthwork is proposed with this application.*
- 5) *Noted.*

#### Reccomendations

- 1) *Agreed.*

#### General

- 1) *Comments on the included redlined plans have been addressed?*
- 2) *Noted.*

#### Preliminary Development Plan

- 1) *The case number has been added to the plan sheets.*
- 2) *The floodplain has been added to the plan and the source is referenced.*
- 3) *The random rectangles have been deleted, and the nearby sign has been labeled.*
- 4) *The floodplain designation has been updated.*



### Engineering Comment Responses

- 5) *The case number has been added to the plan sheets.*
- 6) *A traffic analysis will be provided per the pre-application notes.*
- 7) *Both floodplain limits are now shown and labeled on the plan.*
- 8) *The street name has been updated to "Monroe Street".*
- 9) *The new delineated "parking" areas are shown as a solid line on the plan. It should be noted that these parking areas really aren't new, but just being more clearly delineated for the campground. Campers have already historically been using these parking areas.*
- 10) *Existing and proposed zoning is now identified on the plan.*
- 11) *Existing structures have now been more clearly identified. There are no proposed structures.*
- 12) *The required note has been added to the plan.*
- 13) *The letter of intent has been updated to clarify that there are NO expansions being proposed with this case and that the site zoning is being updated so that the current use is compliant.*

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matt Dickson', is written below the text 'Sincerely,'.

Matt Dickson, P.E.  
**HCL Engineering & Surveying**  
5970 Kingston Court, Suite 310  
Englewood, CO 80112



**ARAPAHOE COUNTY**  
COLORADO'S FIRST

## Public Works and Development

6924 South Lima Street  
Centennial, Colorado 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611  
TDD: 720-874-6574  
www.arapahoegov.com  
publicworks@arapahoegov.com

## Board of County Commissioner's Summary Report DAVID M. SCHMIT, P.E. Director

**Date:** February 1, 2016

**To:** Arapahoe County Board of County Commissioners

**Through:** Sherman Feher, Planning Division  
Planning Division

**Through:** Chuck Haskins, PE  
Engineering Services Division, Manager

**From:** Sue Liu, PE  
Engineering Services Division

**Case name:** Z15-005 KOA Campground Strasburg Rezone

### Purpose and Recommendation

The purpose of this report is to communicate the Engineering Services Staff findings, comments, and recommendations regarding the land use application(s) identified above.

### Engineering Services Staff has reviewed the land use application(s) and has the following findings and comments:

1. This site lies outside of the Southeast Metro Stormwater Authority (SEMSWA) and Urban Drainage Flood Control District (UDFCD) service area.
2. The project site is within Comanche Creek 100-year floodplain. A Floodplain Development Permit (FDP) will be required for all activities within a County designated floodplain, regardless of impact. Even when it is apparent that there are no adverse impacts to the floodplain, a permit is required for administrative purposes to ensure that the County is aware of the activities within the floodplain and that they have been evaluated for compliance with the County's requirements (an engineer's Certification of No Impact will be required).
3. Required by State Floodplain Regulation, all utilities located and constructed within the 100-year floodplain shall minimize or eliminate flood damage. This can be accomplished by elevating the boxes at least one foot above the base flood elevation (BFE) and ensuring that any components below the BFE are impermeable to flood waters or protected against flood damage. Engineering/construction drawings should be submitted to the County for review and approval (include the base flood

#### MISSION

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elevation of the 100-year floodplain and the bottom elevation of the electrical equipment) at the time of final site plan process.

4. The traffic impact study is waived based on the facts that – a) no expansion of the campground will be proposed. As a result, expected traffic counts and patterns will not change from the current conditions; b) there are no change to the site access and no new access locations are proposed; and c) the site is simply being changed so the current use is in compliance with the County zoning code.

**Engineering Services Staff is recommending the land use application(s) favorably subject to the following conditions:**

1. The applicant provides modifications to the plan and support documentation as identified in the Engineering Staff Report.



RECEIVED

OCT 14 2015

Public Works and Development  
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6651  
 www.co.arapahoe.co.us

ARAPAHOE COUNTY  
 PLANNING DIVISION

Planning Division

Phase II Referral Routing

Case Number / Case Name:	Z15-005, KOA Campground Strasburg Colorado / Conventional Rezone
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	September 25, 2015
Date to be returned:	October 26, 2015

Arapahoe County Agencies		Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County	Beverly Reynolds		
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/> CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input type="checkbox"/> Four Square mile Neighborhood	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<input type="checkbox"/> South Metro Chamber of Commerce	
<input type="checkbox"/>	Oil & Gas / Arapahoe County	Diane Kocis	<b>Conservation District</b>	
<input type="checkbox"/>	Open Space / Arapahoe County	Shannon Carter	<input checked="" type="checkbox"/> Deer Trail Conservation District	Sheryl Walles
<input checked="" type="checkbox"/>	Planning / Arapahoe County	Sherman Feher	<input type="checkbox"/> West Arapahoe Conservation District	Tasha Chevarria
<input checked="" type="checkbox"/>	Sheriff / Arapahoe County	1 to Brian McKnight 1 to Glenn Thompson	<b>Transportation</b>	
<input type="checkbox"/>	Weed Control / Arapahoe County	Russell Johnson	<input type="checkbox"/> CDOT / State Highway Dept- Region 1	Rick Solomon
<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/> E-470 Authority	Peggy Davenport
<b>Referral Agencies</b>			<input type="checkbox"/> RTD	Chris Quinn
<input type="checkbox"/>	Architectural Review Committee			
<input type="checkbox"/>	Airport or Military Base		<b>Utilities: Gas, Electric &amp; Phone</b>	
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input type="checkbox"/> Centurylink/Phone	Charles Place
<input type="checkbox"/>	City / Town		<input type="checkbox"/> Conoco Phillips / Gas Pipeline	
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input type="checkbox"/> XCEL	Donna George
<input type="checkbox"/>	County		<input checked="" type="checkbox"/> IREA	Brooks Kaufman
<input type="checkbox"/>	DRCOG		<b>Water / Sanitation / Stormwater / Wetlands</b>	
<input checked="" type="checkbox"/>	Strasburg Fire District	Tanner McCall	<input checked="" type="checkbox"/> Strasburg Water & Sanitation District	Sheila Cooper
<input type="checkbox"/>	Metro District		<input type="checkbox"/> U.S. Army Corp. of Engineer	Kiel Downing
<input type="checkbox"/>	Post Office Growth Coordinator	J. Hernandez	<input type="checkbox"/> CCBWQA	
<input checked="" type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input type="checkbox"/> Colorado Division of Water Resources	Joanne Williams
<input type="checkbox"/>	Recreation District / Park District (External)		<input type="checkbox"/> SEMSWA	Paul Danley
<input type="checkbox"/>	School District		<input type="checkbox"/> ECCVW&S	Chris Douglass
<input type="checkbox"/>	Special District		<input type="checkbox"/> Urban Drainage	David Mallory
<input checked="" type="checkbox"/>	Tri-County Health Dept.	Sheila Lynch	<input checked="" type="checkbox"/> Other / 5 Sets East End Adv. Committee	
<input type="checkbox"/>	HOA/Homeowners Associations			

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate line and return to the Arapahoe County Planning Office on or before the date indicated above.

COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case: <i>The proposed zoning change will not affect the property classification or value, currently listed on the assessment rolls. It is listed as vacant land.</i>	<i>Karen Hart, Assessor Office</i>



Public Works and Development  
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

Planning Division  
 Phase II Referral Routing

<b>Case Number / Case Name:</b>	<b>Z15-005, KOA Campground Strasburg Colorado / Conventional Rezone</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sue Liu</b>
<b>Date:</b>	<b>September 25, 2015</b>
<b>Date to be returned:</b>	<b>October 26, 2015</b>

Arapahoe County Agencies			Citizen's Organizations		
<input checked="" type="checkbox"/>	Assessor / Arapahoe County	Beverly Reynolds	<input type="checkbox"/>	CCNA-Cherry Creek Neighborhoods Ass.	
<input type="checkbox"/>	Attorney / Arapahoe County	Robert Hill	<input type="checkbox"/>	CECON-(Within Centennial)	
<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/>	Four Square mile Neighborhood	
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input type="checkbox"/>	South Metro Chamber of Commerce	
<input checked="" type="checkbox"/>	Mapping / Arapahoe County	Pat Hubert	<b>Conservation District</b>		
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<b>Referral Agencies</b>			<b>Utilities: Gas, Electric &amp; Phone</b>		
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<input checked="" type="checkbox"/>	City / Town		<input checked="" type="checkbox"/>	IREA	
<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<b>Water / Sanitation / Stormwater / Wetlands</b>		
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<input type="checkbox"/>	Recreation District / Park District (External)		<input type="checkbox"/>	Urban Drainage	David Mallory
<input type="checkbox"/>	School District		<input checked="" type="checkbox"/>	Other / 5 Sets East End Adv. Committee	
<input type="checkbox"/>	Special District				
<input checked="" type="checkbox"/>	Tri-County Health Dept.	Sheila Lynch			
<input type="checkbox"/>	HOA/Homeowners Associations				

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COMMENTS:	SIGNATURE
<input type="checkbox"/> Have NO Comments to make on the case as submitted	
<input checked="" type="checkbox"/> Have the following comments to make related to the case:	<i>KK 10-13-15 SEE REDLINES IN BLUEBEAM</i>



**Public Works and Development**

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

**Planning Division**

**Phase II Referral Routing**

<b>Case Number / Case Name:</b>	<b>Z15-005, KOA Campground Strasburg Colorado / Conventional Rezone</b>
<b>Planner:</b>	<b>Sherman Feher</b>
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<input type="checkbox"/>	Building / Arapahoe County	Steve Byer	<input type="checkbox"/> CECON-(Within Centennial)		
<input checked="" type="checkbox"/>	Engineering / Arapahoe County	Sue Liu	<input type="checkbox"/> Four Square mile Neighborhood		
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<input checked="" type="checkbox"/>	Zoning / Arapahoe County	Tammy King	<input type="checkbox"/>	E-470 Authority	Peggy Davenport
<b>Referral Agencies</b>			<input type="checkbox"/>	RTD	Chris Quinn
<input type="checkbox"/>	Architectural Review Committee		<b>Utilities: Gas, Electric &amp; Phone</b>		
<input type="checkbox"/>	Airport or Military Base		<input type="checkbox"/>	Centurylink/Phone	Charles Place
<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
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<input checked="" type="checkbox"/>	Colorado Parks and Wildlife	Travis Harris	<input checked="" type="checkbox"/>	IREA	Brooks Kaufman
<input type="checkbox"/>	County		<b>Water / Sanitation / Stormwater / Wetlands</b>		
<input type="checkbox"/>	DRCOG		<input checked="" type="checkbox"/>	Strasburg Water & Sanitation District	Sheila Cooper
<input checked="" type="checkbox"/>	Strasburg Fire District	Tanner McCall	<input type="checkbox"/>	U.S. Army Corp. of Engineer	Kiel Downing
<input type="checkbox"/>	Metro District		<input type="checkbox"/>	CCBWQA	
<input type="checkbox"/>	Post Office Growth Coordinator	J. Hernandez	<input type="checkbox"/>	Colorado Division of Water Resources	Joanne Williams
<input checked="" type="checkbox"/>	Reap I-70 Regional Economic Advancement Partnership	Matt Reay and Jack Keever	<input type="checkbox"/>	SEMSWA	Paul Danley
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<input type="checkbox"/>	Special District		<input checked="" type="checkbox"/>	Other / 5 Sets East End Adv. Committee	
<input checked="" type="checkbox"/>	Tri-County Health Dept.	Sheila Lynch			
<input type="checkbox"/>	HOA/Homeowners Associations				

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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>AJS 10.6.15</i>
<input type="checkbox"/> Have the following comments to make related to the case:	



RECEIVED

NOV 09 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

Public Works and Development  
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6651  
[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

Planning Division  
**Phase II Referral Routing**

<b>Case Number / Case Name:</b>	<b>Z15-005, KOA Campground Strasburg Colorado / Conventional Rezone</b>
<b>Planner:</b>	<b>Sherman Feher</b>
<b>Engineer:</b>	<b>Sue Liu</b>
<b>Date:</b>	<b>September 25, 2015</b>
<b>Date to be returned:</b>	<b>October 26, 2015</b>

Arapahoe County Agencies		Citizen's Organizations			
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<input type="checkbox"/>	Architectural Review Committee				
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<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input type="checkbox"/>	Centurylink/Phone	Charles Place
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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>John B. [Signature]</i> 10/28/15
<input type="checkbox"/> Have the following comments to make related to the case:	



October 27, 2015

Sherman Feher  
Arapahoe County Planning Division  
6924 S. Lima Street  
Centennial, CO 80112

RE: KOW Campground Strasburg Rezoning, #Z15-005  
TCHD Case #3666

Dear Mr. Feher:

Thank you for the opportunity to review and comment on KOA Campground Strasburg Rezoning for the rezoning of the east parcel of the campground from Zone District A-E to Zone District O-F at 1312 Monroe Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1593 or [mweakley@tchd.org](mailto:mweakley@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley", written in a cursive style.

Michael Weakley  
Water Program Supervisor

CC: Sheila Lynch, Steve Chevalier, TCHD



Public Works and Development  
 6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
 www.co.arapahoe.co.us

Planning Division  
 Phase II Referral Routing

Case Number / Case Name:	Z15-005, KOA Campground Strasburg Colorado / Conventional Rezone
Planner:	Sherman Feher
Engineer:	Sue Liu
Date:	September 25, 2015
Date to be returned:	October 26, 2015

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<input type="checkbox"/>	CGS Colorado Geological Survey-Soils		<input type="checkbox"/>	Conoco Phillips / Gas Pipeline	
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<input type="checkbox"/>	County		<b>Water / Sanitation / Stormwater / Wetlands</b>		
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<input type="checkbox"/>	HOA/Homeowners Associations				

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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Marcy Griffin</i> Administrator
<input type="checkbox"/> Have the following comments to make related to the case:	



Brooks Kaufman  
Lands and Rights of Way Director

October 23, 2015

Sherman Feher  
Arapahoe County  
Development Services and  
Infrastructure Management / Planning  
10730 E. Briarwood Avenue, #100  
Centennial, Colorado 80112

Re: KOA CAMPGROUND STRASBURG  
Case No.: Z15-005

Dear Mr. Feher:

The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, service requirements and environmental impact.

The Association has no comments at this time.

Sincerely

A handwritten signature in blue ink, appearing to read "Brooks Kaufman", with a long horizontal flourish extending to the right.

Brooks Kaufman  
Lands and Rights-of-Way Director

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

5496 N. U.S. Highway 85, P.O. Drawer A / Sedalia, Colorado 80135  
Telephone (720)733-5493  
bkaufman@irea.coop

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# REAP

Regional Economic Advancement Partnership

P.O. Box 711

Strasburg, CO 80136

303 410-9122

[admin@i-70reap.com](mailto:admin@i-70reap.com)

[www.I-70REAP.com](http://www.I-70REAP.com)

October 1, 2015

Watkins

\*

Bennett

\*

Strasburg

\*

Byers

\*

Deer Trail

\*

Aurora

\*

Adams

County

\*

Arapahoe

County

\*

Front Range

Airport

Sherman Feher  
Arapahoe County Public Works and Development  
6924 S. Lima St  
Centennial, Co. 80112

Case Number Z15-005, KOA Campground Strasburg, Co.

Dear Sherman;

REAP supports this site rezoning application for The Denver East/Strasburg Koa Campground.

Koa is an ideal and positive economic driver for the area. Denver East/Strasburg Koa is the best kind of economic development for the local community because it brings in new money from the outside. We hope you will give your approval to their application.

Thank you for your consideration.

Sincerely,

*Matt Reay*  
Chairman

*Jack Keever*  
Executive Director

### **REAP Mission Statement**

*Stimulate private investment in order to increase opportunities for employment, expand the tax base, broaden the economy and generally improve the quality of life of our citizens.*



Public Works and Development

6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611

[www.co.arapahoe.co.us](http://www.co.arapahoe.co.us)

Planning Division

Phase II Referral Routing

Case Number / Case Name:	Z15-005, KOA Campground Strasburg Colorado / Conventional Rezone
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Engineer:	Sue Liu
Date:	September 25, 2015
Date to be returned:	October 26, 2015

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<input checked="" type="checkbox"/>	Tri-County Health Dept.	Sheila Lynch	<input checked="" type="checkbox"/> Other / 5 Sets East End Adv. Committee	<i>Kron</i>
<input type="checkbox"/>	HOA/Homeowners Associations			

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COMMENTS:	SIGNATURE
<input checked="" type="checkbox"/> Have NO Comments to make on the case as submitted	<i>Carl Kron</i>
<input type="checkbox"/> Have the following comments to make related to the case:	



RECEIVED

OCT 14 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

Public Works and Development  
6924 S. Lima Street Centennial, Colorado 80112 Phone: 720-874-6650; FAX 720-874-6611  
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<input type="checkbox"/>	HOA/Homeowners Associations			

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<input checked="" type="checkbox"/> Have the following comments to make related to the case:	
<p><i>project help support economic development</i></p>	
<p><i>Janet Cook</i></p>	

# KOA KAMPGROUND STRASBURG, COLORADO REZONING PLAN

A PART OF THE NW 1/4 SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

## STANDARD NOTES

THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDERS(S) OF THE REZONING PLAN KNOWN AS KOA KAMPGROUND, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

### DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

### EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

### DRIVES, PARKING AREAS, AND UTILITY EASEMENTS MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS, AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS, AND EASEMENTS, I.E.: CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.

### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

### SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

### DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

### PRIVATE STREET MAINTENANCE NOTE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE PRIVATE ROADWAYS SHOWN ON THIS PLAT/PLAN ARE NOT IN CONFORMANCE WITH ARAPAHOE COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS AND WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN CONFORMANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE REQUEST FOR DEDICATION. THE OWNERS, DEVELOPERS, AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

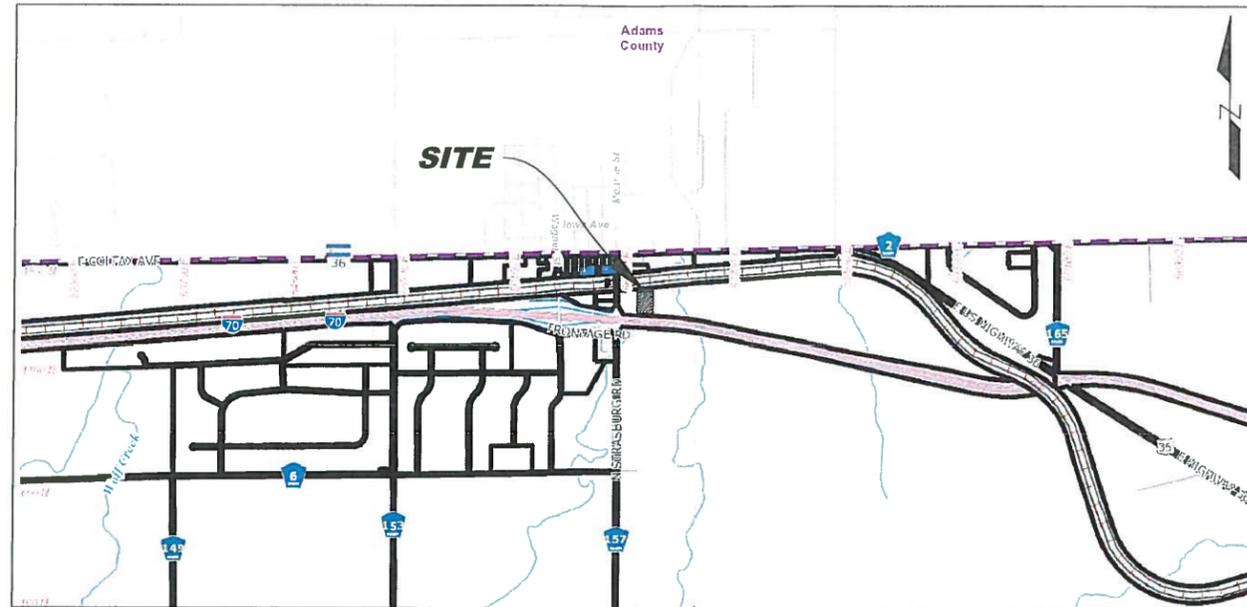
### DRAINAGE LIABILITY NOTE

IT IS THE POLICY OF ARAPAHOE COUNTY THAT IT DOES NOT AND WILL NOT ASSUME LIABILITY FOR THE DRAINAGE FACILITIES DESIGNED AND/OR CERTIFIED BY \_\_\_\_\_ ARAPAHOE COUNTY REVIEWS DRAINAGE PLANS PURSUANT TO COLORADO REVISED STATUTES TITLE 30, ARTICLE 28, BUT CANNOT, ON BEHALF OF \_\_\_\_\_ GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW WILL ABSOLVE AND/OR THEIR SUCCESSORS AND/OR ASSIGNS OF FUTURE LIABILITY FOR IMPROPER DESIGN. IT IS THE POLICY OF ARAPAHOE COUNTY THAT APPROVAL OF THE FINAL PLAT AND/OR FINAL DEVELOPMENT PLAN DOES NOT IMPLY APPROVAL OF \_\_\_\_\_ DRAINAGE DESIGN.

### STREET LIGHTING NOTE

ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO RELATING TO STREET LIGHTING IN THIS PLAN OR PLAT, TOGETHER WITH RATES, RULES, AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNER OR OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE PLAN OR PLAT ACCORDING TO APPLICABLE RATES, RULES, AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE OF COLORADO.

ARAPAHOE COUNTY CASE NO. Z15-005



VICINITY MAP  
1" = 2,000'

## ZONING MATRIX

PARCEL	AREA	CURRENT ZONING	CURRENT LAND USE	PROPOSED ZONING	PROPOSED LAND USE
1983-03-2-00-006	8.51 ACRES -- 370,756.32 SF	A-E	VACANT LAND	O: OPEN AND F: FLOODPLAIN	CAMPGROUND/FLOODPLAIN

### OWNER

ANGELABELLA PRIDE AND JOY INC.,  
A COLORADO CORPORATION  
1312 MONROE STREET  
STRASBURG, COLORADO 80136  
303.916.4197

### CIVIL ENGINEER

HCL ENGINEERING & SURVEYING, L.L.C.  
9570 KINGSTON COURT  
SUITE 310  
ENGLEWOOD, COLORADO 80112  
LLOYD HERRERA, P.E.  
303.773.1605

### SHEET INDEX

- COVER SHEET/NOTES
- REZONING PLAN

## LEGAL DESCRIPTION (REZONE PARCEL 1983-03-2-00-006)

A PART OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT WHERE THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY INTERSECTS THE WEST LINE OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST; THENCE SOUTH ALONG WEST LINE OF SAID SECTION 3, A DISTANCE OF 361.60 FEET TO A POINT; THENCE SOUTHEASTERLY A DISTANCE OF 253.60 FEET ALONG THE NORTHEASTERLY LINE OF OF HIGHWAY NO. 70 TO A POINT; THENCE A DISTANCE OF 914.55 FEET EAST ALONG THE NORTH LINE OF HIGHWAY 70; THENCE NORTH A DISTANCE OF 715.50 FEET, MORE OR LESS, TO THE SOUTH LINE OF UNION PACIFIC RAILROAD RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE UNION PACIFIC RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 8.51 ACRES (37,0511.36 SQ.FT.); EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED IN DEED RECORDED JANUARY 8, 1948 IN BOOK 597 AT PAGE 309, COUNTY OF ARAPAHOE, STATE OF COLORADO.

## STANDARD CERTIFICATES

### BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

### PLANNING COMMISSION RECOMMENDATION

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIR: \_\_\_\_\_

### SURVEYING CERTIFICATE

I, \_\_\_\_\_, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

\_\_\_\_\_  
LICENSED LAND SURVEYOR

### CERTIFICATE OF OWNERSHIP

I, \_\_\_\_\_, HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS KOA KAMPGROUND, STRASBURG, COLORADO, Z15-005.

OWNER OF RECORD OR AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF \_\_\_\_\_ S.S.

COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

AS \_\_\_\_\_

OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY.

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL  
NOTARY PUBLIC

\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_



FOR BURIED UTILITY INFORMATION  
THREE (3) BUSINESS DAYS  
BEFORE YOU DIG  
CALL 811  
(or 1-800-922-1987)  
UTILITY NOTIFICATION  
CENTER OF COLORADO (UNCC)  
www.uncc.org



#	DATE	REVISIONS

PROJECT: KOA KAMPGROUND, STRASBURG, COLORADO  
DRAWING: A-E - O/F REZONING PLAN COVER SHEET  
CLIENT: DENVER EAST STRASBURG KOA  
DESIGNED BY: MMD  
DRAWN BY: RWH  
CHECKED BY: JEH  
SCALE: HORIZ: \_\_\_\_\_ VERT: \_\_\_\_\_  
DATE: 08.10.2015

HCL ENGINEERING & SURVEYING, L.L.C.  
9570 KINGSTON COURT, SUITE 310  
ENGLEWOOD, COLORADO 80112-6004  
PHONE: 303.773.1605  
WWW.HCLENGINEERING.COM

**HCL ENGINEERS • SURVEYORS**

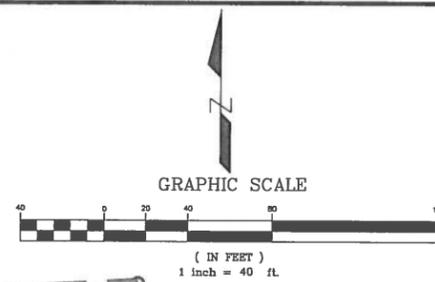
H:\2015 Jobs\153005 Strasburg KOA\CAD\Civil\Plans\1.0 ZONING COVER.dwg 11/11/2015 10:31:07 AM CMCALINDEN

# KOA KAMPGROUND STRASBURG, COLORADO REZONING PLAN

A PART OF THE NW 1/4, SECTION 3, TOWNSHIP 4 SOUTH, RANGE 62 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ARAPAHOE, STATE OF COLORADO.

MONROE STREET

UNION PACIFIC RAILROAD



REVISED 100-YEAR FLOODPLAIN  
(LETTER OF MAP REVISION, COMANCHE  
CREEK, AND LITTLE COMANCHE CREEK,  
BY RESPEC CONSULTING SERVICES,  
CASE NO. 15-08-0217P)

EXISTING ZONING:  
I-1  
UNION PACIFIC RAILROAD

ZONING CLASSIFICATION (O)  
ACRES = 6.24

CURRENT ZONING CLASSIFICATION (A-E)  
ZONING CLASSIFICATION REQUESTED (O/F)  
OPEN/FLOODPLAIN  
ACRES = 8.51

1352 MONROE STREET  
STRASBURG, CO 80136

EXISTING ZONING:  
B-4  
PUD  
SPECIAL PURPOSE  
1983-03-2-00-011

ONE STORY MODULAR

EXISTING RV  
CAMPING SITES  
(TYP.)

EXISTING CONCRETE  
PAD

EXISTING RV  
CAMPING SITES  
(TYP.)

EXISTING  
STRUCTURE

EXISTING ZONING:  
A-E  
VACANT LAND  
1983-03-2-00-006

EXISTING ZONING:  
O  
OPEN  
1983-03-2-00-005

EXISTING GRAVEL  
ACCESS ROADS (TYP.)

EXISTING ZONING:  
A-E  
PROPERTY NOT INTEGRAL TO AG OP.  
1983-03-2-00-007

1312 MONROE STREET  
STRASBURG, CO 80136

PLAYGROUND AREA

ONE STORY WOOD

PROPOSED ZONING:  
F  
FLOODPLAIN  
1983-03-2-00-006

SHOP

EFFECTIVE 100-YEAR  
FLOODPLAIN

CABIN (TYP.)

POOL AREA

REVISED 100-YEAR FLOODPLAIN  
(LETTER OF MAP REVISION,  
COMANCHE CREEK, AND LITTLE  
COMANCHE CREEK, BY RESPEC  
CONSULTING SERVICES,  
CASE NO. 15-08-0217P)

**NOTES**

1. LAND DEVELOPMENT CODE FOR SIGNS SHALL GOVERN.
2. NO STRUCTURE (TEMPORARY OR PERMANENT), FILL, OBSTRUCTION, STORAGE OF MATERIALS, OR OTHER FLOODPLAIN USES SHALL BE PERMITTED THAT ADVERSELY AFFECT THE EFFICIENCY OR THE CAPACITY OF THE FLOODPLAIN.

REVISED 100-YEAR FLOODPLAIN  
(LETTER OF MAP REVISION,  
COMANCHE CREEK, AND LITTLE  
COMANCHE CREEK, BY RESPEC  
CONSULTING SERVICES,  
CASE NO. 15-08-0217P)

PROPOSED ZONING:  
O  
OPEN  
1983-03-2-00-006

PROPERTY  
BOUNDARY

ARAPAHOE COUNTY CASE NO. Z15-005



FOR BURIED UTILITY INFORMATION  
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BEFORE YOU DIG  
CALL 811  
(or 1-800-922-1987)  
UTILITY NOTIFICATION  
CENTER OF COLORADO (UNCC)  
www.uncc.org



INTERSTATE I-70

PROJECT:	KOA KAMPGROUND, STRASBURG, COLORADO
DRAWING:	PLAN
CLIENT:	DENVER EAST STRASBURG KOA
DESIGNED BY:	MMD
DRAWN BY:	KWH
CHECKED BY:	JLH
SCALE:	HORIZ: VERT: 08.10.2015

REVISIONS	#	DATE

HCL ENGINEERING & SURVEYING, L.L.C.  
9570 KINGSTON COURT, SUITE 310  
ENGLEWOOD, COLORADO 80112-6004  
PHONE: 303.773.1605  
FAX: 303.773.3287  
WWW.HCLEENGINEERING.COM

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SHEET NUMBER  
**2 OF 2**

PROJECT No. 153005

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ARAPAHOE COUNTY  
COLORADO'S FIRST

## Board Summary Report

**Date:** February 17, 2016                      **Hearing Date:** March 1, 2016

**To:** Board of County Commissioners

**Through:** Jan Yeckes, Planning Division Manager

**From:** Molly Orkild-Larson, Senior Planner

**Subject:** Denver Jewish Senior Living Preliminary Development Plan (PDP)

### **Request and Recommendation**

#### **Request:**

The PDP proposes to rezone 2.304 acres from Agricultural-2 (A-2) to Senior Housing - Planned Unit Development (SH-PUD).

The application is for a 47' maximum height three-story 102 unit (108 beds) assisted living and memory care residential facility for individuals 55 years of age and older. Both the assisted living and memory care are to have a safe and secure 24-hour living environment. The assisted living will provide its residents with support and access to personal care services (without medical care), three meals per day, bathing, medication reminders, dressing, housekeeping, maintenance, activities and transportation. The memory care portion of the facility will be similar to the assisted living, but is designed for those with neurocognitive disorders making it unsafe for them to remain at home. Memory care allows a person experiencing memory loss to maintain a level of independence while relying on the safety and security of being in a residential community with professional staff. No residents within this facility will drive a vehicle.

#### **Recommendation:**

**Planning Commission (PC):** On January 19 2016 the PDP was reviewed by the PC. During the hearing, the applicant requested a continuance in order to address comments and concerns regarding the facility's building height and parking. The PC granted this request by voting to continue the hearing to February 2, 2016. On February 2, 2016, the PC recommended approval with conditions by a vote of 4 to 2 (one absent).

The PC amended staff's conditions of approval by revising by increasing the number of parking spaces from 28 spaces to 56 and that the 28 parking spaces located on the Denver Jewish Day School will be permanently tied to the subject use. The PC also added two

conditions requiring directional signage be located on-site to guide the public to the parking on the Denver Jewish Day School parcel and setting a maximum height of the assisted living and memory care facility to 38'. The applicant opposes this 38' height limitation and since the February 2, 2016 public hearing has determined the building height can be further reduced from 47' to a maximum height of 42'. See attached letter dated February 17, 2016.

Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined in the staff report with the possible exception of the Planning Commission's limit on height. Staff supported the application that was submitted along with the newly proposed height reduction of 42'. See staff report.

**Background**

The site consists of three parcels, which are all zoned A-2. Two of the three parcels are vacant; the northern most property contains a vacant single family residence, which will be demolished when the site is developed.

The three parcels are unplatted and were created when S. Wabash Street was realigned and road right-of-way was vacated in 2011 (Case No. V11-003).

**Discussion**

The maximum height of the structure initially proposed was 55 feet; however, after meeting with the Four Square Mile Neighborhoods Association, the applicant reduced it to 47 feet due to their concerns.

No residents within this facility will drive a vehicle. To accommodate the facility's staff, visitors and deliveries, 28 parking spaces was initially proposed. However, due to the concern inadequate parking for the facility, the applicant added 28 more parking spaces for a total of 56. The additional 28 spaces will be located on the adjacent Denver Jewish Day School property. The school is willing to enter into a permanent agreement that will run with the land and secure the use of the parking rights for the senior housing facility for the duration of its operations. See staff report.

At both PC hearings there was input from the public. Concerns that were voiced included the building height, density, blocked views, amount of parking and the applicant not being forthcoming with the Cherry Creek Country Club residents at the open house. The public that was in favor of the development believed this facility would benefit the area and adjacent school and provide a housing type that is greatly needed. The PC and the public at the hearing didn't have an objection to the proposed use but were concerned with the height of the building. To be consistent with the maximum height of 38' set for another senior housing project, Denver Senior Living (Z13-001), the PC made this a condition of approval for the application. The PC felt increasing the parking from 28 to 56 spaces addressed the concern of the facility not having enough parking.

**Alternatives**

The Board of County Commissioners has 3 alternatives:

1. Approve the applications with Conditions of Approval
2. Continue to a date certain for more information.
3. Deny the application.

**Fiscal Impact**

This request could have some positive fiscal impact on the County.

**Reviewed by**

The Board Summary Report has been reviewed by the Planning and Engineering Service Divisions of Public Works and Development, and County Attorney's Office. The application was additionally reviewed by SEMSWA, Tri-County Health Department, Cunningham Fire Protection District, Cherry Creek Valley Water and Sanitation, Xcel Energy and other referral agencies.

**DRAFT MOTIONS:**

1. **Conditional Approval:** In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, the Board of County Commissioners have read the staff report and received testimony at the public and find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated February 17, 2016, and approve this application, subject to the following conditions:
  - a. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agrees to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.
  - b. The applicant is required to provide a minimum of 56 parking spaces (minimum 28 parking spaces to be on-site) which can be satisfied in part by an agreement with the Denver Jewish Day School for the additional parking spaces needed. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for the assisted living/memory care residential facility for the duration of its operations (*condition revised by the PC*).
  - c. At the time of the Final Development Plan, the applicant shall address the potential presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department.
  - d. Install signage that directs the public to the parking on the Denver Jewish Day School property (*condition proposed by the PC*).

The following condition recommended by the Planning Commission is included in case the Board of County Commissioners wishes to limit the building height to 38'. At the time of the staff report, the applicant had not agreed to this condition and staff did not include this in the staff recommendation.

- e. The proposed building to have a maximum height of 38'.

**Alternative Motions** – The following motions are provided as alternatives to the recommended motion for Conditional Approval:

2. **Denial:** In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, the Board of County Commissioners have read the staff report dated February 17, 2016, and received testimony at the public hearing. Based on the information presented and considered during a public hearing, we do not approve this application based on the following findings:
  - a. *State new, or amended findings in support of denial.*

b. ...

3. **Continue to Date Certain:** In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, I move to continue the hearing to [*date*], 9:30 a.m., to obtain additional information and to further consider the information presented.

**RESOLUTION NO. [Reso #]** It was moved by Commissioner [Moved] and duly seconded by Commissioner [Seconded] to adopt the following Resolution:

WHEREAS, application has been made by Buccaneer Development, Inc., for the rezoning of certain property hereinafter described from A-2 to SH-PUD Senior Housing Planned Unit Development and approval of a preliminary development plan, Z15-003; and

WHEREAS, after a hearing on this matter, the Arapahoe County Planning Commission has made a favorable recommendation for said change in zoning subject to certain stipulations of said Planning Commission; and

WHEREAS, subsequently public notice has been properly given of such proposed rezoning and preliminary development plan by publication on February 11<sup>th</sup>, 2016 in the Villager, a newspaper of general circulation within the County of Arapahoe, by posting of said property and by mail notification of adjacent property owners in accordance with the Arapahoe County Zoning Resolution; and

WHEREAS, pursuant to statute and the aforementioned notice provisions, a public hearing was held before the Board of County Commissioners at the Arapahoe County Administration Building, 5334 South Prince Street, Littleton, Colorado, on the 1<sup>st</sup> day of March, 2016 at 9:30 o'clock AM, at which time evidence and testimony were presented to the Board concerning said rezoning request; and

WHEREAS, the administrative record for this Case includes, but is not limited to, all duly adopted ordinances, resolutions and regulations, together with all Public Works and Development Department processing policies which relate to the subject matter of the public hearing, the staff files and reports of the Planning and Engineering case managers, and all submittals of the applicant; and

WHEREAS, representations, statements and positions were made by or attributed to the applicant or its representatives on the record, including representations contained in the materials submitted to the Board by the applicant and County staff; and

WHEREAS, the applicant has agreed to all conditions of approval recommended by County staff, and has agreed to execute all agreements and to convey all rights of way and easements recommended by staff, except as stated in this resolution; and

WHEREAS, pursuant to the authority vested unto the Board of County Commissioners by Article 28 of Title 30 C.R.S. as amended, the Board has concluded that the public health, safety, convenience and general welfare, as well as good zoning practice, justifies granting a change in the zoning of the hereinafter described property subject to the conditions precedent and/or other conditions as hereinafter delineated.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Arapahoe County as follows:

1. The Board of County Commissioners for Arapahoe County hereby grants and approves rezoning of the following parcel from A-2 to SH-PUD Senior Housing Planned Unit Development zone district and approval of a preliminary development plan, Z15-003

subject to the conditions precedent and/or other conditions as hereinafter delineated.

## LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 28 AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 TO BEAR NORTH 89°49'34" EAST BEING MONUMENTED AT THE CENTER QUARTER CORNER OF SAID SECTION 28 WITH A 3.25" BRASS CAP STAMPED "PLS 16398" AND AT THE EAST SIXTEENTH CORNER WITH A 3.25" ALUMINUM CAP STAMPED "LS 30109", WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°14'46" EAST, A DISTANCE OF 720.78 FEET ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28 TO THE NORTH LINE OF VACATED SOUTH WABASH STREET DESCRIBED IN PETITION FOR VACATION OF RIGHT-OF-WAY, RECORDED FEBRUARY 14, 2012 AT RECEPTION NO. D2016847;

THENCE SOUTH 46°07'51" WEST, A DISTANCE OF 30.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING;

THENCE SOUTH 43°52'09" EAST, A DISTANCE OF 11.40 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 43°37'23", A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 68.52 FEET, THE CHORD OF WHICH BEARS SOUTH 22°03'27" EAST, A DISTANCE OF 66.88 FEET TO A POINT OF TANGENCY ON A LINE 11.00 FEET EAST OF AND PARALLEL WITH SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28;

THENCE SOUTH 00°14'46" EAST, A DISTANCE OF 484.64 FEET ALONG SAID PARALLEL LINE TO THE SOUTH LINE OF SAID VACATED SOUTH WABASH STREET;

THENCE SOUTH 89°45'14" WEST, A DISTANCE OF 41.00 FEET ALONG LAST SAID SOUTH LINE TO THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN SPECIAL WARRANTY DEED RECORDED FEBRUARY 23, 2010 AT RECEPTION NO. D0017324;

THENCE WESTERLY AND NORTHERLY ALONG THE SOUTH AND WEST LINES OF LAST SAID PROPERTY AND ALONG THE EASTERLY LINE OF SOUTH WABASH STREET DESCRIBED IN SPECIAL WARRANTY DEED, RECORDED MARCH 25, 2010 AT RECEPTION NO. D0028375, AND ALONG SAID NORTH LINE OF VACATED SOUTH WABASH STREET FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE SOUTH 75°48'22" WEST, A DISTANCE OF 71.44 FEET TO A POINT ON A NON-TANGENT CURVE;
- 2) THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 42°09'49", A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 10.67 FEET, THE CHORD OF WHICH BEARS NORTH 45°37'49" WEST, A DISTANCE OF 10.43 FEET TO A POINT OF TANGENCY;
- 3) THENCE NORTH 24°32'54" WEST, A DISTANCE OF 267.69 FEET TO A POINT OF CURVATURE;
- 4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 71°46'26", A RADIUS OF 169.50 FEET, AN ARC LENGTH OF 212.33 FEET, THE CHORD OF WHICH BEARS NORTH 11°20'19" EAST, A DISTANCE OF 198.72 FEET TO A POINT OF TANGENCY;
- 5) THENCE NORTH 47°13'32" EAST, A DISTANCE OF 141.10 FEET TO A POINT OF CURVATURE;
- 6) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 83°15'06", A RADIUS OF 14.50 FEET, AN ARC LENGTH OF 21.07 FEET, THE CHORD OF WHICH BEARS NORTH 88°51'05" EAST, A DISTANCE OF 19.26 FEET TO A NON-TANGENT LINE;
- 7) THENCE NORTH 46°07'51" EAST, A DISTANCE OF 44.29 FEET TO THE POINT OF BEGINNING;

COUNTY OF ARAPAHOE, STATE OF COLORADO. CONSISTING OF 2.304 ACRES.

2. Approval of this rezoning and preliminary development plan is based upon the following understandings, agreements and/or representations:
  - a) The applicant's assent and/or agreement to make all modifications to the final version of the documents that are necessary to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature.
  - b) The representations, statements and positions contained in the record that were made by or attributed to the applicant and its representatives, including all such statements contained in materials submitted to the Board by the applicant and County staff.
3. Approval of this rezoning and preliminary development plan shall be and is subject to the following conditions precedent and/or other conditions, which the applicant has accepted and which the applicant is also deemed to accept by preparing a mylar for signature by the Chairman of the Board of County Commissioners within sixty (60) days of this date and by continuing with the development of the property:
  - a) The applicant's compliance with the conditions of the Arapahoe County Planning Commission as set forth in its resolution.

- b) The applicant's compliance with all conditions of approval recommended by the staff case managers in the written staff reports presented to the Board, and any conditions stated by staff on the record.
- c) The applicant's compliance with all additional conditions of approval stated by the Board, including.
  - a. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agrees to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.
  - b. The applicant is required to provide a minimum of 56 parking spaces (minimum 28 parking spaces to be on-site) which can be satisfied in part by an agreement with the Denver Jewish Day School for the additional parking spaces needed. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for the assisted living/memory care residential facility for the duration of its operations (*condition revised by the PC*).
  - c. At the time of the Final Development Plan, the applicant shall address the potential presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department.
  - d. Install signage that directs the public to the parking on the Denver Jewish Day School property (*condition proposed by the PC*).

The following condition recommended by the Planning Commission is included in case the Board of County Commissioners wishes to limit the building height to 38'. At the time of the staff report, the applicant had not agreed to this condition and staff did not include this in the staff recommendation.

- e. The proposed building to have a maximum height of 38'.
- d) The applicant's performance of all commitments and promises made by the applicant or its representatives and stated to the Board on the record, or contained within the materials submitted to the Board.
- 4. Upon the applicant's completion of any and all changes to the rezoning mylar as may be required by this Resolution, the Chairman of the Board of County Commissioners is hereby authorized to sign same.
- 5. That the Zoning Map of Arapahoe County shall be and the same is hereby amended to conform to and reflect said change in zoning.

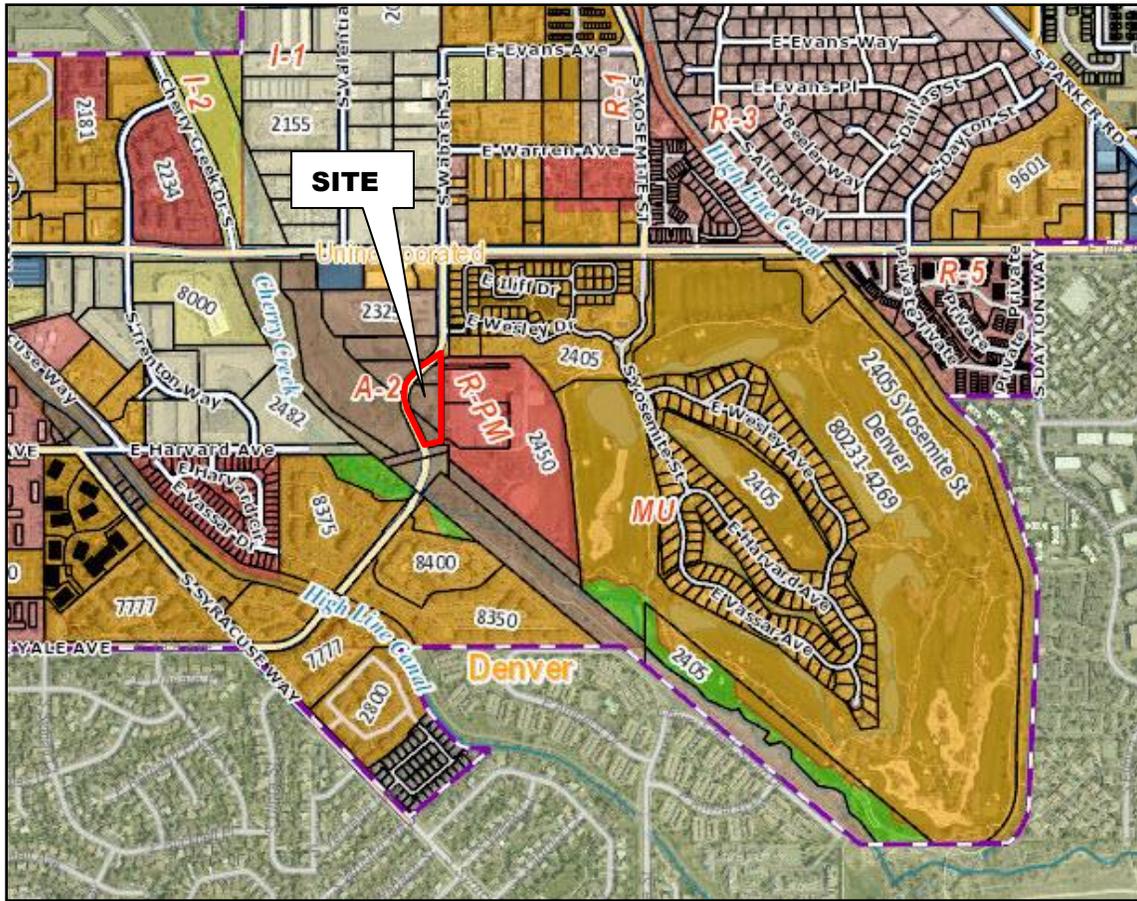
6. County planning, engineering and legal staff are authorized to make any changes to the mylar form of the approved document as may be needed to conform the documents to the form and content requirements of the County in existence at the time the documents are submitted for signature, and to make such other changes that are expressly stated by staff before the Board, or are recommended by staff in the written staff reports, or are referred to by the movant Commissioner. No other deviation or variance from the form and content of the documents submitted for the Board's consideration are approved except to the extent stated in this resolution.
7. The County Attorney, with the concurrence of the planning and/or engineering case managers, is authorized to make appropriate modifications to the resolution and plan documents as needed to accurately reflect the matters presented to the Board and to record and clarify, as necessary, other aspects and ramifications of the Board's action.

The vote was:

Commissioner Bockenfeld, ; Commissioner Doty, ; Commissioner Holen, ; Commissioner Jackson, ; Commissioner Sharpe, .

The Chair declared the motion carried and so ordered.





**Zoning Map**

**ADJACENT SUBDIVISIONS, ZONING, AND LAND USES:**

North and West: Land to the north and west of the site is owned by the Cherry Creek Valley Water and Sanitation District and used for regional water detention and storage. The zoning is Agricultural-2 (A-2). North of the Denver Jewish Day School is a single family residence and Cherry Creek Country Club subdivision including the club house parking lot and single family homes. These parcels are zoned Mixed Use (MU).

South: Arapahoe County’s Wabash Trailhead and Cherry Creek, zoned Agricultural-2 (A-2).

East: Denver Jewish Day School zoned Residential PUD – Moderate Density (R-PM). The Cherry Creek Country Club subdivision is east and adjacent to the Denver Jewish Day School and is zoned MU.

**PROPOSAL:**

The applicant, Buccaneer Development, Inc., on behalf of the property owner, Denver Jewish Day School, is seeking approval of Case No. Z15-003, Denver Jewish Senior Living PDP.

The PDP proposes to rezone 2.304 acres from Agricultural-2 (A-2) to Senior Housing - Planned Unit Development (SH-PUD).

The application is for a three-story 102 unit (108 beds) assisted living and memory care residential facility for individuals 55 years of age and older. Both the assisted living and memory care are to have a safe and secure 24-hour living environment. The assisted living will provide its residents with support and access to personal care services (without medical care), three meals per day, bathing, medication reminders, dressing, housekeeping, maintenance, activities and transportation. The memory care portion of the facility will be similar to the assisted living, but is designed for those with neurocognitive disorders making it unsafe for them to remain at home. Memory care allows a person experiencing memory loss to maintain a level of independence while relying on the safety and security of being in a residential community with professional staff.

The maximum height of the structure initially proposed was 55 feet; however, after meeting with the Four Square Mile Neighborhoods Association, the applicant reduced it to 47 feet due to their concerns.

No residents within this facility will drive a vehicle. To accommodate the facility's staff, visitors and deliveries, 28 parking spaces are proposed on-site. A parking analysis is provided in this report.

The parcel will have two points of access from S. Wabash Street. The north access will be used by the facility along with the Denver Jewish Day School's staff and faculty; the south access will be used for the school's parents, students and visitors and Wabash trailhead visitors. The following exhibit shows the relationship of access points to the realigned S. Wabash Drive and to the school property.



The conditions approved by the PC are as follows:

- a. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agrees to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.
- b. The applicant is required to provide a minimum of 56 parking spaces (minimum 28 parking spaces on-site) which can be satisfied in part by an agreement with the Denver Jewish Day School for the additional parking spaces needed. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for the assisted living/memory care residential facility for the duration of its operations.
- c. At the time of the Final Development Plan, the applicant shall address the potential presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department.
- d. Install signage that directs the public to the parking on the Denver Jewish Day School property.
- e. The proposed building to have a maximum height of 38’.

At both PC hearings there was input from the public. Concerns that were voiced included the building height, density, blocked views, amount of parking and the applicant not being forthcoming with the Cherry Creek Country Club residents at the open house. The public that was in favor of the development believed this facility would benefit the area and adjacent school and provide a housing type that is greatly needed. The PC and the public at the hearing didn’t have an objection to the proposed use but were concerned with the height of the building. To be consistent with the maximum height of 38’ set for another senior housing project, Denver Senior Living (Z13-001), the PC made this a condition of approval for the application. The PC felt increasing the parking from 28 to 56 spaces addressed the concern of the facility not having enough parking.

**Staff:** Staff recommends the application be approved based on the findings and subject to the conditions of approval outlined herein with the possible exception of the Planning Commission’s limit on height. Staff supported the application that was submitted along with the newly proposed maximum height of 42’.

## I. BACKGROUND

The site consists of three parcels, which are all zoned A-2. Two of the three parcels are vacant; the northern most property contains a vacant single family residence, which will be demolished when the site is developed.

The three parcels are unplatted and were created when S. Wabash Street was realigned and road right-of-way was vacated in 2011 (Case No. V11-003).

## II. DISCUSSION

Staff review of this application included a comparison of the proposal to: 1) applicable policies and goals outlined in the Comprehensive Plan; 2) review of pertinent zoning regulations; and 3) analysis of referral comments.

### 1. The Comprehensive Plan

Comprehensive Plan (Comp Plan): This application complies with the following Goals and Policies of the Comp Plan, as follows:

- Goal GM 4 – Promote Compact Growth in the Urban Service Area.

*The proposed development maximizes existing public facilities.*

- Policy GM 4.3 – Promote Infill Development and Redevelopment in the Urban Service Area.

*The proposal provides infill development.*

- Goal PFS1 – Plan for Adequate Public Facilities and Services in Growth Areas.

*Based on responses from service providers, adequate public facilities and services are present in the area.*

- Policy NH 1.2 – Promote a Diversity of Housing types in Growth Areas Countywide.

*If approved, the proposal would promote a housing type that is in demand.*

- Policy NH 3.2 – Support Provision of Special-Needs Housing in Growth Areas.

*The proposal supports the provision of elderly housing.*

Four Square Mile (4SQM) Subarea Plan: The Comp Plan’s 4SQM Subarea Plan designates this site as Multi-Family (MF). As per this plan, the primary uses of MF include multi-family residential structures such as apartments, cooperatives, condominium dwelling units with shared or designated on-site parking, open space and recreation facilities for residents; the recommended development density is 13 to 25 dwelling units per gross acre. The proposed senior housing (assisted living and memory care) use generally aligns with the 4SQM Subarea Plan designation.

If assisted living and memory care units are calculated as equivalent to dwelling units, such as apartments or townhomes, the density of 44.3 dwelling units per acre is significantly greater than the plan specifies. The Comp Plan does not directly address senior housing as the market supports that use today. The SH-PUD zone district, as described in the Arapahoe County Land Development Code (LDC), seems to anticipate some level of independent living dwelling units, but is the best fit currently available for a use that merges residential living with some level of care similar to nursing homes. These residential facilities typically include centralized dining rooms and meal service, and individual “units” or “apartments” may not include basic kitchen facilities. In addition to residential use, other assistive services in daily living are provided.

While the Comp Plan and the LDC serve different purposes, the SH-PUD zone district provides some locational criteria recommended for senior living residences and may provide some guidance in addition to the Comp Plan and Subarea Plan as to fit with respect to recommended land use categories and densities.

The applicant believes there are numerous changed conditions that have occurred since adoption of the 4SQM Subarea Plan that justify rezoning the property to SH-PUD and support this change within the current Subarea Plan designation, including “points 1 through 3 enumerated below”:

1. When the Property was designated MF, it was part of a larger MF area located to the west of the then current location of South Wabash Street. Since that time, South Wabash has been relocated to the west, leaving this 2.3 acre remnant parcel next to the Denver Jewish Day School. The larger MF parcel to the west of the Property has been acquired by SEMSWA and is dedicated for regional drainage, including detention for the Property. The Four Square Mile Subarea Plan was not modified at the time to address the changed location of South Wabash Street or the regional detention uses of the parcel to the west.

2. A MF land use designation no longer makes sense for a 2.3 acre parcel. The parcel is too small to accommodate a traditional 25 dwelling units/acre MF product similar to those designated MF around the Denver Jewish Day School campus.
3. The Cherry Creek Country Club residential area east of the Denver Jewish Day School was in its infancy when the Four Square Mile Subarea Plan was completed. This neighborhood has much more direct contact with the Denver Jewish Day School and its future development and many more residents than when the Four Square Subarea Plan was completed.

In addition, a senior living community on the Property actually will result in a density on the Property similar to a multi-family product. This is because the average number of bedrooms in a multi-family unit is two bedrooms, while a senior living unit only has one bedroom. Thus, while the proposed project with 102 beds technically is calculated at a density of 44 dwelling units per acre, a multi-family product at 25 units/acre could result in the same number of beds.

Finally, when compared to a multi-family development that has a much higher parking requirement because all the residents drive, the senior community will have NO residents driving. This will result in significantly less traffic generated from the Project and less associated related maintenance.

*Staff Analysis: The area has changed since the creation of the Subarea Plan, and the MF designation in the area may not be attainable due to the existing land uses and the size of the parcel.*

*As per the ITE Trip Generation Manual, 9<sup>th</sup> edition, 382 daily trips and 36 peak hour trips would be generated from a MF development with a density of 25 dwelling units per acre on 2.3 acres. The applicant indicates that 288 daily trips/24 peak hour trips would occur for an assisted living facility. The traffic impact from the proposed development is less than a standard multi-family product with a 25 units per acre density.*

*The residential units proposed at the facility also differ from the traditional MF unit in that they will not have a kitchen. Residents at the facility will receive their meals in a central dining room at the facility.*

*The application appears to support the Comp Plan by providing a needed housing product (elderly housing and more specifically assisted living) in an area that has services. Staff would note that the Four Square Mile*

*Neighborhoods Association, drivers in the development of the Subarea Plan, submitted two comment letters with respect to density and other concerns.*

*With respect to the density of the project in relation to the Subarea Plan, the email dated October 23, 2015, states in part, "Although we have some concerns about the fairly high density, we believe that would be acceptable, IF it is given the senior facility designation. The senior facility use is appropriate for this parcel... If the applicant amends the application for multi-family, we would strenuously object to the density levels."*

*The letter dated November 13, 2015, opposes the project on the basis of building height and states in part, "At this time, the maximum height is therefore our only concern, and in general, we believe the memory care and senior living facility would be a welcome development in that location."*

*A neighbor property owner also submitted a letter opposing the project, dated June 18, 2015, stating in part, "While I have no objection as to the planned use of the land for assisted living, I do have objections to the planned density of the project as it is currently being proposed, to the proposed surface parking only and to the additional traffic burden that such a dense development would put on an already limited Wabash Street." All letters are attached to this report.*

## 2. Land Development Code (LDC) Review

### Senior Housing Zone District:

The LDC includes a zone district for Senior Housing (SH) under Chapter 6 Residential Zone Districts, Section 6-500. A principal, permitted use is housing for residents age 55 and older. This zoning designation requires use of the Planned Unit Development (PUD) process and approval of a PDP to establish some criteria, (such as the 35% open space requirement) while others are directed by the LDC.

Section 6-506.01 states senior housing should be accessible to:

#### A. Established public transportation routes.

*A bus stop is located within 700 feet of the site on E. Iliff Avenue. Employees and visitors of the facility have the option of taking public transportation, if desired.*

#### B. Existing or proposed shopping areas.

*Given the nature of the residents of this facility, the need for being close to shopping centers is less than independent senior housing.*

C. Public or private recreational amenities.

*The development will provide secure outdoor and internal common areas. Again, given the nature of the residents, the need for recreational amenities is diminished compared to other senior housing. Staff and visitors will have access to the Cherry Creek bike path, located just south of the proposed facility.*

D. Other residential areas to minimize senior citizen isolation.

*The proposed facility is approximately 450 feet from the multi-family development to the south and 250 feet away from the Cherry Creek Country Club. Both the proposed facility and school are within close proximity to residential development.*

E. Situated to minimize traffic and emergency vehicle access impacts to surrounding neighborhoods.

*The proposed facility's entrance faces Denver Jewish Day School, which will direct traffic movements and parking to the east side of the site and away from S. Wabash Street. Emergency access will be further addressed at FDP.*

F. Medical facilities.

*The facility is 4.4 miles from the Medical Center of Aurora.*

Section 6-506.02 requires the placement of a note on the PDP “prescribing a minimum age limit for one occupant of each unit in the project at 55 years of age or older. The restriction may be released for rental units which are advertised for 270 consecutive days and not occupied by one or more qualified individuals. Those unoccupied units, and those only, may then be rented to person(s) of any age. In the event that such unit is occupied by a non-senior, and later vacated, the 270-day period shall apply to that unit.”

*The applicant has placed this note on the PDP.*

Section 6-506.03 provides some options for facilities that are non-profit.

*The applicant does not plan on this facility being a non-profit subsidized facility; therefore, this section of the LDC is not applicable.*

Planned Unit Development:

Chapter 13-100, Planned Unit Development (PUD) of the LDC, states the PUD process is intended to prevent the creation of a monotonous urban landscape by allowing for the mixture of uses, which might otherwise be considered non-compatible, through the establishment of flexible, development standards, provided said standards:

- A. Recognize the limitations of existing and planned infrastructure, by thorough examination of the availability and capability of water, sewer, drainage, and transportation systems to serve present and future land uses.

*Water and sanitation is located in easements within the vacated S. Wabash Street. Stormwater drainage and detention for the site can be accommodated on the parcel to the west.*

*Traffic congestion and flow in the area has been improved with the realignment of S. Wabash Street and construction of the Yale-Wabash Bridge.*

- B. Assure compatibility between the proposed development, surrounding land uses, and the natural environment.

*The Denver Jewish Day School and the applicant seek to provide a senior living community that will promote community cohesion. This facility will allow grandparents and other relatives of students of the Denver Jewish Day School to live near their families and have an opportunity to be involved in their families' educational activities. The project will also include a plaza for the school and families to drop off their children and visit their senior family members.*

*The existing school screens and provides a buffer between the Cherry Creek Country Club residences and proposed facility. The land west, north and south of the site is vacant and is used for regional water storage and as open space/trail corridor. These open areas will also serve as a buffer between the facility and the residential developments to the north, west and southwest.*

- C. Allow for the efficient and adequate provision of public services. Applicable public services include, but are not limited to, police, fire, school, parks, and libraries.

*The proposal will be served by existing public services. The property is close to Cunningham Fire Protection District Station 61 (1.6 miles) and Medical Center of Aurora (4.4 miles). The facility will also be adjacent to the Denver Jewish Day School, where interaction between the students and residents will be encouraged.*

*This facility is near the Cherry Creek trail but given the nature of the residents, outdoor activities will be kept to the secured internal or outdoor areas within the development. Staff and visitors will have access to the trail.*

- D. Enhance convenience for the present and future residents of Arapahoe County by ensuring appropriate supporting activities, such as employment, housing, leisure time and retail centers are in close proximity to one another.

*The proposed development will provide employment opportunities and a housing type that is needed in the area.*

*Given the nature of the facility's residents, the need for close shopping centers is diminished. Staff will have proximate access to shopping at E. Iliff Avenue and S. Wabash Street, as well as the shopping center at E. Iliff Avenue and S. Quebec Street.*

- E. Ensure public health and safety is adequately protected against natural, and man-made hazards, which include, but are not limited to, traffic noise, water pollution, airport hazards and flooding.

*The site is outside the 100-year floodplain and airport influence area.*

*Tri-County Health Department's referral letter indicates an old landfill is 1,000 feet to the northwest of the site and advises the applicant conduct a flammable gas investigation to determine if flammable gas (methane) is present in the subsurface soils of the site, or, in lieu of an investigation, install a flammable gas control system. The applicant's engineer responded to Tri-County's comments in a letter dated January 8, 2016. This letter states that they ..."could not confirm that significant historical mining activities occurred on-site through of aerial photographs and the recent geotechnical engineering study did not identify domestic refuse, construction debris, or other solid waste during field exploration..." Neither study specifically addresses methane gas therefore staff has set a condition for the applicant to further address this matter during the FDP.*

- F. Provide for accessibility within the proposed development and between the development and existing adjacent uses. Adequate on-site interior traffic circulation, public transit, pedestrian avenues, parking and thoroughfare

connections are all factors to be examined when determining the accessibility of a site.

Access: *The site has two points of access from S. Wabash Street. The north access point is to be shared with the proposed facility and Denver Jewish Day School's faculty and staff; whereas, in the future, the south access will only be used by the school's parents, students and visitors and public using the trailhead. Under a future application for the Final Development Plan (FDP), the applicant proposes to remove the portion of the vacated S. Wabash Street so the facility and the south access drive will no longer be connected.*

Parking: *None of the residents within the proposed facility will drive. The applicant is proposing 28 on-site parking spaces for employees, visitors and deliveries, which equates to approximately one parking space per four beds (28 parking spaces/108 beds) and 28 parking spaces on the Denver Jewish Day School property.*

*The LDC parking requirement for a nursing home, or similar extended-care facility, is one parking space per two employees plus one parking space per two beds, which would require this development to have 62 parking spaces (108 beds and 16 employees per shift). The applicant has requested a waiver from the parking standards and believes the amount of parking needed for assisted living/memory facilities is less than what the County requires. The applicant's architect, H+L Architects, provided staff with Comparable Parking Ratios study that documents the parking of other assisted living/memory care facilities in the surrounding area. The letter provided the number of each facility's units and parking spaces, along with the number of parking spaces used during peak weekday and weekends. The research indicates the average parking ratio of used spaces is 0.32, or approximately one parking space per three beds.*

*To address the concerns heard at the January 19<sup>th</sup> hearing, the applicant proposed the following solution that they believe is appropriate for this development and its' site constraints. Based on the Comparable Parking Ratio study, the applicant has requested, as per Section 12-1207.C of the LDC, to reduce the required amount of parking for the application. The Planning Division Manager has the ability to reduce the parking, if justified, up to 10%. The Planning Division Manager has reviewed the letter requesting a 10% parking reduction and has approved this request bringing the parking requirement down to 56 spaces. To adhere to this adjusted parking requirement, the applicant proposes 28 on-site parking spaces and will enter into a joint parking agreement with Denver Jewish Day School for 28 spaces.*

Public transit: A bus stop is located within 700 feet of the site on E. Iliff Avenue, and could be utilized by the facility's employees and visitors.

- G. Minimize disruption to existing physiographic features, including vegetation, streams, lakes, soil types and other relevant topographical elements.

*No significant physiographic features exist on, or adjacent to, this site.*

- H. Ensure that the amenities provided adequately enhance the quality of life, in the area, by creating a comfortable and aesthetically enjoyable environment through conventions, such as, the preservation of mountain views, the creation of landscaped open areas and the establishment of recreational activities.

*The proposed PDP sets requirements in the form of a minimum open space requirement, which the applicant will meet with the proposed 35% open space. Additional detail, such as landscape plans, vegetation specifications and architectural elevations, will be required with the FDP.*

*The proposed development will contain secure open areas for the memory care residents and other amenities for the assisted living residents. The project will be connected to the surrounding area by a plaza for pick up and drop off of resident's family and visitors. These amenities will be further developed under the FDP.*

*To address concerns of the 47 foot height of the proposed facility, and visual impacts to surrounding neighbors potentially most affected, the applicant conducted a View Corridor Study, see attached. Views from the north and east within the Cherry Creek Country Club development were analyzed, and the facility appears to have little visual impact.*

- I. Enhance the usable open spaces in Arapahoe County and provide sufficient unobstructed open spaces and recreational areas to accommodate a project's residents and employees.

*The PDP allocates 35% of the property to unobstructed open space.*

### 3. Referral Comments

Comments received during the referral process are as follows:

Referral Agency	Comments
Arapahoe County Engineering Services Division	Staff is working with the applicant to address all engineering comments.

Arapahoe County Mapping	Staff is working with the applicant to address all mapping comments.
Arapahoe County Open Space	No comments.
Arapahoe County Zoning	No comments.
Arapahoe County Assessor	No response received.
Arapahoe County Sheriff – Crime Prevention and Patrol	Indicated facility planning should include consultation with the Sheriff's Office and fire district for recommendations on safe living for any memory care patients. The applicant acknowledges this concern.
Arapahoe County Library District	No comments.
City and County of Denver - Planning	No comments received.
Cunningham Fire Protection District	District supports the PDP.
Arapahoe County Parks and Rec. District	No comments.
Post Office Growth Coordinator	No response received.
Cherry Creek School District	District understands the facility will not have any children; therefore, no cash-in-lieu fees will be required. However, if in the future, the utilization changes to include children, District reserves the right to ask for fees.
Tri-County Health Department	Since a closed landfill was within 1,000 feet of the site, this agency recommends a flammable gas investigation be conducted to determine if methane is present in the subsurface soils. In lieu of conducting an investigation, a flammable gas control system shall be installed. Plans for serving food to the public must be reviewed by this agency. Staff recommends as a condition of approval that the applicant address this item at the time of the FDP. Applicant is willing to adhere to this condition.
Four Square Mile Neighborhoods	This group opposes the development on the basis the proposed maximum height is excessive and out of character of the Four Square Mile area.
West Arapahoe Conservation District	No response received.
RTD	No response received.
Century Link	No response received.
Xcel Energy	Xcel indicates they own and operate existing electric distribution facilities within the proposed project area and for the applicant to contact them and complete the application process before developing the site. The applicant is willing to comply with this request.
Army Corps. of Engineers	No comments.

Southeast Metro Stormwater Authority (SEMSWA)	SEMSWA found the application to be generally in conformance with the Arapahoe County Stormwater Management Manual.
Cherry Creek Valley Water and Sanitation (CCVW&S)	The subject site is within CCVW&S's district. Water and sewer lines are available subject to water and sewer extensions, payment of all fees and adherence to the district's rules and regulations.
Urban Drainage	No response received.
Denver Jewish Day School	No response received.
Cherry Creek Country Club	No response received.
Cherry Creek Country Club Master Association	No response received.
Highland Glen	No response received.
Hunters Glen	No response received.
Fox Crossing Apartment	No response received.
Village at Cherry Creek Country Club HOA	No response received.

4. Additional Comments

As noted under the discussion of the Comp Plan density factors, several comment letters were received from the Four Square Mile Neighborhoods Association and from nearby residential property owner. Favorable comments were that the senior living facility would provide a housing type where there is an urgent need and will provide a stronger connectivity and sense of community by being located next to the Denver Jewish Day School, which would encourage student interaction with the senior residents. Comments opposing the development based on density or site design included concerns with building height, impacts to S. Wabash Street due to traffic generated from the facility, and parking sufficiency. The parking sufficiency concern seems to have been addressed to the neighbors' satisfaction with the additional parking spaces allocated by the Denver Jewish Day School and the Planning Commission's recommended condition of approval.

5. Meetings

Neighborhood Information Open House: Held on June 30, 2015 at the Cherry Creek Country Club. This meeting was held to inform residents of the proposed assisted living/memory care facility and answer any questions. Twelve residents attended and provided positive feedback to the applicant.

Fire Protection District: A meeting was held on September 25, 2015 with the Cunningham Fire Protection District to review and provide comments on fire access to the facility. These comments will be further addressed in the FDP.

Four Square Mile Neighborhoods Association: The applicant met with the 4SQM group. Based on specific comments and requests received on September 30, 2015, the applicant: 1) removed from consideration zoning the parcel to Mixed Use PUD even though this zone district would have assisted the applicant in terms of lending and fair housing for individuals under the 55 year Senior Housing requirement who need assisted living or memory care; and 2) reduced the initial height of 55 feet to 47 feet.

View Corridor Study/Building Height: To analyze the visual impact of the proposed structure, the applicant conducted a View Corridor Study from “key locations and view corridors surrounding the subject site”, see attached. The applicant believes the building height of 47 feet does not create any major obstructions. The 47 foot height is the required minimum for a three-story assisted living facility, due to resident ceiling heights as well as HVAC and other mechanical/electrical requirements between floors. These ceiling heights are unique to assisted living facilities versus multi-family housing.

The applicant appreciates the 4SQM’s reference to the Denver Senior Housing project (Z13-001) and the height set by the Planning Commission. That application proposed an initial height of 42 feet which was reduced to 38 feet in order to reflect the Planning Commission’s recommendation. While the PDP application received approval by the Board of County Commissioners, no signed plan was submitted to complete the PDP approval process, and the applicant eventually withdrew the PDP and pending FDP application from further consideration.

The applicant believes the 4SQM issues with the height of the application is related to the possibility of the project setting a precedent in the general Four Square Mile area, and not to the specific application, as the project site is not directly contiguous to any residential homes and does not adversely affect the homes in the Cherry Creek Country Club.

**STAFF FINDINGS:**

Staff has visited the site and reviewed the plans, supporting documentation, referral comments and citizen input in response to this application. Based on the review of applicable policies and goals, as set forth in the Comp Plan, review of the development regulations and analysis of referral comments, our findings include:

1. The proposed Preliminary Development Plan for senior housing, to include assisted living and memory care, generally conforms to the overall goals and intent of the Arapahoe County Comprehensive Plan and the Four Square Mile Subarea Plan in regards to the policies set forth in those plans and nature of the development.
2. The proposed Preliminary Development Plan is consistent with development standards enumerated in the Arapahoe County Land Development Code with the exception of Section 12-1200 Parking Standards. Staff supports the applicant's plan to provide a minimum of 56 parking spaces between the site (minimum of 28 parking spaces) and the Denver Jewish Day School based on comparative data submitted and an approved request by the Planning Division Manager for a 10% parking reduction (Section 12-1207.C). The exact layout will be determined with the Final Development Plan.
3. The proposed Preliminary Development Plan complies with the process and requirements outlined in Sections 6-500 SH Senior Housing (SH-PUD) and 13-100 Planned Unit Development (PUD) of the Arapahoe County Land Development Code.

**STAFF RECOMMENDATION:**

Considering the findings and other information provided herein, staff recommends approval of Case No. Z15-003, Denver Jewish Senior Living PDP, subject to the following conditions:

- a. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agrees to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.
- b. The applicant is required to provide a minimum of 56 parking spaces (minimum 28 parking spaces to be on-site) which can be satisfied in part by an agreement with the Denver Jewish Day School for the additional parking spaces needed. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for the assisted living/memory care residential facility for the duration of its operations (*condition revised by the PC*).
- c. At the time of the Final Development Plan, the applicant shall address the potential presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department.
- d. Install signage that directs the public to the parking on the Denver Jewish Day School property (*condition proposed by the PC*).

Note: Staff has not included the Planning Commission's recommended maximum height of 38'.

**DRAFT MOTIONS:**

1. **Conditional Approval:** In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, the Board of County Commissioners have read the staff report and received testimony at the public and find ourselves in agreement with staff findings 1 through 3, including all plans and attachments as set forth in the staff report dated February 17, 2016, and approve this application, subject to the following conditions:
  - a. Prior to signature of the final mylar copy of the Preliminary Development Plan, the applicant agrees to address the Planning Division, Mapping Division, and Engineering Services Division comments and concerns, as outlined in their plans and reports.
  - b. The applicant is required to provide a minimum of 56 parking spaces (minimum 28 parking spaces to be on-site) which can be satisfied in part by an agreement with the Denver Jewish Day School for the additional parking spaces needed. This agreement shall be recorded with the Arapahoe County Office of the Clerk and Recorder prior to Arapahoe County signing the Final Development Plan. This agreement shall be a permanent agreement that will run with the land and secure the use of the parking rights for the assisted living/memory care residential facility for the duration of its operations (*condition revised by the PC*).
  - c. At the time of the Final Development Plan, the applicant shall address the potential presence of flammable gas (methane) to the satisfaction of the Tri-County Health Department.
  - d. Install signage that directs the public to the parking on the Denver Jewish Day School property (*condition proposed by the PC*).

The following condition recommended by the Planning Commission is included in case the Board of County Commissioners wishes to limit the building height to 38'. At the time of the staff report, the applicant had not agreed to this condition and staff did not include this in the staff recommendation.

- e. The proposed building to have a maximum height of 38'.

**Alternative Motions** – The following motions are provided as alternatives to the recommended motion for Conditional Approval:

2. **Denial:** In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, the Board of County Commissioners have read the staff report dated February 17, 2016, and received testimony at the public hearing. Based on the information presented and considered during a public hearing, we do not approve this application based on the following findings:
  - a. *State new, or amended findings in support of denial.*
  - b. ...
3. **Continue to Date Certain:** In the case of Z15-003, Denver Jewish Senior Living Preliminary Development Plan, I move to continue the hearing to [*date*], 9:30 a.m., to obtain additional information and to further consider the information presented.

Attachments:

Application & Exhibits  
Engineering Staff Report  
Referral Comments  
Meeting Information  
Supporting Material  
February 2, 2015 Hearing Material



**Public Works and Development**  
 6924 S. Lima Street  
 Centennial, Colorado 80112  
 Phone: 720-874-6650 FAX 720-874-6611  
[www.arapahocgov.com](http://www.arapahocgov.com)

**Land Development Application  
 Formal**

Form must be complete

Land Development Application material received after 2pm shall be date stamped as received the following working day.

APPLICANT/REPRESENTATIVE:	ADDRESS: 2373 Central Park Blvd., Ste 100 Denver, CO 80238  PHONE: 303-957-7078 FAX: N/A EMAIL: susan@thestantonsolution.com	SIGNATURE:  NAME:  TITLE:
OWNER(S) OF RECORD:	ADDRESS: Denver Jewish Day School 2450 S. Wabash Street Denver, CO 80231  PHONE: 303-369-0663 FAX: 303-369-0664 EMAIL: ahazel@denverjds.org	SIGNATURE: <i>Avi Halzel</i> NAME: <i>Avi Halzel</i> TITLE: <i>HOS/CEO</i>
ENGINEERING FIRM:	ADDRESS: Manhard Consulting 7442 S Tucson Way Centennial, CO  PHONE: (303) 708-0500 FAX: EMAIL: kbarney@manhard.com	CONTACT PERSON: Kevin P. Barney, Project Manager D: 303-531-3207

Pre-Submittal Case Number: \_\_\_\_\_ Pre-Submittal Planner: Molly Orchid-Larson Pre-Submittal Engineer: Sarah White

Parcel ID no. (AIN no.) (Parcel IDs – 1973-28-4-00-066, 067 & 068)  
 Address: 2450, 2451 & 2453 S. Wabash St.

Subdivision Name & Filing:

	EXISTING	PROPOSED
Zoning:	A2	SH PUD
Case/Project/Subdivision Name:		
Site Area (Acres):	2.304	2.304
Floor Area Ratio (FAR):		
Density (Dwelling Units/Acre):	N/A	44.27
Building Square Footage:	848 sf	
Disturbed Area (Acres):		
Related Case Numbers: (Final/Preliminary Development Plan, Rezoning, and/or Plat )	Q15-020	

**CASE TYPE**

	Location & Extent		
1041- Areas & Activities of State Interest		X	Preliminary Development Plan Special District/Title 30
1041- Areas & Activities of State Interest – Use by Special Review	Location & Extent – Major Amendment		Preliminary Development Plan – Major Amendment Special District/Title 32
Comprehensive Plan	Master Development Plan		Preliminary Plat Street Name Change
Final Development Plan	Master Development Plan – Major Amendment		Replat - Major Use by Special Review
Final Development Plan – Major Amendment	Minor Subdivision		Rural Cluster Use by Special Review – Major Amendment
Final Plat	Planned Sign Program		Rezoning Conventional Use by Special Review – Oil & Gas
Land Development Code Amendment	Planned Sign Program – Major Amendment		Rezoning Conventional – Major Amendment Vacation of Right-of-Way/Easement/Plat

**THIS SECTION FOR OFFICE USE ONLY**

Case No:	Planning Manager:	Engineering Manager:
Planning Fee: Y N \$	Engineering Fee: Y N \$	

This application shall be submitted with all applicable application fees. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.



August 6, 2015

Molly Orkild-Larson,  
Arapahoe County  
6924 S. Lima St.  
Centennial, CO 80112

RE: Denver Jewish Senior Living Preliminary Development Plan Submittal

Dear Ms. Orkild-Larson:

It is a pleasure to submit to you and the Arapahoe County Planning Division the Phase I application for the Preliminary Development Plan for the Denver Jewish Senior Living project. The purpose of this letter is to introduce the intent and goals of this project. In addition to this letter of intent, this submittal includes the following materials

- Land Development Application
- Review Fee Checks
- Tax Summaries
- Letter of Authorization
- Pre-submittal Notes
- Final Plat (not included – lots to be platted after SDP approval)
- Most Recent FDP (for the Denver Jewish Day School proper)
- Prints of the Proposed Project (PDP)
- Map of Adjacent Property Owners and Address List
- Title Commitment
- Waiver Request Form
- Certified Legal Description
- Phase I Drainage Study
- Rezoning Conditions and Exhibits

We look forward to working with the County on the review and PDP approval to help bring the Denver Jewish Senior Living community to Arapahoe County. Please feel free to contact me with any questions at 303-957-7078

Sincerely,

Susan Stanton  
Principal

### A. Project Overview

The site is located at 2450, 2451 & 2453 S. Wabash St., located near Wabash and Illiff. (Parcel IDs – 1973-28-4-00-066, 067 & 068 – parcels are highlighted below). The site includes 2.304 acres (100,362 sf) and is currently zoned A-2.



The property currently includes three parcels all owned by Denver Jewish Day School (a letter of authorization is included) and under contract with Buccaneer Development, Inc.. The PDP application is to rezone the property to allow for an assisted living/memory care community under the Senior Housing – PUD Designation.

### B. Project Description

The intent of the project is to construct a senior living facility on the site which would include a maximum of 102 units. The building would also include a central kitchen, laundry and administrative area located on the first floor. There will be social spaces and bistros on each level and a dining room on one of the upper levels. The site will contain approximately 28 parking spaces for visitors and staff which is in line with the 25% parking ratios used by most cities for assisted living/memory care communities where none of the residents drive. The site will also accommodate secure courtyard gardens for the memory care residents and other gardens and amenities for the assisted living residents. There will also be connectivity to the community and a plaza for Denver Jewish Day School for family members to drop off their children and visit their senior family member. The building height requested is 55' (three stories) from the average grade to allow for a sloped roof structure or a flat roof with high parapets to screen equipment. The building will be in compliance with all applicable codes and fully sprinkled.

There are utility and storm water drainage easements along the vacated Wabash Rd. alignment

### C. Current Zoning

The current zoning on the parcels is A-2 (with a single family residential unit, vacant commercial lots and open space)



#### D. Special Districts

The property is or will be located in the following service districts:

1. Cherry Creek School District
2. Southeast Metro Storm water Authority (SEMSWA)
3. Cherry Creek Basin 7
4. Arapahoe County Law Enforcement Authority
5. Arapahoe County Recreation
6. Arapahoe Library District
7. Cunningham Fire District
8. RTD
9. Urban Drainage and Flood
10. Urban Drainage and Flood (S. Platte)

#### E. Transportation

As part of our application we have requested one waiver to related to the traffic study requirement. Felzburg, Holz Ullevig the engineer for the Wabash Street realignment has prepared our request. The team has talked with engineering and understand a formal waiver request form, if approved, will be signed as part of this review.

#### F. Project Team

##### Developer

Jon Griffis & Tony Varkony  
Buccaneer Development, Inc.  
5690 DTC Blvd., Suite 285W  
Greenwood Village, CO 80111  
jgriffis@bucdev.com  
303-531-7900

##### Owner

Avi Hazel, CEO  
Denver Jewish Day School  
2450 Wabash St.  
Denver, CO 80231

##### Owner Representative – Point of Contact

Susan Stanton, Principal  
The Stanton Solution, LLC  
2373 Central Park Blvd, Suite 100  
Denver, CO 80238  
susan@thestantonsolution.com  
303-957-7078

##### Architect

Gary Prager, AIA, NCARB, LEED AP, CDT  
H+L Architecture  
1755 Blake Street, Suite 400  
Denver, CO 80202  
gprager@hlarch.com  
d: 303.298.4728

##### Engineer

Kevin Barney, PE  
Manhard Engineering  
7442 S Tucson Way  
Centennial, CO  
kbarney@manhard.com  
303-531-3207

##### Transportation Engineer

Felzburg Holt & Ullevig  
508 Tejon Street  
Colorado Springs, CO 80903  
Todd.Frisbie@FHUENG.COM  
719-314-1800



February 17, 2016

Molly Orkild-Larson, Senior Planner  
Arapahoe County  
6924 S. Lima St.  
Centennial, CO 80112

RE: Denver Jewish Senior Living Preliminary Development Plan Change in Requested Height

Dear Ms. Orkild-Larson:

Based on the discussion at the February 1 Planning Commission hearing, there was considerable discussion about the appropriate building height specified in the PDP.

Buccaneer Development invested in additional study by Rosemann & Associates to begin building design not yet required as part of the PDP process in order to determine a more exact height that would help address the concerns expressed at Planning Commission as well as ensure that the project is still economically feasible and meets the demands of its future residents. We are modifying our request to 42'. Per County standards, 42' also includes rooftop mechanical. This is a 13' decrease in our original request. It is 5' less than our Planning Commission request. Achieving a 38' requirement creates design costs that we believe jeopardize the project. There have been numerous references to the 38' requirement set for the Denver Senior Living PDP along Iliff that was formerly approved. It is important to note that the Denver Senior Living project has not proceeded. A number of developers have been looking at taking over that project and asking for a rezoning to a different use.

Site Context – It is important to note that, the Four Square Mile Sub Area Plan does not specify any particular building height limitations. The Four Square Mile Sub Area Plan cites that “new residential zone districts...be crafted to address issues such as density of development, building mass, scale and building height to encourage compatibility with adjacent developed properties” (Four Square Mile Area Sub-Area Plan, Page 2).

The site sits in a unique situation with a school and golf course to the east, current and future detention to the west, the Highline Canal Trail to the south and Wabash St./townhomes to the north. In addition, the area around the Denver Jewish Senior Living site has a number of approved and built developments of greater height which we believe speaks to the compatibility with adjacent developed properties language in the Sub Area Plan:

Hunter's Run Apartments    FDP Approval for 45'

Highline Glen                FDP Approval for 45'

Cherry Creek Country Club    FDP Approval for 55' (structure at 49.5'/chimney at 55')



Therefore, our request is less than with already approved structures in our immediate vicinity. The Denver Jewish Day School is the closest neighbor to the proposed senior living community. DJDS supports and is party to this application including the requested building height.

Thank you for this opportunity to clarify the height requirement.

Sincerely,

A handwritten signature in cursive script that reads 'Susan Stanton'.

Susan Stanton  
Principal



Revised January 11, 2016

Molly Orkild-Larson,  
Arapahoe County  
6924 S. Lima St.  
Centennial, CO 80112

RE: Denver Jewish Senior Living Preliminary Development Plan Second Referral Response Letter

Dear Ms. Orkild-Larson:

We are please to respond to the second round of referral comments related to our application and look forward to the opportunity to bring our project forward to Planning Commission and the Board of Commissioners.

**Planning Comments**

**Sheet 1 – Cover Sheet**

1. As per the Fire Protection District’s November 3, 2015 letter there is a comment regarding a traffic signal. Is there a reason this was left off on this sheet?

A traffic signal will not be installed as part of this development. Per Arapahoe County Planning, the traffic signal note is not required and need not be added.

2. Appendix D? See redline comment under Fire Department Notes: #6.

The Fire Department had asked that “Appendix D” be added to this note in the first round of comments.

The Fire Department had asked that “Appendix D” be added to this note in the first round of comments.

The second round of comments does not request this note therefore “Appendix D” has been removed from the note.

3. Please address all other redlined comments on this sheet.

All other redline notes have been addressed on this sheet.

**Sheet 2 – Site Plan**

1. See comments under the Development Criteria, Existing Permitted Uses.

Existing permitted use comments have been updated in the Development Criteria table.

2. Revise the proposed maximum density.

The proposed maximum density has been revised to 44.3 Units/Acre.

3. The information that has been provided doesn’t support the parking ratio proposed, the unit of measurement differs (occupant/bed, bedroom, and unit). In order to establish if you have sufficient

parking, we need to know how many occupants there will be at the facility. How do you know if you have a sufficient number of staff (and parking spaces) if you don't know how many residents will be at this facility? Is there another facility similar to yours that uses this parking ratio?

H+L conducted a site survey of nine comparable operating facilities in the metro Denver region (See Parking Ratio Study). The average actual parked ratio was .32 spaces per unit. The applicant is proposing that .25 spaces/unit be provided on site with an additional .07 spaces met through a formal joint parking agreement with the school. A letter of support from the school is provided in this resubmittal.

4. Please provide a definition of memory care and assisted living on this sheet. H+L  
A definition of assisted living and memory care has been added to this sheet.

5. Please address all other redlined comments on this sheet.

All other redline notes have been addressed on this sheet. A pdf has been included with this resubmittal that provides a response to each redline comment.

#### **Engineering Comments**

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.

Yes, the applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.

2. SEMSWA has found the Phase I Drainage Report in compliance with County standards and has no further comments.

Comment noted.

#### **Preliminary Development Plan (PDP)**

1. Minor comments on the plan set in regards to some line delineation; otherwise ESD has no further comments on the PDP.

Line delineation and text corrections have been made to the signature blocks on Sheet 1.0 Cover Sheet.

#### **Phase I Drainage Study**

Redline Comments provided on Phase 1 Drainage Report by Sarah White.

This resubmittal includes a pdf with responses to the County redline comments made on the Phase I Drainage Report.

2. Please check calculations in Appendix D, page "Impervious Percentage Calculations" – it would seem the second line should only include the areas B1-4 for Wabash St, as presented it appears to double calculate Basin 1&2.

The calculations in Appendix D have been updated as requested.

3. Page 1 of report and Appendix B state the site has a Type B hydrological soil group.

However, Appendix D calculates using soil type C, please update or note reason for using a different soil group.

Appendix D uses Type C soils within the calculations to provide a more “apples to apples” comparison with the previous detention calculations prepared by FHU, which assumed a Type C soil. A Type B soil drains more effectively into the soil, and therefore using the Type C soil in these calculations is more conservative.

4. Drainage map – please label Basin B1-4 (Wabash St), include flow arrows and either remove all non-relevant lines or add to legend.

The Drainage Map has been revised as requested to Label Basins B1-4, including flow arrows.

#### **Traffic Impact Study (TIS)**

5. The TIS Waiver has been accepted by the County. Please note that changes to the proposed development may trigger a re-evaluation of the traffic waiver.

Comment Noted

#### **Public Safety**

Facility planning should include consultation with Sheriff's Office Crime Prevention Section and Cunningham Fire Department officials for recommendations on safe living for any memory care patients. This location is close to the Cherry Creek Trail which is a search and rescue concern for any memory care patients who may walk away.

It is the intention of this design team to complete the schematic design and meet with all jurisdictional agencies. The project architect, H+L, is familiar with the concepts of CPTED and has previously worked with the Arapahoe County Sheriff's Office on a project using those guidelines. The Sheriff's Department will be one on the agencies consulted at that time.

With regard for the concern about elopement of the memory care residents, H+L has extensive experience related to the issues and have designed outdoor areas in a secure environment. This is mainly an operations issue and once a developer/operator is identified, this will become part of the program for a memory care unit. There are also other methods to consider including electronic monitoring to keep track of residents as well as staffing programs to observe and physically monitor resident activities. This too can be discussed at the schematic design phase.

#### **Outside Referrals**

##### **Cunningham Fire District**

The Fire District requires that the following general comments are included on the cover

sheet of the FDP:

1. Fire Department Access:

1. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required hydrants shall be installed prior to construction.
2. All roads and drives are hereby designated as fire lanes. When required by the Fire District, all fire lanes shall be posted "No Parking – Fire Lane." All fire lanes shall be included in the Arapahoe County program for enforcement of private property parking.
3. Turning radius and navigation through the development shall meet the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings must be provided, vehicle information can be found on our website [www.cfpd.org](http://www.cfpd.org))
4. Any proposed "pork-chop" or any traffic direction features at the entrance of the development shall have a designed width of 16 feet minimum drive with mountable curbs and no obstructions to the entrances.
5. If a traffic signal is added as part of this development it is required to have an opticom traffic device installed.
6. If the proposed structures are 30-feet in height the fire department access drives within the development shall be a minimum of 26-feet in width.
7. The fire apparatus access road shall comply with the requirements of Section 503 and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Plan demonstrating the structures meet the Section 503 requirement.
8. All fire hydrants are to be installed in conformance with Sections 507 and Appendix C of the 2009 International Fire Code. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant.

The Fire Department notes have been incorporated into the Cover Sheet. As per a discussion with Planning, Note #5 need not be added as a traffic signal will not be installed as part of this development.

The Fire Department notes have been incorporated into the Cover Sheet. As per a discussion with Planning, Note #5 need not be added as a traffic signal will not be installed as part of this development.

**Four Square Mile Neighborhood**

We appreciate the feedback from the Four Square Mile Neighborhood. Based on feedback from the 4SQM, the applicant removed from consideration the use of Mixed Use PUD even though the MU PUD would have provided benefit to the applicant in terms of lending and fair housing for those needing assisted living or memory care who are under the age requirement for Senior Housing. In addition, the applicant changed the initial height request from 55' to 47". Further a view corridor study was conducted from key locations and view corridors surrounding the immediate site. The study revealed that, in this site context, the 47' did not cause any major obstructions to resident view corridors. 47' is the required minimum for a three story assisted living facility due additional spacing required for ceiling heights as well as HVAC and other mechanical/electrical requirements between floors. This situation is unique to assisted living versus a typical multifamily project. In addition, we appreciate the reference to the Denver Senior Living project; however, this project was not able to proceed. The applicant has a long track record of working in the senior living arena and improper ceiling heights and space between floors can effect the viability of this type of project.

**Cherry Creek Schools**

Required No Action

**US Army Corp**

No Comment

**Arapahoe County Park and Recreation**

No comment.

**SEMSWA**

No Action Needed, requesting 2 copies of approved drainage report  
Acknowledged

**Xcel**

We acknowledge the letter provided by Xcel Energy dated November 16, 2015. We understand that additional easements may be required for this project and those additional easements will be coordinated with XCEL at the Final Plat stage of this project. The developer/contractor will also contact Builder's Call Line to complete the application process for new gas and electric service prior to construction.

**Tri-County Health Department**

A letter dated, December 31, 2015 was sent discussing a closed landfill within 1,000 feet of the subject property.

Please see attached letter from Kumar & Associates related to this matter. K+A performed a Phase I environmental site assessment in December, 2014. Based on its findings, "the nearby landfill activities do



not present a REC and a flammable investigation is not required” as stated by Mark Lancaster, Environmental Services Manager.

We look forward to working with the County on the review and PDP approval to help bring the Denver Jewish Senior Living community to Arapahoe County. Please feel free to contact me with any questions at 303-957-7078

Sincerely,

A handwritten signature in cursive script that reads "Susan Stanton".

Susan Stanton  
Principal

Attachments (sent with original letter)

- Copy of checklist
- Completed Review and Approval Form
- Phase I Drainage Study
- PDP Sheet 1 and 2



## Denver Jewish Senior Living Comparable Parking Ratios

Based on the design of many assisted living facilities across the country, we have observed that many of the municipalities have differing parking requirements. Our recent research of various City and County parking regulations have resulted in many jurisdictions moving to a smaller parking ratio of .25 spaces for this occupancy. Due to that fact that the residents of these Assisted Living facilities do not drive, other municipalities are moving in that direction by variance or through a TOD designation.

To further assist Arapahoe County in evaluating our proposal, we have conducted site visits during peak hours and weekends at comparable facilities. Many of these sites were visited multiple times. Our peak hour visits occurred after working hours when people visit their family members on the way home from work or after the dinner hour. Other times occurred during the late morning hours and early afternoons on weekends.

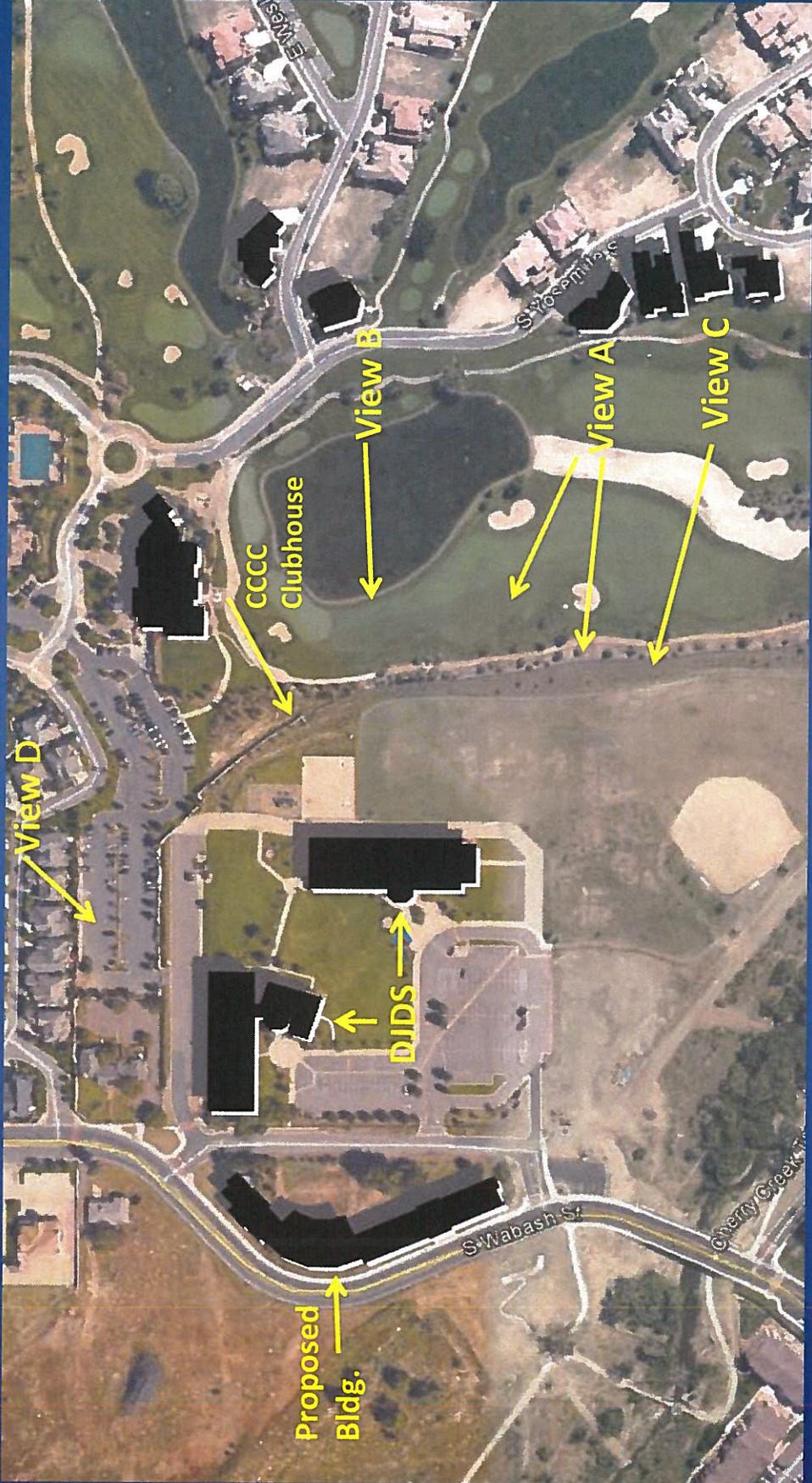
Facility Name & Address	Number of units	Number of spaces provided	Spaces/unit	Number of spaces used – observed	Spaces/unit utilization
Brookdale Highline 1640 S. Quebec Way	96	34	.35	16	.17
Brookdale DTC 4901 S. Monaco Street	96	40	.42	20	.21
Brookdale Aurora 1860 S. Potomac	76	62	.82	30	.39
New Dawn 2000 S. Blackhawk	48	25	.52	18	.38
Peakview Centennial 6021 S. Liverpool	85	60	.71	38	.45
MorningStar @ Jordan 14301 E. Arapahoe Road	88	58	.66	33	.38
Villagio of Aurora (Project in Design)	138	81	.59	N/A	N/A
Spectrum Highpoint 6383 E. Girard Place	97	69	.71	41	.42
Anthem Chelsea Place 14055 E. Quincy	60	26	.43	8	.13
Averages			.58		.32

Based on the examples of comparable parking regulations as well as the parking lot survey, we still support our initial application of .25 spaces per unit based on other codes, however, could understand if the County would like for us to find an additional .07 space through a joint agreement with the Denver Jewish Day School to provide a backup of 7 to 10 spaces for peak days and unforeseen circumstances. The exact count we expect would be determined at FDP phase when the number of units is more defined.

# View Corridor Study

# Denver Jewish Senior Living

# Cherry Creek Country Club View Corridor Studies



# Study Areas

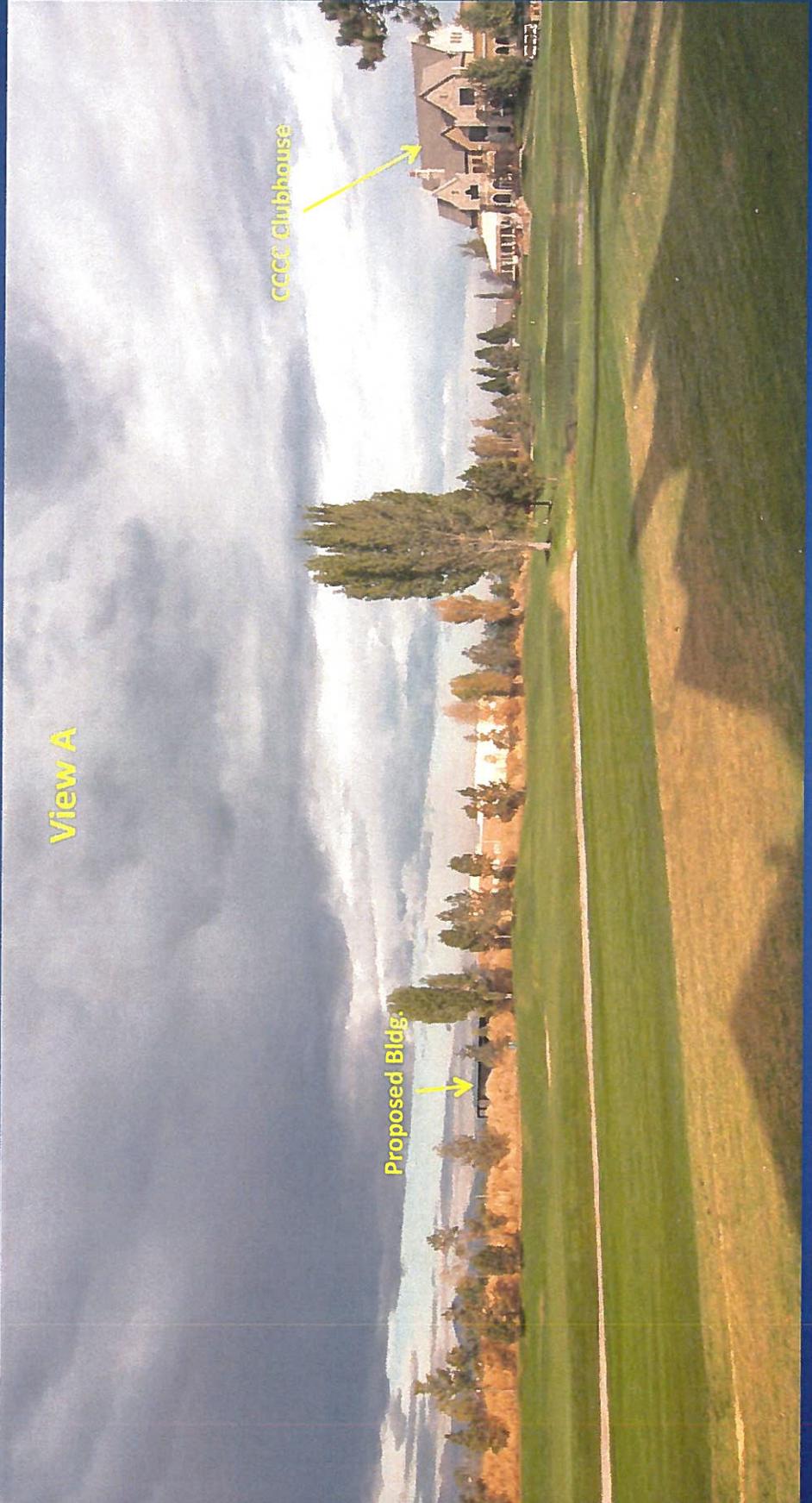


VIEW CORRIDOR STUDIES  
DENVER JEWISH SENIOR LIVING

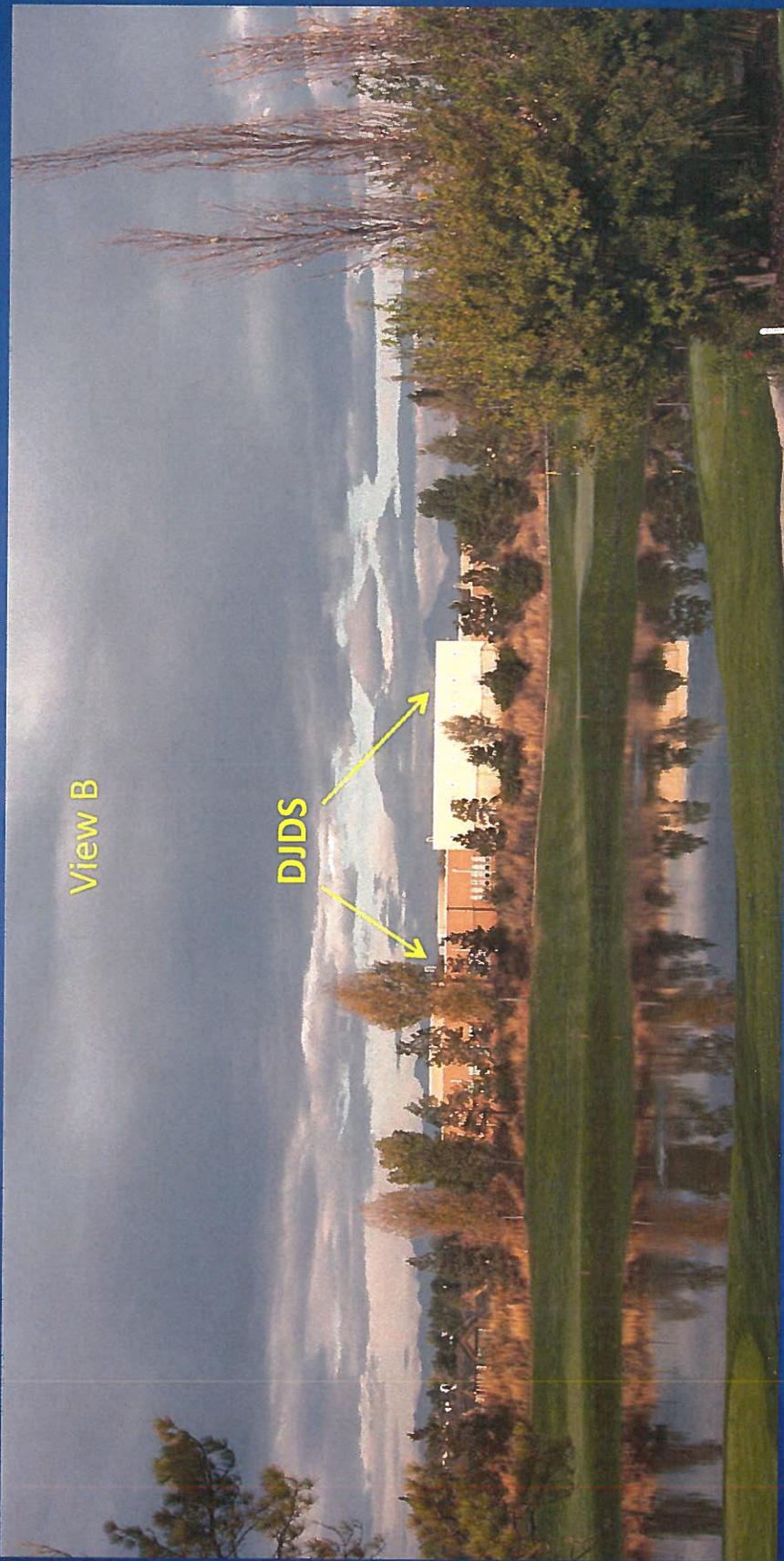


**BUCCANEER**  
REAL ESTATE, INC.

# View A – CCCC 1<sup>st</sup> Fairway



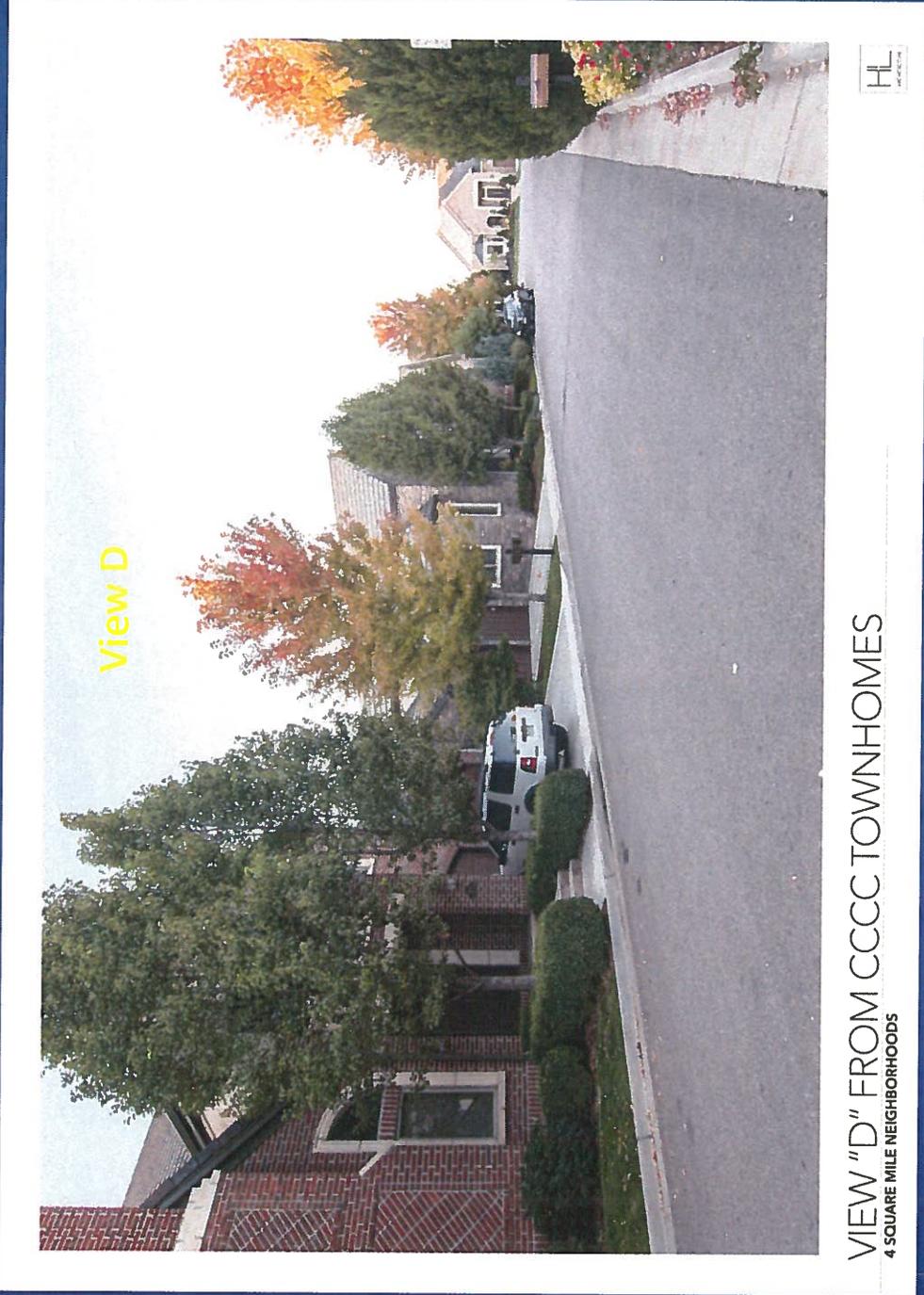
# View B – CCCC Residential Entrance



# View C – CCCC 1<sup>st</sup> Fairway Houses



# View D – Cherry Creek Country Club Townhomes



VIEW "D" FROM CCCC TOWNHOMES  
4 SQUARE MILE NEIGHBORHOODS

HL  
LANDSCAPE



Extraordinary Education. Timeless Traditions. Inspired Lives.

2450 South Wabash Street  
Denver, Colorado 80231-3816  
PHONE: 303-369-0663  
FAX: 303-369-0664  
[denverjds.org](http://denverjds.org)

**Head of School/CEO**  
Avi Halzel, MAEd

**Principal, Lower Division**  
Elana K. Shapiro

**Principal, Upper Division**  
Bryan M. Hay

**School Rabbi,**  
**Dean of Judaic Studies**  
Rabbi Mark Asher Goodman

**Board Chair**  
Leslie Sidell

**Immediate Past Chair**  
Lisa Reckler Cohn

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DiAhndra Diamond  
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Phil Weiser  
Jason Williamson

**President PTO**  
Carla Kutnick

**Rabbinic Council**  
**Representative, Ex-Officio**  
Rabbi Jeffrey Kaye

*The mission of our Jewish  
community day school is to  
educate Jewish students  
through an integrated secular  
and Jewish studies program to  
thrive in college and beyond  
and act ethically and  
purposefully in the world.*

October 1, 2015

To Whom It May Concern,

On behalf of Denver Jewish Day School, I am writing to confirm that the school (who is under contract to sell property to Buccaneer Development) is aware that the PDP that has been submitted by Buccaneer to Arapahoe County shows two access points from Wabash St. One to the North for faculty and staff and one to the south for parents, students and visitors. We also understand there will be a secured fire only access point approximately halfway between the two formal access drives that can be accessed by the fire department from both the school parking lot and the new driveway to be built with the senior living community.

Please note that with the vacation of old Wabash St. (that is the street some of the school students and visitors use simply for convenience), the old Wabash has not been a dedicated ROW since the realignment of Wabash. When the school agreed to the realignment of Wabash St., we anticipated and agree that the access configuration as shown in the PDP will be the formal access points to and from the school.

Avi Halzel  
Head of School/CEO





Extraordinary Education. Timeless Traditions. Inspired Lives.

2450 South Wabash Street  
Denver, Colorado 80231-3816  
PHONE: 303-369-0663  
FAX: 303-369-0664  
[denverjds.org](http://denverjds.org)

**Head of School/CEO**  
Avi Halzel, MAEd

**Principal, Lower Division**  
Elana K. Shapiro

**Principal, Upper Division**  
Bryan M. Hay

**School Rabbi,  
Dean of Judaic Studies**  
Rabbi Mark Asher Goodman

**Board Chair**  
Leslie Sidell

**Immediate Past Chair**  
Lisa Reckler Cohn

**2015-16 Board Members**  
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Phil Weiser  
Jason Williamson

**President PTO**  
Carla Kutnick

**Rabbinic Council  
Representative, Ex-Officio**  
Rabbi Jeffrey Kaye

*The mission of our Jewish  
community day school is to  
educate Jewish students  
through an integrated secular  
and Jewish studies program to  
thrive in college and beyond  
and act ethically and  
purposefully in the world.*

Molly Orkild-Larson  
Senior Planner  
Arapahoe County  
6924 South Lima Street  
Centennial CO 80112

December 16, 2015

Ms. Molly Orkild Larson,

On behalf of the Denver Jewish Day School, we understand that the developer of the Denver Jewish Senior Living Project may require a joint parking agreement to utilize parking available on the school site. The developer has estimated between 7-10 spaces may be required to meet the parking count found during the developer/architect site survey conducted by H+L architecture. On behalf of the school we agree to enter into an agreement with the developer related to joint parking on the DJDS site.

We understand the County will be looking for a more formal agreement during the FDP phase of the project entitlements.

Thank you for your consideration,

Avi Halzel  
Head of School/CEO

RECEIVED

DEC 18 2015

ARAPAHOE COUNTY  
PLANNING DIVISION





**Kumar & Associates, Inc.**  
Geotechnical and Materials Engineers  
and Environmental Scientists

2390 South Lipan Street  
Denver, Colorado 80223  
phone: 303-742-9700  
fax: 303-742-9666  
email: kadenver@kumarusa.com  
www.kumarusa.com



Office Locations: Denver (HQ), Colorado Springs, Fort Collins, and Frisco, Colorado

January 8, 2016

Buccaneer Development, Inc.  
6590 DTC Boulevard, Suite 285W  
Greenwood Village, Colorado 80111

Attention: Jonathan Griffis  
Phone: 303-531-7900  
Mobile: 303-981-0600  
Email: jgriffis@bucdev.com

Subject: Tri-County Health Department Preliminary Development Plan Review, Denver Jewish Senior Living, South Wabash Street, Unincorporated Arapahoe County, Colorado  
Project No. 14-1-599

RECEIVED

JAN 11 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

Dear Mr. Griffis:

Kumar & Associates, Inc. (K+A) appreciates the opportunity to provide this letter to document additional information obtained from Tri-County Health Department (TCHD) concerning the above-referenced project.

Buccaneer Development provided K+A with a plan review comment letter from TCHD, dated December 31, 2015. The letter included the following comments concerning a nearby historical solid waste landfill.

"There is a closed landfill located within 1,000 feet of the subject property. Flammable gas from decomposing organic matter in old landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to Tri-County Health Department (TCHD) for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached."

K+A contacted Laurel Broten, TCHD land use and built environment specialist, to discuss the department's requirement to conduct a flammable gas investigation. According to Ms. Broten, TCHD's database identifies the content of the landfill discussed in the department's comment letter as construction/demolition debris, which is less likely to produce excessive methane than a domestic organic waste landfill. Ms. Broten explained that TCHD's comments concerning the

landfill are recommendations and not requirements that need to be completed in order to obtain applicable permits or plan approval.

K+A performed a Phase I environmental site assessment (ESA) in December 2014, which stated the following:

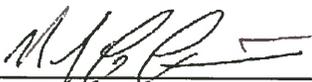
“A reported landfill that extended from the southern portion of the subject site to Cherry Creek and approximately 1,000 feet to the northwest was identified during review of regulatory information. Since K+A could not confirm that significant historical mining activities occurred on-site through review of aerial photographs and the recent geotechnical engineering study did not identify domestic refuse, construction debris, or other solid waste during field exploration, the landfill listings do not present a recognized environmental condition (REC) in connection with the subject property. If landfill waste is discovered during future development of the site, the materials should be characterized and disposed in accordance with applicable regulations.”

Based on the findings of the 2014 Phase I ESA and clarification of TCHD’s preliminary development plan review recommendations, the nearby landfilling activities do not present a REC and a flammable gas investigation is not required.

Please contact us if you have any questions concerning this issue or if we can be of further assistance with this project.

Sincerely,

KUMAR & ASSOCIATES, INC.

By   
\_\_\_\_\_  
Mark L. Lancaster  
Environmental Services Manager

MLL/jw  
cc: file & book



**BOARD OF COUNTY COMMISSIONERS HEARING  
ENGINEERING STATUS REPORT**

Date: February 17, 2016

To: Molly Orkild-Larson, Planning Division

From: Sarah White, Engineering Services Division

Re: Z15-003  
Denver Jewish Senior Living  
PDP

**Findings:**

The Arapahoe County Division of Engineering Services has reviewed this referral and has the following findings:

1. This parcel is in the Cherry Creek Basin 7 drainage basin. A fee of \$4,827/impervious acre has been established for the storm sewer recovery fees in this watershed. Arapahoe County collects these fees at time of Final Development Plan.
2. This development lies within the boundaries of the Southeast Metro Stormwater Authority (SEMSWA).
3. This development lies within the boundaries of the Urban Drainage and Flood Control District (UDFCD).
4. Assisted Living Facilities typically generate minimal traffic, as noted in the Traffic Impact Study (TIS) Waiver.
5. Entrance re-alignment may be necessary for the adjoining property, Denver Jewish Day School. The TIS waiver evaluates the interaction of the proposed development and the school and finds insignificant adverse impact. The school has additionally submitted a letter to the County to state that they "anticipate and agree" to the change in access configurations.
6. Engineering Fees for this case review of the Preliminary Development Plan and Phase I Drainage Report have been paid.
7. A Replat and Final Development Plan for this site will be necessary.

## **STAFF COMMENTS**

The Engineering Services Division (ESD) has completed review for the above referenced project. ESD has reviewed the documents provided with the resubmittal of this project and provides the following comments:

1. Arapahoe County and Southeast Metro Stormwater Authority (SEMSWA) have no further comments in relation to the Phase I Drainage Report.
2. SEMSWA has issued a Memorandum of Design Approval for Stormwater Facilities.
3. The Drainage Report may be submitted for Final Approval upon approval of the BoCC.
4. The TIS Waiver has been accepted by the County.
5. Applicant may need to address any remaining comments on the PDP check prints. Please confirm status of checkprints and/or Mylar with Planning Department.



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Arapahoe County Public Works and Development - Planning Division

6924 S. Lima Street, Centennial, CO 80112

Phone: 720-874-6650 | Fax: 720-874-6611

www.arapahoegov.com

### Phase II Referral Routing

**Agency Receiving Referral:** Arapahoe County Mapping Dept

**Agency Contact Person:** Karen Kennedy

**Case Number:** Z15-003, Preliminary Development Plan (PDP)

**Case Name:** Denver Jewish Senior Living PDP

**Case Planner:** Molly Orkild-Larson, MOrkild-larson@arapahoegov.com

**Case Engineer:** Sarah White - SWhite@arapahoegov.com

**Date Sent:** 10/14/2015

**Date to be Returned:** 11/16/2015

**INSTRUCTIONS:**

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate box, sign, add comments as necessary and return to the Arapahoe County Planning Office on or before the date indicated above.

**COMMENTS:**

**Reviewer First & Last Name:**

Have NO Comments to make on the case as submitted

Have the following comments to make related to the case:

**Karen Kennedy 10-15-15**

See redlines done in BlueBeam

## Molly Orkild-Larson

---

**From:** Alan Snyder  
**Sent:** Monday, January 11, 2016 8:05 AM  
**To:** Molly Orkild-Larson  
**Subject:** Z15-003

Zoning Phase review comments are as follows.  
No Comments

Alan

Alan Snyder  
Community Compliance Officer  
Arapahoe County  
Public Works and Development  
720-874-6712



ARAPAHOE COUNTY  
COLORADO'S FIRST

### Arapahoe County Public Works and Development - Planning Division

6924 S. Lima Street, Centennial, CO 80112

Phone: 720-874-6650 | Fax: 720-874-6611

www.arapahoegov.com

## Phase II Referral Routing

**Agency Receiving Referral:** Arapahoe County Sheriff's Office  
**Agency Contact Person:** Glenn Thompson, Public Safety Bureau Chief

**Case Number:** Z15-003, Preliminary Development Plan (PDP)  
**Case Name:** Denver Jewish Senior Living PDP  
**Case Planner:** Molly Orkild-Larson, MOrkild-larson@arapahoegov.com  
**Case Engineer:** Sarah White - SWhite@arapahoegov.com

**Date Sent:** 10/14/2015

**Date to be Returned:** 11/16/2015

**INSTRUCTIONS:**

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate box, sign, add comments as necessary and return to the Arapahoe County Planning Office on or before the date indicated above.

**COMMENTS:**

**Reviewer First & Last Name:**

- Have NO Comments to make on the case as submitted
- Have the following comments to make related to the case:

Glenn Thompson, Bureau Chief

Facility planning should include consultation with Sheriff's Office Crime Prevention Section and Cunningham Fire Department officials for recommendations on safe living for any memory care patients. This location is close to the Cherry Creek Trail which is a search and rescue concern for any memory care patients who may walk away.

RECEIVED

OCT 16 2015

ARAPAHOE COUNTY  
PLANNING DIVISION



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Arapahoe County Public Works and Development - Planning Division

6924 S. Lima Street, Centennial, CO 80112  
Phone: 720-874-6650 | Fax: 720-874-6611  
www.arapahoegov.com

### Phase II Referral Routing

**Agency Receiving Referral:** Cunningham Fire Protection District

**Agency Contact Person:** Tyler Everitt

**Case Number:** Z15-003, Preliminary Development Plan (PDP)

**Case Name:** Denver Jewish Senior Living PDP

**Case Planner:** Molly Orkild-Larson, MOrkild-larson@arapahoegov.com

**Case Engineer:** Sarah White - SWhite@arapahoegov.com

**Date Sent:** 10/14/2015

**Date to be Returned:** 11/16/2015

**INSTRUCTIONS:**

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate box, sign, add comments as necessary and return to the Arapahoe County Planning Office on or before the date indicated above.

**COMMENTS:**

**Reviewer First & Last Name:**

Have NO Comments to make on the case as submitted

Have the following comments to make related to the case:

**Tyler Everitt**

Please See Attached

**RECEIVED**

**NOV 05 2015**

**ARAPAHOE COUNTY  
PLANNING DIVISION**



# CUNNINGHAM FIRE PROTECTION DISTRICT

2015 SOUTH DAYTON STREET ♦ DENVER, CO 80247 ♦ Phone: (303) 755-9202  
Fax: (303) 337-7971

## PDP Comment

November 3, 2015

Molly Orkild-Larson  
Arapahoe County Public Works and Development  
6924 S. Lima Street  
Centennial, CO 80112

Re: Denver Jewish Senior Living – Z15-003; CFPD 15-991

The Fire District has reviewed the referral for the above referenced case for compliance with the *2009 International Fire Code (IFC)* as adopted by the District. The Fire District supports the PDP for approval and does not have any changes to the PDP document. The comments listed below are requirements for the FDP Document and will be reviewed at the FDP phase.

**The following notes would be needed on the FDP Plan for Review and Approval:**

The Fire District requires that the following general comments are included on the cover sheet of the FDP:

1. Fire Department Access:

1. Surfaced access roads capable of withstanding the imposed loads of fire apparatus and all required hydrants shall be installed prior to construction.
2. All roads and drives are hereby designated as fire lanes. When required by the Fire District, all fire lanes shall be posted “No Parking – Fire Lane.” All fire lanes shall be included in the Arapahoe County program for enforcement of private property parking.
3. Turning radius and navigation through the development shall meet the Cunningham Fire Protection Districts specifications and is verified using an approved method. (Auto-Cad drawings must be provided, vehicle information can be found on our website [www.cfpd.org](http://www.cfpd.org))
4. Any proposed “pork-chop” or any traffic direction features at the entrance of the development shall have a designed width of 16 feet minimum drive with mountable curbs and no obstructions to the entrances.

5. If a traffic signal is added as part of this development it is required to have an opticom traffic device installed.
6. If the proposed structures are 30-feet in height the fire department access drives within the development shall be a minimum of 26-feet in width.
7. The fire apparatus access road shall comply with the requirements of *Section 503* and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Plan demonstrating the structures meet the *Section 503* requirement.
8. All fire hydrants are to be installed in conformance with *Sections 507 and Appendix C* of the *2009 International Fire Code*. No landscaping, fencing or any other obstruction shall be placed within three feet of a fire hydrant.

If you need any additional information or have any questions, please contact me at (303) 338-4204. The Fire Prevention Bureau fax number is (303) 337-7971.

Sincerely,

Tyler Everitt  
Deputy Fire Marshal



ARAPAHOE COUNTY  
COLORADO'S FIRST

## Arapahoe County Public Works and Development - Planning Division

6924 S. Lima Street, Centennial, CO 80112

Phone: 720-874-6650 | Fax: 720-874-6611

www.arapahoegov.com

### Phase II Referral Routing

**Agency Receiving Referral:** Arapahoe Park and Recreation District

**Agency Contact Person:** Lynn Cornell, District Manager

**Case Number:** Z15-003, Preliminary Development Plan (PDP)

**Case Name:** Denver Jewish Senior Living PDP

**Case Planner:** Molly Orkild-Larson, MOrkild-larson@arapahoegov.com

**Case Engineer:** Sarah White - SWhite@arapahoegov.com

**Date Sent:** 10/14/2015

**Date to be Returned:** 11/16/2015

#### INSTRUCTIONS:

The enclosed case has been submitted to the Arapahoe County Planning Office for consideration. Because of the possible effect of the proposed development upon your area, the case is being referred for your comment. Please examine this request and, after review, check the appropriate box, sign, add comments as necessary and return to the Arapahoe County Planning Office on or before the date indicated above.

#### COMMENTS:

#### Reviewer First & Last Name:

Have NO Comments to make on the case as submitted

Have the following comments to make related to the case:

Lynn H. Cornell

This particular development has no impact to our park district. It is not located near or within our district boundaries. We do appreciate the referral opportunity as always.

RECEIVED

OCT 14 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

**David Strohfus**  
Director of Planning &  
Interagency Relations



Educational Services Center  
4700 S. Yosemite Street  
Greenwood Village, CO 80111

720.554.4244

[dstrohfus@cherrycreekschools.org](mailto:dstrohfus@cherrycreekschools.org)

November 2, 2015

Ms. Molly Orkild-Larson  
Arapahoe County Public Works & Development  
6924 South Lima Street  
Centennial, CO 80112

Subject: Denver Jewish Senior Living PDP  
Case Number Z15-003  
102 Unit Senior Independent Living Community

To Whom it May Concern:

Cherry Creek School District No. 5 has reviewed the information provided by the Arapahoe County Department of Planning and Development regarding the PDP for Denver Jewish Senior Living. The Cherry Creek School District provides educational services to children in the surrounding area residing within the boundaries of the Cherry Creek School District. It is understood that this is a senior independent living community. It is the opinion of the Cherry Creek School District that no cash in lieu fees are required at this time due to the fact that this development will not generate students in our schools.

The Cherry Creek School District reserves the right to request cash in lieu fees at a later time if this property is ever sold and/or the utilization of the property changes to include minor-aged children. This would be necessary in order to provide adequate educational services for future students.

Thank you for the opportunity to review this proposal. Should you need additional information from Cherry Creek Schools, please feel free to contact me.

Sincerely,

David Strohfus  
Director of Planning and Interagency Relations

cc: Sheila L. Graham – Assistant Superintendent of Educational Support Services  
Randy Hawbaker – Executive Director of Educational Support Services  
Angela McCain – Director of Planning and Interagency Relations



December 31, 2015

Molly Orkild-Larson  
Arapahoe County Public Works and Development  
6924 S. Lima Street  
Centennial, CO 80112

RE: Denver Jewish Senior Living PDP  
Case No.: Z15-003  
TCHD Case No.: 3765

Dear Ms. Orkild-Larson:

Thank you for the opportunity to review and comment on the preliminary development plan for Denver Jewish Senior Living. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has the following comments:

#### **Closed Landfill**

There is a closed landfill located within 1000 feet of the subject property. Flammable gas from decomposing organic matter in old landfills may travel up to 1000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to Tri-County Health Department (TCHD) for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

#### **Food Service**

If the facility is intending to open a kitchen that can serve food to the public, plans shall be submitted for review by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before start of construction. We recommend that the City of Aurora require the plan review and approval be completed before issuing a building permit. The applicant shall call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

**Community Design for Public Health**

We are pleased that this project is being developed to meet the needs of aging adults since older adults comprise the fastest growing segment of the population. Because regular physical activity supports better health outcomes, Tri-County encourages community designs that promote residents' incorporating regular exercise in the form of walking into their daily routines. TCHD commends the applicant for including ICC/ANSI accessible walkways throughout the development.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'L Broten', with a stylized flourish at the end.

Laurel Broten, MPH  
Land Use and Built Environment Specialist  
Tri-County Health Department

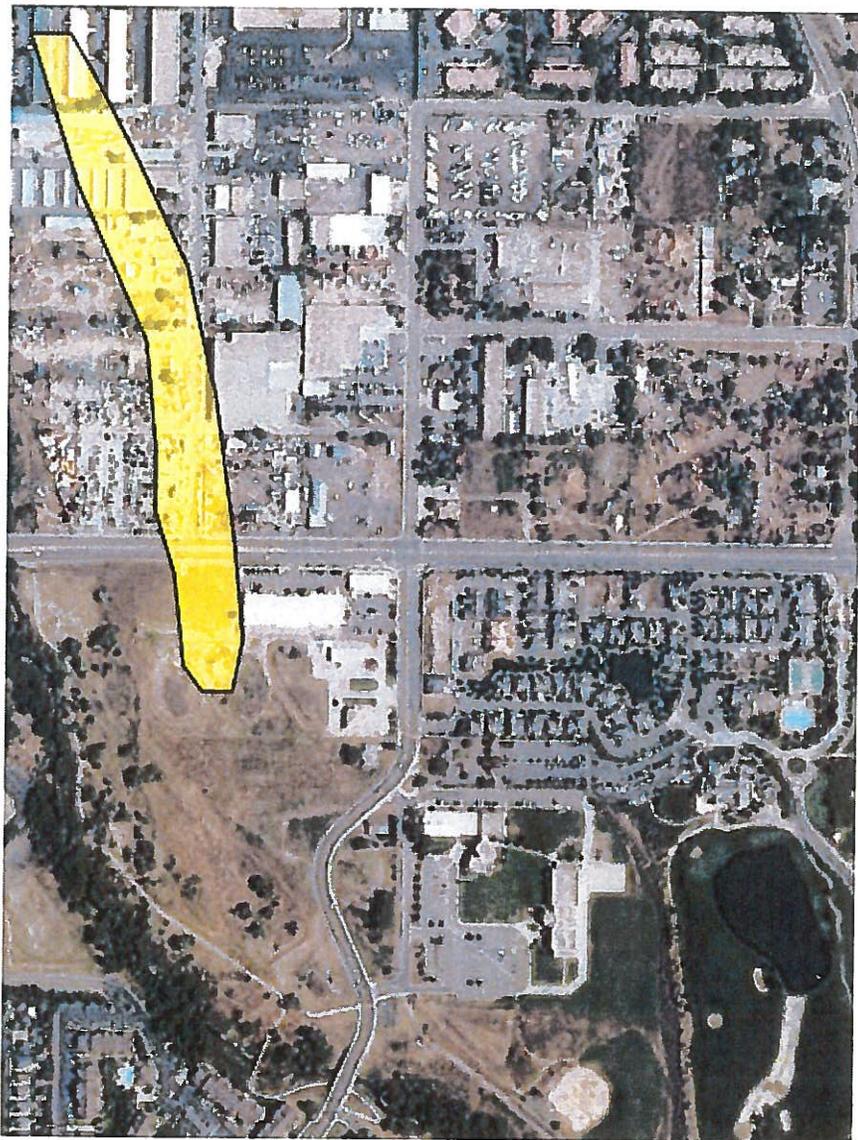
CC: Sheila Lynch, Laura DeGolier, TCHD

## Molly Orkild-Larson

---

**From:** Laurel Broten <lbroten@tchd.org>  
**Sent:** Thursday, December 31, 2015 2:23 PM  
**To:** Molly Orkild-Larson  
**Cc:** Jason Reynolds; Sheila Lynch  
**Subject:** RE: Referral Response for Denver Jewish Senior Living PDP

I don't know that it had a name. Below is a screenshot of our historic landfill database. Our records (AR-016, ID 284) indicate that there was "open demolition" on the site and that's why we recommended the flammable gas investigation.



CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT  
2325 SOUTH WABASH STREET  
DENVER, COLORADO 80231  
(303) 755-4474

PAUL J. HANLEY, Chairman  
MARK L. LAMPERT, Vice Chairman  
WILLIAM M. MACPHEE, Secretary/Treasurer  
FREDERICK L. NORMAN, Director  
BRADLEY W. RASTALL, Director

RECEIVED

JAN 11 2016

ARAPAHOE COUNTY  
PLANNING DIVISION

AVAILABILITY OF SERVICE LETTER

January 11, 2016

Molly Orkild  
Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial CO 80112

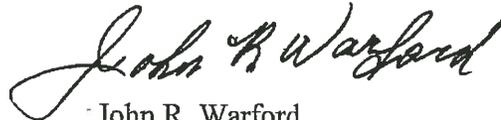
Re: Denver Jewish Senior Living  
Parcel 1973-28-4-00-066 2451 S Wabash St  
Parcel 1973-28-4-00-067 2453 S Wabash St  
Parcel 1973-28-4-00-068 No assigned address

The above referenced property is within the service area of the District. The District is a Master Meter Distributor for Denver Water. Water and sewer service is available subject to extension of water and sewer lines, payment of all fees, and the District's Rules and Regulations.

If you have any questions regarding this matter, please feel free to contact this office.

Sincerely,

CHERRY CREEK VALLEY WATER  
AND SANITATION DISTRICT



John R. Warford  
Manager

## Molly Orkild-Larson

---

**Subject:** FW: Feedback on Denver Jewish senior housing project

**From:** "Hanley, Paul J." <PHanley@spencerfane.com>  
**Date:** October 23, 2015 at 5:05:40 PM MDT  
**To:** "Jan Yeckes (JYeckes@arapahoegov.com)" <JYeckes@arapahoegov.com>  
**Cc:** "Mark Lampert (mlampert@4edisp.net)" <mlampert@4edisp.net>  
**Subject:** FW: Feedback on Denver Jewish senior housing project

Jan,

Although we have some concerns about the fairly high density, we believe that would be acceptable, IF it is given the senior facility designation. The senior facility use is appropriate for this parcel. The applicant explained to us, however, that they may not be able to use the senior facility designation because some memory care patients are under the age requirement for a senior facility designation. (Arapahoe County should amend the designation to allow a certain number of memory care patients under the age requirement for a senior living facility.) If the applicant amends the application for multi-family, we would strenuously object to the density levels.

In addition to the foregoing concern, our greater concern is over the height. In general in the 4SQM area, we do not believe high rise buildings are appropriate. We believe a general 35-foot height limitation allow an ample opportunity for property developers to profit and create responsible development that will preserve 4SQM as a unique and desirable place to live. Most of the existing zoning in 4SQM is subject to a 35 foot limitation, and of the multifamily apartments that have been built (with the exception of four-story Lugano in an area designated as a Town Center) all the other multi-story apartments and buildings are three stories or less. This provides for a more wide open feel and preserves some view for adjacent single family homes to these developments, thus preserving the character of 4SQM.

The proposed PDP is now 47 feet. The applicant represented this is three stories with a flat roof. We cannot figure out why a maximum height of 47 feet is needed for three stories of ten feet and a flat roof. We asked for the Denver Senior living minutes, because there, they initially asked for 48 feet and I believe the Planning Commission bumped it down to 37 or 38 feet. The same should be done here to provide consistency throughout the 4SQM area.

The applicant suggested that the clubhouse at the County Club was 49 feet. But that parcel is in the middle of a golf course and gated community. It is quite isolated from the rest of 4SQM. The subject parcel is not. It is near the Iliff corridor where substantial redevelopment is likely to take place in upcoming years. A 47 foot height will set an adverse precedent. The Planning Commission realized that in connection with Denver Senior Living and the same should be done here.

Paul J. Hanley,  
Four Square Mile Citizens



**FOUR SQUARE MILE NEIGHBORHOODS**

c/o Mark Lampert  
9022 East Colorado Drive  
Denver, CO 80231

November 13, 2015

Via Email

Ms. Jan Yeckes  
Arapahoe County Planning

Re: Denver Jewish Senior Living PDP Application

Dear Jan:

Four Square Mile Neighborhoods (4SQM) opposes Denver Jewish Senior Living's proposed PUD on the basis that the proposed maximum height of 48 feet is excessive and out of character for 4SQM.

The 4SQM Sub-Area Plan density limits effectively impose a de facto height limitation on multi family dwellings because of the 25 dwelling unit per acre maximum. Most of the existing zoning in 4SQM is subject to a 35 foot limitation, and of the multifamily apartments that have been built (with the exception of four-story Lugano in an area designated as a Town Center) all the other multi-story apartments and buildings are three stories or less. (The applicant references the Cherry Creek Country Club clubhouse, but this is geographically isolated in the middle of a golf course in a gated community.) The overall 35 foot height limitation in 4SQM provides for a more wide open, rural feel and thus preserves the character of 4SQM.

The subject property is currently zoned for a maximum height limitation of 35 feet. Therefore, the property has been owned and was acquired subject to such limit. A maximum height of 35 is therefore not unreasonable.

Further, the developer represented that a part of this building would be three stories with a flat roof. Therefore, a maximum height of 48 feet is unnecessary. Another developer of a multi family property has described a currently designed three story structure to us as having three floors of 9 feet each with a pitched roof of 11 feet, leading to 38 feet. This is an acceptable maximum height for a three story structure, rather than the proposed 48 feet.

Similar concerns about the maximum height were raised with respect to the Denver Senior Living application on Warren. Following the expression of those concerns, the Planning Commission approved the project with a 38 foot height limitation. This is what the maximum height of this project should be.

At this time, the maximum height is therefore our only concern, and in general, we believe the memory care and senior living facility would be a welcome development in that location. We may have additional comments as the plans become more definite.

Jan Yeckes  
Arapahoe County Planning  
November 13, 2011  
Page 2

Very Truly Yours,

FOUR SQUARE MILE NEIGHBORHOODS

By Mark Lampert

cc: Jan Yeckes, Arapahoe County  
Hughes Mountain View Neighborhood  
Mountain View Gardens HOA  
Alton Park HOA  
Yorkshire Estates HOA  
Huntington Estates-Welch HOA



Right of Way & Permits

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.571.3306  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

November 16, 2015

Arapahoe County Public Works and Development  
6924 South Lima Street  
Centennial, CO 80112

Attn: Molly Orkild-Larson

**Re: Denver Jewish Senior Living PDP, Case # Z15-003**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the PDP plans for **Denver Jewish Senior Living**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

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

## Molly Orkild-Larson

---

**From:** Downing, Kiel G NWO <Kiel.G.Downing@usace.army.mil>  
**Sent:** Wednesday, October 14, 2015 2:14 PM  
**To:** Molly Orkild-Larson  
**Subject:** RE: Denver Jewish Senior Living Preliminary Development Plan (Z15-003) - Phase II Referral (UNCLASSIFIED)

Classification: UNCLASSIFIED  
Caveats: NONE

No comments

Kiel Downing  
State Program Manager  
Denver Regulatory Office  
9307 S. Wadsworth Blvd.  
Littleton, CO 80126  
303-979-4120

-----Original Message-----

**From:** Molly Orkild-Larson [<mailto:MOrkild-Larson@arapahoegov.com>]  
**Sent:** Wednesday, October 14, 2015 1:12 PM  
**To:** Molly Orkild-Larson  
**Subject:** [EXTERNAL] Denver Jewish Senior Living Preliminary Development Plan (Z15-003) - Phase II Referral

Please find attached Arapahoe County's Phase II Referral Form, Letter of Intent, Site Plan, and Drainage Report for the proposed Preliminary Development Plan mentioned above. Please review and provide me with your comments before on the date indicated on the referral form.

Classification: UNCLASSIFIED  
Caveats: NONE

Maureen C. Williams  
9366 E Harvard Ave.  
Denver, CO 80231

June 18, 2015

Jan Yeckes  
Planning Division Manager  
Arapahoe County  
Lima Plaza  
6924 S. Lima St.  
Centennial, CO 80112

RECEIVED

JUN 23 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

RE: Potential rezoning of 2450, 2451 and 2453 S Wabash Street and Preliminary Development Plan Request by Buccaneer Development, Inc.

To Whom It May Concern,

I live at the Cherry Creek Country Club. I received a letter in the mail today from Buccaneer Development, Inc. The letter (a copy of which is enclosed for your convenience) indicated that Buccaneer Development is in the preliminary stages of developing 2450, 2452 and 2453 S Wabash St.

While I have no objection as to the planned use of the land for assisted living, I do have objections to the planned density of the project as it is currently being proposed, to the proposed surface parking only and to the additional traffic burden that such a dense development would put on an already limited Wabash Street.

I spoke with Jonathan Griffis (the signer of the letter) this morning to ask him how tall the building would be to contain 102 Units, as the letter makes no mention of this nor of the layout of the senior assisted living community as currently designed. He indicated that the current plans for the 102 units call for 3 buildings of various heights and propose only surface parking. His rationale for surface parking only (as opposed to underground parking) was that the members of the community would not be driving. This is contrary to the density and parking requirements of a fully tenanted and staffed assisted living as proposed.

I am very concerned that this is too many units on a 2.3-acre site and that if there are 3 buildings with courtyards between them there will not be enough parking for a surface only option.

It may be that in many situations only one person of a couple needs assistance and that only the non-assisted person drives to and from the community on a daily basis. If this were true in only half the cases that would be at least 50, cars that would require a parking space for all or part of each day. Obviously if there are two unrelated tenants per room, the parking requirements go up exponentially.

In addition, there would have to be parking for all of the staff on each shift. I do not know how many people would be required to meet the daily needs of a community of 102 individuals who require assistance. However, for assisted living there would clearly be office staff, nurses, cooks, cleaners, dishwashers, maintenance workers etc. on each shift. At the very least, there is likely a three to one ratio, adding another 30 people for each shift, and resulting in 30 additional cars.

There also needs to be parking for the visitors and guests of the members of the community as well as doctors who would necessarily come to examine their patients. Hypothetically perhaps another 20 additional spaces would be required on an ongoing basis.

Maureen C. Williams  
9366 E Harvard Ave.  
Denver, CO 80231

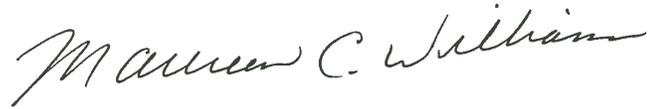
A 2.3-acre site cannot possibly accommodate 3 building, 2 courtyards and between 75 to 100 parking spaces as well.

As I said at the outset, I live in the Cherry Creek Country Club (adjacent to the Denver Jewish School) and use Wabash Street on a daily basis. It is currently a 2-lane road that goes around the Denver Jewish School at a maximum speed of 20 miles per hour. It already has an abundance of commuter traffic especially during rush hour. The increased traffic from the proposed plan will put a heavy a burden on the street that it cannot possibly accommodate.

Unfortunately, I will be unable to attend the meeting set forth in the letter as I have prior plans to be out of town on that day. However, I wanted to put in writing my objection as to the density, the increased traffic and parking problems that may occur.

I hope that your agency will give careful consideration to these issues and require clear solutions from the developer before it moves forward with this application.

Very truly yours,



Maureen Williams

cc: Buccaneer Development, Inc.

RECEIVED

JUN 23 2015

ARAPAHOE COUNTY  
PLANNING DIVISION

**B**  
**BUCCANEER**  
DEVELOPMENT, INC.

RECEIVED

JUN 23 2015

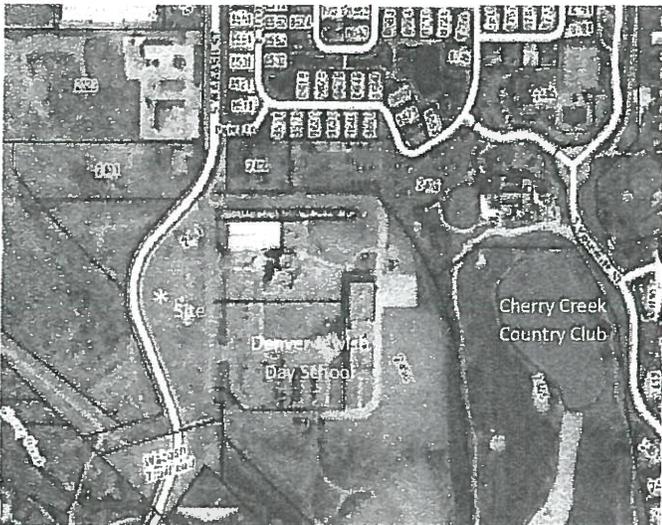
ARAPAHOE COUNTY  
PLANNING DIVISION

June 16, 2015

Subject: Neighborhood Information Open House – Denver Jewish Senior Living

Dear Neighbor,

We are writing to introduce ourselves as well as share plans for an assisted living/memory care senior living community we would like to bring to the neighborhood. The Denver Jewish Day School is under contract to sell to Buccaneer Development Inc. approximately 2.3 acres of excess property located on the west side of the school and Buccaneer will be submitting a formal application to Arapahoe County to rezone the property. This property is located near S. Wabash and Iliff at 2450, 2451, and 2453 S. Wabash Street. The new facility will be the Denver Jewish Senior Living Community.



Buccaneer has the full support of Denver Jewish Day School for the proposed project.

We will be asking Arapahoe County to approve a Preliminary Development Plan ("PDP") to rezone the site for senior housing. Current plans for the site are to construct up to 102 units of assisted living/memory care. There will be connectivity directly to the school and community and a plaza for resident families to visit their senior family members.

The PDP application will be the first in a series of applications required by Arapahoe County. Additional submittals are expected to occur that will finalize further detail regarding the project. Arapahoe County will be

holding public hearings to review and approve the PDP as well as future applications made by Buccaneer in regard to this project.

A Neighborhood Information Open House regarding the proposed Denver Jewish Senior Living Community will be held to provide you an opportunity to learn about the project and provide comment. The Open House will be held on:

- Date: Tuesday, June 30<sup>th</sup> from 5:30 PM- 7:00 PM
- Location: Cherry Creek Country Club, 2405 S. Yosemite

At this meeting, we will make every effort to help you understand our project and to answer any questions. Should you have questions prior to the meeting, please contact Jon Griffis at 303-531-7900.

Sincerely,

Jonathan Griffis  
Buccaneer Development

MAX  
SIZE

SURFACE  
PARKING

PLAN -  
1 story  
2 story  
3 story

Ms. Molly Orkild-Larson, AICP

Senior Planner  
Planning Division  
6924 S. Lima Street  
Centennial, CO 80112

July 14, 2015

Dear Mrs. Molly Orkild,

This letter is in support of the proposed Denver Jewish Senior Living Community to be located at 2450- 2453 Wabash Street. As a resident of the Cherry Creek Country Club neighborhood, I feel this project would be a welcomed addition.

The Denver Jewish Senior Living Community is an ideal purpose for this vacant land. Like many other communities in the Denver Metro area we have a need for senior housing and this proposed project will help meet that urgent need for seniors in our area. The proposed site plan creates a convenient connection to the current Denver Jewish Day School campus, providing direct access and enabling families with students at DJDS to have daily visits with their grandparents and relatives. This connectivity will strengthen our already strong sense of community.

The design of the Community is functional for its residents, but is also aesthetically pleasing and adds value to the neighborhood. The proposed design also includes gardens, ponds and walking paths to our community, and the project will have very little impact on our neighborhood's traffic, design and character. Other uses for this land could provide greater impact on our community.

The Denver Jewish Senior Living Community will be an asset to our community. I am in strong favor of this project being approved.

In Support,

Resident Cherry Creek Country Club



2373 Central Park Blvd, Suite 100  
Denver, CO 80238  
www.thestantonsolution.com

1

## Denver Jewish Senior Living Community Informational Open House Summary

Date- June 30, 2015 Location: Cherry Creek Country Club

Time- 5:30- 7:00 PM

### Summary/Feedback

All residents who attended open house provided positive feedback and support for the proposed Denver Jewish Senior Living Community. Comments were made to our development team that the community was pleased with use of the land and many expressed relief that an apartment building was not planned for the site. It was expressed by several that there was a need for senior living in the area. Attendees thought the design of the center was well thought out and it would be an attribute to the surrounding area.

### Written feedback that we collected from attendees:

*"This will be a great addition to our community. It will be beautiful addition." -Kristi Dameron*

*"Great project and use of the land." Gary and Evy*

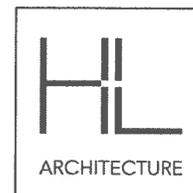
*"Approve of the project. Great idea school across from the building." Kathy Truglio*

*"I wholeheartedly support the project."- Evelyn Shafer*

*"I think this is a good idea and good use of the land." - OC*

### Attendees

<b>Name</b>	<b>Address</b>	<b>Email</b>	<b>Phone</b>
Kathy and Glen Truglio	8747 E Wesley Drive, Denver, CO 80231	glenntruglio@gmail.com	303-632-6526
Byron and Evy Shafer	9227 E Wesly Ave, Denver, CO 80231	byrondev@comcast.net	303-745-3120
Tom and Julie Dameron	8578 E Wesley, Denver, CO 80231		
Lauren Immel	8630 EW, Denver, CO 80231		
Barbara Burry	8694 E Illiff Dr., Denver, CO 80231	bebeburry@aol.com	-
Kristi Dameron	8578 E Wesley Drive, Denver, CO 80231		
Shanel Hughes	498 S Memphis Way A, Aurora, CO 800170	Shughes10@live.com	
Cindy and John Ridder	8828 E Wesley Dr., Denver, CO 80231	cindyrid@comcast.net	



## MEETING MINUTES NO. 1 (Revised)

**PROJECT:** Denver Jewish Senior Living  
2450 S. Wabash St.  
Denver, CO  
H+L Project No. 517.001

**MEETING:** Cunningham Fire Protection District

**DATE AND TIME:** Sept. 25, 1:30 pm  
**LOCATION:** Cunningham Fire District Office  
2015 S. Dayton St.  
Denver, CO 80247

**ATTENDEES:** Tyler Everitt, Cunningham Fire  
Scott Hare, Cunningham Fire  
Jon Griffis, Buccaneer Development  
Dan Rodriguez, Manhard Consulting  
Melanie Tang, H+L Architecture

**AUTHOR:** Melanie Tang  
**For corrections or clarifications, contact:** 303/298-4765

**DISTRIBUTION:** All Present, Terry Varkony, Susan Stanton, Kevin Barney, Gary Prager

ITEM	DISCUSSION	ACTION
1.1	The purpose of this meeting was to review fire access to the proposed senior living project located at 2450 S. Wabash St. in Denver.	
1.2	Cunningham Fire requires access to every portion of the building within 150' of the fire truck. Tyler indicated that exceptions to the 150' distance would be considered if the building is fully sprinklered, the additional distance is within reason, and the layout does not inhibit safe access.	
1.3	The preliminary site plan shows a secured memory care outdoor garden along the front of the building. Access to the interior of the fenced garden would be required during a fire event. This could be achieved through the use a knox box on the gate.	
1.4	From a project development standpoint, Cunningham Fire cannot approve fire access from the new S. Wabash Street. They require an approved area to conduct their firefighting operations and a public road does not serve as a viable alternative. The design team proposed incorporating a staging area off Wabash, near the turn in the road for fire operations and Tyler was agreeable to it. The staging area would essentially be a widened section of the road sized to accommodate one, 50'-0" long fire truck, with a minimum road width of 26'-0", including space for truck stabilizers. A hydrant will be required at this location. When not in use, the area will be roped off with a chain and knox lock, and possibly "No Parking" signs. Approval will be required from the county roadway division.	



ITEM	DISCUSSION	ACTION
1.5	Cunningham Fire will use the S. Wabash staging area for their aerial access. Access is required only from one side therefore the east side is not anticipated as an aerial access point.	
1.6	There was a discussion about having two points of access on the site. As currently planned, the project shows one access on the north end. Cunningham would like a second route in and out of the site, closer to the south end. There were discussions about keeping the middle drive from Denver Jewish Day School available to serve as the second access point. This would allow fire trucks to enter/exit the site, circulate through the school's parking lot and access the north or south entrances off S. Wabash Street. The secondary access would be secured by a chain and lock to ensure the students do not use this as a primary point of access. This solution is acceptable to Tyler.	
1.7	It was agreed that the Fire Department Connection (FDC) and should be located at the front entry. A fire hydrant located within 50 feet of the FDC will be required.	
1.8	Parking is permitted on one side of a fire lane if the lane is at least 30'-0" wide.	
1.9	Radio coverage is required throughout buildings over 50,000sf.	
1.10	Tyler provided sections of the Cunningham Fire Code Amendments and specifications for fire apparatus vehicles.	

### END OF MEETING MINUTES

*The contents of these minutes are assumed to be correct unless H+L Architecture is notified, in writing, of any additions, corrections, or deletions within three (3) calendar days of receipt.*

ARAPAHOE COUNTY PLANNING COMMISSION  
PUBLIC HEARING  
FEBRUARY 2, 2016  
6:30 P.M.

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**SUBJECT: Z15-003 – DENVER JEWISH SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN**

**MOLLY ORKILD-LARSON, SENIOR PLANNER**

**JANUARY 25, 2016**

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**CONTINUANCE FROM JANUARY 19, 2016**

The Denver Jewish Senior Living Preliminary Development Plan was heard by the Planning Commission (PC) on January 19, 2016. During this hearing, the applicant requested a continuance in order to address comments and concerns regarding the facility's building height and parking. The PC continued the hearing to February 2, 2016.

The applicant has provided staff with additional material to address the concerns regarding building height and parking for the proposed facility and justification for their findings.

**Building Height**

During the hearing there was much discussion regarding the proposed height of the assisted living/memory care building. After further review of industry standards for this type of facility and receiving feedback from another senior care designer/architect (Rosemann & Associates), the applicant believes the proposed 47' height is appropriate for this type of use as required by the marketplace.

The applicant indicates that the site's context mitigates potential impacts on nearby uses. The proposed location of the facility is buffered from other residential development by a school to the north and east, a golf course to the east, undeveloped land used for stormwater detention and Cherry Creek trail corridor to the north, south, and west. In addition, there are other residential developments in the surrounding area that have similar approved maximum building heights including: Hunter's Run Final Development Plan (FDP) - 45', Highline Glen FDP – 45', and Cherry Creek Country Club House – 55'.

The applicant also states that the 4SQM Subarea Plan doesn't specify any particular height limitations but rather encourages "new residential zone districts...be crafted to address issues such as density of development, building mass, scale and building height to encourage compatibility with adjacent properties..." The applicant believes their application accomplishes this strategy.

### **Parking**

The Land Development Code (LDC) parking requirement for a nursing home, or similar extended-care facility, is one parking space per two employees plus one parking space per two beds, which would require this development to have 62 parking spaces (108 beds and 16 employees per shift).

The applicant believes the amount of parking needed for assisted living/memory facilities is less than what the County requires. The applicant's architect, H+L Architects, provided staff with Comparable Parking Ratios study that documents the parking of other assisted living/memory care facilities in the surrounding area. The letter provided the number of each facility's units and parking spaces, along with the number of parking space used during peak weekday and weekends. The research indicates the average parking ratio of used spaces is 0.32, or approximately one parking space per three beds.

To address the concerns heard at the January 19<sup>th</sup> hearing, the applicant proposes the following solution that they believe is appropriate for this development and its' site constraints. Based on the Comparable Parking Ratio study, the applicant has requested, as per Section 12-1207.C of the LDC, to reduce the required amount of parking for the application. The Planning Division Manager has the ability to reduce the parking, if justified, up to 10%. The Planning Division Manager has reviewed the letter requesting a 10% parking reduction and has approved this request bringing the parking requirement down to 56 spaces. To adhere to this adjusted parking requirement, the applicant proposes 28 on-site parking spaces and will enter into a joint parking agreement with Denver Jewish Day School for 28 spaces instead of 7 to 10 spaces on the school property.



January 25, 2016

Molly Orkild-Larson, Senior Planner  
Arapahoe County  
6924 S. Lima St.  
Centennial, CO 80112

RE: Denver Jewish Senior Living Preliminary Development Plan Planning Commission Items

Dear Ms. Orkild-Larson:

Based on the discussion at the January 19 Planning Commission hearing, there were two discussion items we believe require additional clarification and or adjustment: parking & building height.

#### **Parking**

There were several comments regarding our proposed parking ratio and plan. Based on that discussion, we have requested and received support from the Denver Jewish Day School (see attached January 21, 2016 letter from the DJDS) to increase the number of spaces to be included in the joint parking agreement that will be required in the FDP phase of the project. This would increase our original request from 33 parking spaces to 56 (with some spaces being met through the joint parking agreement). We have submitted a request for a parking reduction for the Denver Jewish Senior Living application per Chapter 12-1207 General Provisions, paragraph C.

#### **Building Height**

There was considerable discussion regarding building height. We appreciate the concerns regarding precedence for the Four Square Mile Area; however, after careful review, the team has determined that the 47' building height is critical to the success of the development and to the needs of its future residents. Both industry standards and the actual site context support this request.

**Industry Standards** -In addition to the input from the project architect, H+L Architecture, we obtained a second opinion after the public hearing from another leading architect within the senior care design community industry (Rosemann & Associates). Based on feedback from both respected architects in the industry and a review of similar projects currently under development, 47' is appropriate for an assisted living/memory care community as required by the marketplace. Bank financing, operator criteria and consumer preferences are critical factors in the success of the development; therefore it is important to adhere to industry appropriate standards related to the criteria within the PDP. Attached is a page from the Rosemann designed Village at Belmar Construction Plans showing an industry appropriate elevation. It is important to note that the 47' includes the rooftop equipment.



Site Context – The Four Square Mile Sub Area Plan does not specify any particular building height limitations. The Four Square Mile Sub Area Plan cites that “new residential zone districts...be crafted to address issues such as density of development, building mass, scale and building height to encourage compatibility with adjacent developed properties” (Four Square Mile Area Sub-Area Plan, Page 2).

The site sits in a unique situation with a school and golf course to the east, current and future detention to the west, the Highline Canal Trail to the south and Wabash St./townhomes to the north. In addition, the area around the Denver Jewish Senior Living site has a number of approved and built developments of similar height:

Hunter’s Run Apartments FDP Approval for 45’

Highline Glen FDP Approval for 45’

Cherry Creek Country Club FDP Approval for 55’ (structure at 49.5/chimney at 55’)

Denver Jewish Day School PDP Approval for 45’ , FDP Approval for 35’

Therefore, our request is consistent with already approved structures in our immediate vicinity. As shown in our building section example rooftop equipment for assisted living/memory care (which is different than for traditional multifamily) is requiring 5’ making the actual roofline more likely to be approximately 42’ – 44’. Our request of 47’ is a reduction from the 55’ building height requested as part of our initial submittal. The Denver Jewish Day School is the closest neighbor to the proposed senior living community. DJDS supports and is party to this application including the requested building height.

Thank you for this opportunity to clarify both the parking and height requirement.

Sincerely,

Susan Stanton  
Principal

**Attachments:**

Industry Appropriate Building Section - Village at Belmar  
Denver Jewish Day School - DJSL Revised Parking Letter



January 25, 2016

Jason Reynolds, Planning Manager  
Arapahoe County  
6924 S. Lima St.  
Centennial, CO 80112

Dear Jason:

We respectfully request a parking reduction for the Denver Jewish Senior Living application per Chapter 12-1207 General Provisions, paragraph C. The Arapahoe County Code does not specifically address the assisted living/memory care use being requested. While the final details typically addressed in the Final Development Plan phase are not part of this submittal, Buccaneer and its team developed a site plan and proforma to establish our requests as part of the SH-PUD. We are using the PUD form as it is intended to alter criteria within the code specific to the site. For purposes of this analysis, the plan assumes 102 units and 108 beds. In addition, it assumes a 1:7 staffing ratio totaling 15.4 employees. There are two categories within the code that discuss senior housing:

Group Homes (.33 spaces per bedroom plus 1 space per caregiver/employee)	Requires 51 Spaces
*Nursing Home (1 space per 2 bedrooms and 1 space per 2 employees)	Requires 62 spaces per staff

\*Staff has indicated that the nursing home criteria is the applicable requirement. Based our own research, we believe the nursing home requirement of 62 spaces is excessive as it pertains to the proposed use of assisted living/memory care. Our research indicates that the proposed assisted living/memory care facility is more likely to actually utilize 33 parking spaces. H+L, a respected healthcare and senior living architectural firm, conducted a site survey of nine comparable operating facilities in the metro Denver region (See Parking Ratio Study). The average actual parked ratio was .32 spaces per unit as studied via field observation/site visits conducted during peak hours and weekends. Therefore, our original proposal was for .32 spaces/unit with .25 spaces/unit be provided on site with an additional .07 spaces met through a formal joint parking agreement with the school.

In order to address the comments and concerns heard at the January 19 Planning Commission Hearing, we have worked to find a solution that addresses the concerns voiced and is appropriate to the project and site constraints. We, therefore, request that the Planning Division manager reduce our parking requirement of 62 spaces by 10%, as allowed in the code, to 56 parking spaces. Our preliminary sketch plan indicates we can accommodate 28 spaces on site without requesting a variance to the 35% open space requirement. The Denver Jewish Day School has agreed via letter to enter into a joint parking agreement to allow the Denver Jewish Senior Living to utilize an additional 28 spaces. Thank you for your consideration of this request.

Sincerely,

Susan Stanton  
Principal

2373 Central Park Blvd, Suite 100  
Denver, CO 80238  
www.thestantonsolution.com



Extraordinary Education. Timeless Traditions. Inspired Lives.

2450 South Wabash Street  
Denver, Colorado 80231-3816  
PHONE: 303-369-0663  
FAX: 303-369-0664  
[denverjds.org](http://denverjds.org)

**Head of School/CEO**  
Avi Halzel, MAEd

**Principal, Lower Division**  
Elana K. Shapiro

**Principal, Upper Division**  
Bryan M. Hay

**School Rabbi,  
Dean of Judaic Studies**  
Rabbi Mark Asher Goodman

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**Immediate Past Chair**  
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**Rabbinic Council  
Representative, Ex-Officio**  
Rabbi Jeffrey Kaye

*The mission of our Jewish  
community day school is to  
educate Jewish students  
through an integrated secular  
and Jewish studies program to  
thrive in college and beyond  
and act ethically and  
purposefully in the world.*

January 21, 2016

Molly Orkild-Larson  
Senior Planner  
Arapahoe County  
6924 South Lima Street  
Centennial CO 80112

December 16, 2015

Ms. Molly Orkild Larson,

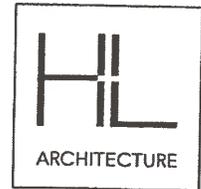
On behalf of the Denver Jewish Day School, we understand that the developer of the Denver Jewish Senior Living Project may require a joint parking agreement to utilize parking available on the school site. The developer has estimated that up to 28 spaces may be required to meet the parking count found during the developer/architect site survey conducted by H+L architecture. On behalf of the school we agree to enter into an agreement with the developer related to joint parking on the DJDS site.

We understand the County will be looking for a more formal agreement during the FDP phase of the project entitlements.

Thank you for your consideration.

Avi Halzel  
Head of School/CEO





## Denver Jewish Senior Living Comparable Parking Ratios

Based on the design of many assisted living facilities across the country, we have observed that many of the municipalities have differing parking requirements. Our recent research of various City and County parking regulations have resulted in many jurisdictions moving to a smaller parking ratio of .25 spaces for this occupancy. Due to that fact that the residents of these Assisted Living facilities do not drive, other municipalities are moving in that direction by variance or through a TOD designation.

To further assist Arapahoe County in evaluating our proposal, we have conducted site visits during peak hours and weekends at comparable facilities. Many of these sites were visited multiple times.

Facility Name & Address	Number of units	Number of spaces provided	Spaces/unit	Number of spaces used – observed	Spaces/unit utilization
Brookdale Highline 1640 S. Quebec Way	96	34	.35	16	.16
Brookdale DTC 4901 S. Monaco Street	96	40	.41	20	.21
Brookdale Aurora 1860 S. Potomac	76	62	.71	30	.48
New Dawn 2000 S. Blackhawk	48	25	.52	18	.37
Peakview Centennial 6021 S. Liverpool	85	60	.70	38	.44
MorningStar @ Jordan 14301 E. Arapahoe Road	88	58	.68	33	.37
Villagio of Aurora	138	81	.58	N/A	N/A
Spectrum Highpoint 6383 E. Girard Place	97	69	.71	41	.42
Anthem Chelsea Place 14055 E. Quincy	60	26	.43	8	.13
Averages			.56		.32

Based on the examples of comparable parking regulations as well as the parking lot survey, we still support our initial application of .25 spaces per unit based on other codes, however, could understand if the County would like for us to find an additional .07 space through a joint agreement with the Denver Jewish Day School to provide a backup of 7 to 10 spaces for peak days and unforeseen circumstances. The exact count we expect would be determined at FDP phase when the number of units is more defined.

## Molly Orkild-Larson

---

**From:** Rich Laws <rlaws@liveberkeley.com>  
**Sent:** Monday, February 01, 2016 3:37 PM  
**To:** Molly Orkild-Larson  
**Subject:** Proposed Jewish Day School  
**Attachments:** 4292\_001.pdf; 4293\_001.pdf; senior living photo 3.jpg; senior living photo 2.jpg; senior living photo 1.jpg

Molly did you receive this? I've added a couple of photos of assisted living with lower building heights.

Dear Molly,

As you are aware, I attended the planning commission meeting on January 19<sup>th</sup>. After the meeting, I spent some time gathering additional homeowner feedback from CCCC residents. I have attached a letter that discusses the issues and requests that planning commission either deny the proposed PDP, or continue it until such time that these issues can be resolved. In my discussions with neighbors, most generally approve of the use as well as the higher density. The parking and more importantly, the building height are big concerns. In reading the notes for tomorrow's meeting, if the planning commissioners agree, it seems as though the required amount of parking can be established by way of agreement with the school, so the one remaining issue is building height.

Although the applicant did have one very preliminary meeting with the neighborhood last June, very few attended and most did not understand the exceptions to the comprehensive plan that the applicant is requesting. Nor did they understand that the height requested would be significantly higher than the school. As shown by the number of those supporting the letter, I don't believe that it is fair for the applicant to state that he has the full support of the residents of CCCC. In fact, we should have another 10 or so signatures from those living in the patio homes closet to the club by tomorrow afternoon which would bring the number of those opposing the requested height to 3 times the number that the applicant says approve.

I have also attached a few example of jurisdictions dealing with the issue of height for assisted living. I am quite confident that a 3-story building could be built that fits their needs under 38'. As you can see, Littleton developers were requesting 41' in order to build a 4 story building. Although the developer says that both his Architect and another leading expert agree with these height requirements, several other experts that I have contact disagree. Most have said 40' for 3 stories would be more than enough.

I realize that given the fact that the building has not been designed, they want to keep as much flexibility as possible by having the PDP heights at the maximum they could possibly need. However, once established by the PDP, it will be difficult to reduce at a later stage in the process.

Finally, I think it important to reiterate that the school was limited to a 35' height, the homes on the east side of CCCC were limited, as were several other developments in the 4 square mile area. Although some multifamily projects were allowed exceptions due to grading requirements, this is a flat site that does not require such an exception.

I respectfully request that you share this with the planning commission prior to tomorrow's meeting.

Regards,

Rich Laws

January 29, 2016

**Re: Jewish Day School Senior Living Proposal**

Dear Neighbors,

Two weeks ago we attended an Arapahoe County Planning commission meeting to listen to comments on the proposed Denver Jewish Senior Living Preliminary Plan. If you are not aware of the plan, we included links to the Arapahoe County Planning commission meeting notes to this memo. **The proposed project is located between the parking lot on the west side of the Jewish Day School and Wabash Street.**

The planning commission voted to delay any action on the proposal until the next meeting on February 2<sup>nd</sup> due to two primary objections raised by the Four Square Mile Homeowner Group and other concerned neighbors. Those objections were primarily focused on building height and parking.

Although we are generally in favor of the proposed use, we are opposed to the plan as submitted for the following reasons:

1. **The proposed plan is too dense for the site.** The Arapahoe County Comprehensive Plan designates that property for multifamily residential with density from 12 to 25 units per acre. The applicant is proposing 102 units on 2.3 acres which equates to 44 units per acre. Although assisted living may be a desirable use, we believe the comprehensive plan would have to be amended to allow for such use, before any plans should be approved.
2. **The proposed building height is too high.** Multifamily residential has a building height restriction of 35'. The applicant, after originally proposing 55', has reduced it to 47' due to concerns raised by the 4 square mile group. The applicant showed a view study that they had performed from several points within CCCC, but all were from the golf course level, not at deck or second story heights. The Jewish Day School is at 35' so the proposed building would be 12' higher than the school and would impact western views from the course, west backing homes, the clubhouse patio, as well as many other view corridors throughout the community. Although they are only proposing a 3 story building, they are asking for 47' which several of the planners believe is unnecessary. The homes on the east side of CCCC were height restricted to 35' to maintain views for the townhomes along the highline canal, so the county has set the precedent of protecting view corridors. This was the most significant concern expressed at the meeting.
3. **The proposed plan does not have enough parking.** In order to get the unit count up while still fulfilling the county requirement for 35% open space on the site, the parking has been planned for only 28 spaces. The county requirement for this use is 62 spaces. Because it is assisted living and fewer people drive, the need for parking is less than traditional multifamily, but most felt that 28 was too

few. With a minimum of 15 staff member on site for each shift, that leaves very little remaining parking for visitors to the facility. The Jewish Day School has offered to take some overflow parking but that agreement has not been finalized. Without adequate parking, visitors would be forced to use the Wabash trailhead or find somewhere further away to park.

4. **The applicant has not been forthcoming with CCCC residents.** They did hold one meeting in the clubhouse last June with 12 people in attendance. However, the rezoning, building heights, and parking were not discussed in detail. We believe most people generally approve of the use, but the current proposal is very dense and disregards both height restrictions and parking requirements.

**Although senior living may be an appropriate use for the site, as proposed, the developer is requesting several significant exceptions:**

- **The comprehensive plan allows a maximum of 25 units per acre and the developer is requesting 44**
- **Multifamily height is restricted to 35' and the developer is requesting 47'**
- **The county required parking is 62 and the developer is proposing 28 (with overflow at the school).**

Our hope is that you will join us in signing this memo expressing your concern over these issues to the Planning Commissioners, or appear in person to express your concerns:

**Tuesday February 2, 2016 at 6:30 pm.  
Public Works and Development  
Lima Plaza Campus – Arapahoe Room  
6954 S. Lima St., Centennial, CO 80112**

If you want more information we have a pdf of the entire planning staff packet that we can email to you, or you can find it on the Arapahoe county website:

January 19th Meeting:

<https://www.arapahoegov.com/AgendaCenter/ViewFile/Agenda/723?html=true>

February 2<sup>nd</sup> Meeting:

<https://www.arapahoegov.com/AgendaCenter/ViewFile/Agenda/732?html=true>

Best Regards,

Rich and Sandy Laws  
8931 E. Wesley Ave.  
303-229-4779  
rlaws@liveberkeley.com

We the undersigned agree to the concerns expressed above and encourage the Planning Commissioners to either deny the proposed plan or continue it until these issues can be resolved.

Name	Address	Contact
<u>Rich &amp; Sandy Laos</u>	<u>8931 E Wesley Ave</u>	<u>303-229-4779</u>
<u>Josh &amp; Kristi Bidou</u>	<u>9004 E Wesley Ave</u>	<u>303-917-9991</u>
<u>Sandy Evans</u>	<u>9228 E. Wesley</u>	<u>3-929-0309</u>
<u>W Kellogg</u>	<u>9146 E Wesley Ave</u>	<u>3/898 8559</u>
<u>Kim Cleveland</u>	<u>9176 E. Wesley Ave</u>	<u>(3) 671 8129</u>
<u>Chris Clark</u>	<u>9304 E. Atlantic Pl.</u>	<u>720-732-9359</u>
<u>JAMIE HINDS</u>	<u>9209 E. WESLEY AVE.</u>	<u>970-376-8915</u>
<u>Evelyn Shafer</u>	<u>9227 E. Wesley Ave</u>	<u>303-745-3120</u>
<u>Alessandro Eichstaedt</u>	<u>8900 E Vassar Ave</u>	<u>720.476.9343</u>
<u>Marc Gomez</u>	<u>8940 E Vassar Ave</u>	<u>303-810-1212</u>
<u>L &amp; L Hut</u>	<u>8990 E. Vassar Ave</u>	<u>303-369-1134</u>
<u>MARY &amp; DARRELL Wieland</u>	<u>9042 E. Vassar Ave</u>	<u>303-807-6311</u>
<u>Stee Bennett</u>	<u>9276 E Vassar Ave</u>	<u>303-913-2808</u>
<u>Raguel Stott</u>	<u>2705 S. Boston Ct.</u>	<u>202 820 7726</u>
<u>William Atkins</u>	<u>2434 S. Boston Sr</u>	<u>303-513-8901</u>
<u>Nate Perry</u>	<u>9105 E. Wesley</u>	<u>720-838-8338</u>
<u>Bill Ellingson</u>	<u>2432 So. Yosemite St</u>	<u>303 745-7805</u>
<u>See Ann M. Paxon</u>	<u>2432 S. Yosemite St.</u>	<u>303-745-7805</u>
<u>Danell S. Moran</u>	<u>9042 E. VASSAR Ave</u>	<u>303-618-6035</u>





# City of Littleton

Littleton Center  
2255 West Berry Avenue  
Littleton, CO 80120

## Staff Communication

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**File #: Ordinance 45-2014, Version: 4**

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Agenda Date: 11/18/2014

**Subject:**

Ordinance on first reading approving the amended general planned development plan for Safeway Oakbrook Shopping Center

Presented By: Glen Van Nimwegen, AICP Community Development Director

**POLICY QUESTION:**

Does city council support the amended general planned development plan for the Safeway Oakbrook Shopping Center?

**BACKGROUND:**

The applicant, George Swintz of Bonaventure, L.L.C., is requesting an amendment to Lot 5, Block 1 in the Safeway Oakbrook General Planned Development Plan (GPDP) located at the northwest corner of County Line Road and East Phillips Avenue. The amendment allows an assisted living facility to be developed on a remaining lot on the east side of the existing shopping center.

The 17-acre Oakbrook Shopping Center was developed in the 1980's. Initially, the center included a row of inline shops anchored by a Safeway grocery store and four restaurant pad sites adjacent to County Line Road. Two lots at the northeastern portion of the property were planned for retail and office uses, but were not developed. Today, the retail space and restaurants are occupied and a furniture store is in the former grocery store space. A portion of the northeast area of the center is now utilized for employee parking for Courtesy Ford and the remaining lot, which is the property of this application, is vacant.

**STAFF ANALYSIS:**

***Project Description:***

The GPDP amendment proposes to develop an assisted living facility on the remaining vacant lot within the northeastern portion of the shopping center. The facility will have 128 apartment units in a four-story building, 98,650 square feet in size. The primary entrance to the building faces County Line Road. Parking on the property would be redesigned and expanded to serve the new facility. The primary vehicular access to the site is on County Line Road with a secondary access from East Phillips Avenue. Loading will occur on the northeast side of the site from an existing drive lane that runs along the northern boundary of the center, behind the inline shops. Adjacent uses include a parking lot to the north and the Oakbrook residential subdivision across East Phillips Avenue, to the east. Site plan details such as pedestrian connections, landscaping, and architecture, are evaluated during site development plan application.

**Proposed GPDP Modifications:**

The assisted living facility, as proposed, requires the following modifications to Lot 5, Block 1 of the GPDP:

- The addition of “assisted living facility” as a permitted use
- An increase to the maximum allowable building height
- An increase to the maximum allowable gross square footage

The following chart compares the current zoning regulations per the GPDP for this lot to the proposal for the assisted living facility:

Safeway Oakbrook GPDP Zoning for Lot 5, Block 1		
	Existing GPDP zoning regulations	Proposed Amendment
Allowable uses	All uses permitted in B-2 zoning (with some restrictions)	Assisted Living Facility, in addition to existing uses
Gross Floor area	55,800 sq. ft.	98,650 sq. ft.
Building Footprint	40,800 sq. ft.	28,354 sq. ft.
Maximum Building Height	30-ft. for commercial 36-ft. for office	41'.1"-ft.
Parking Requirements	1 space per 300 sq. ft. for office 1 space per 200 sq. ft. for retail	Per city code
Open Space	23.8 percent	No change
Setbacks	30-ft. from Phillips 25-ft. from County Line 0'-ft. from west property line	80-ft. from Phillips No change to other setbacks

*4 story Bldg.*

Change in Use

The property has been vacant for over 30 years. Designated for commercial and office uses on the existing GPDP, the property has failed to attract a user. According to the applicant’s real estate broker who has marketed the site for over 15 years, the focus of retail within the trade area moved to properties immediately adjacent to C-470 interchanges and the frontage along the north and south corridors of Broadway and University after construction of the highway. The broker further states that although the property could accommodate a “junior anchor,” retailers typically prefer to cluster in the same area as other complimentary and competitive users. These uses have found opportunities to serve the neighborhood and the regional retail market in more strategic locations than the Oakbrook Shopping Center location (see attached letter from Bryan D. Slaughter, Sullivan Hayes Brokerage).

### Building Height and Gross Square Floor Area

The maximum height for the property under the existing GPDP is 30 feet for commercial use and 36 feet for office use. The GPDP's Statement of Development Objectives states that the height restrictions are in place to "help in blending the development with adjacent residential use." The proposed four-story structure measures 41'1" tall per the height calculation method in the zoning code, exceeding the maximum allowable height for the site by approximately five feet. The city code definition for structure height and the method used for measuring it is attached with an illustration.

Regarding gross square floor area, the existing GPDP limits the property to 55,800 sq. ft. The applicant's request for a 98,650 sq. ft. building is an increase of 77 percent. The Statement of Development Objectives in the existing GPDP states that development adjacent to the Oakbrook residential subdivision "is designed to be in scale with the neighborhood" and that the small scale of the building size "is very sympathetic to the neighborhood in both scale and density."

The applicant's Letter of Intent (attached) states that the request for the additional five-foot structure height is imperative due to the nature of the business: a minimum of 104 to 110 units is needed to cover the cost of the site, construction, staffing levels and quantity of higher paid employees. In addition, the number of units as proposed supports an amenity package and services required for higher service levels for residents of the facility. Due to the size and configuration of the site, it is not possible to achieve the number of units the applicant requests without constructing a four-story building.

The applicant has received comments and a petition from residents of the Oakbrook Subdivision on the east side of East Phillips Avenue concerning the impact of the additional height on mountain views (see attached letter from neighbor, neighborhood petition and the applicant's neighborhood meeting notes). Mountain views are seen primarily from the properties that back up to East Phillips Avenue and from East Phillips Avenue itself, which is the entrance to the subdivision from County Line Road. The applicant has made the following adjustments to lower the height of the building:

- Use of a flat roof from a pitched roof, which lowers the height by three feet.
- Use of individual HVAC units in the exterior walls of the structure which reduces the floor to floor height of the building and avoids placing large rooftop units on the roof.
- Reduction in parapet height to the minimal height to retain rain water on the roof.

### Traffic Study

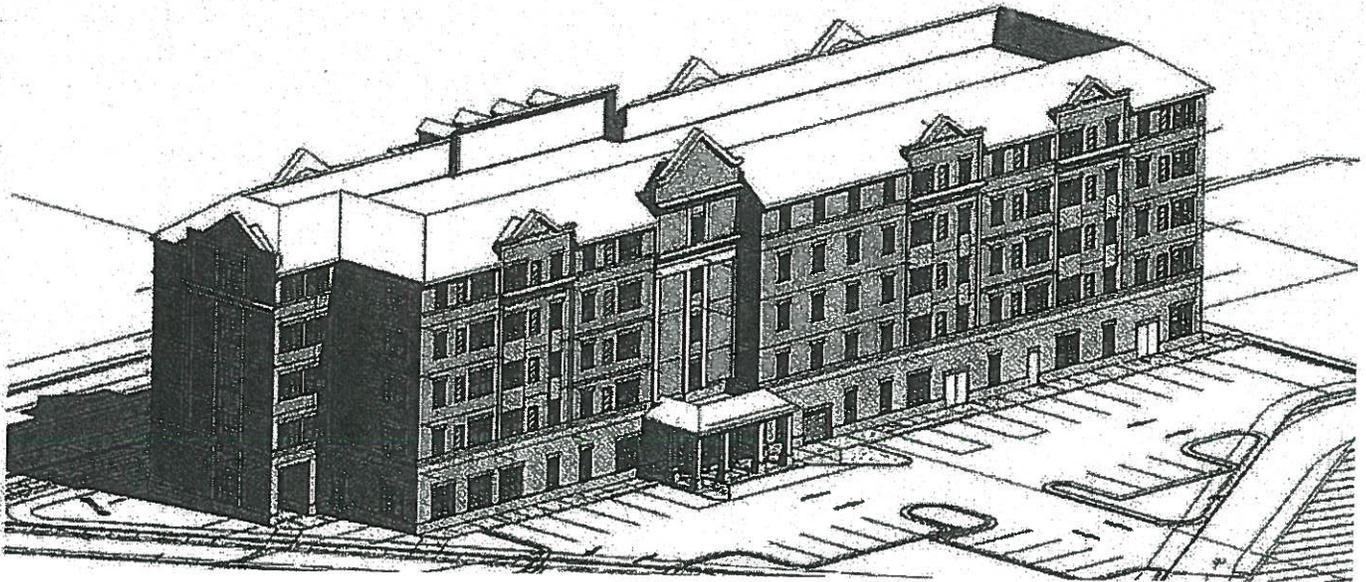
The traffic study submitted by the applicant evaluates the trip generation potential for the proposed assisted living facility and compares it to the trip generation potential for the property under the current allowable uses for the site within the shopping center. It estimates this development to generate approximately 322 trips entering and exiting the site on a typical weekday. Of these, approximately 17 will occur during the morning peak hour and 27 will occur in the evening peak hour. The study concludes that the assisted living center would generate an overall 81.5 percent trips less than a commercial use.

### ***Consistency with the Comprehensive Plan:***

# Daily Herald

Business | updated: 10/12/2015 3:42 PM

## Plans for assisted living building revived in Des Plaines



A rendering shows the five-story, 65,308-square-foot assisted living building proposed on Lee Street south of downtown Des Plaines. The city council could approve the project as soon as Oct. 19.

Courtesy of City of Des Plaines

55 ft + 5 ft = 60 ft  
 5-STORY Bldg + Parapet  
~~55 ft~~



Christopher Placek

A proposal for a five-story, 68-unit assisted living and memory care building south of downtown Des Plaines is being revived.

The proposed 65,308-square-foot building at 959-997 Lee St. received approval from the city council in 2012. But according to property owner Edward Soske, financing for the project dried up and the approval expired.

Now, he's seeking reapproval of a conditional use permit and height variation that would pave the way for demolition of existing one-story buildings on site and construction of the new building to begin.

The city council will take up the matter Monday, Oct. 19.

The building would be run 24 hours a day by Revere Healthcare, Ltd., with 51 assisted living units and 17 memory care units. It would have a first-floor kitchen and dining room, gift shop, administrative and health professional offices, and a chapel, according to city documents.

A maximum of 21 employees would work during the morning shift.

The project includes a 28-space parking lot, which meets the requirements of the city zoning ordinance.

Soske says he's planning to relocate his Presstech printing business to a property he owns in Arlington Heights. The site is also occupied by an auto repair shop and former hot dog stand.

Soske said he thinks the assisted living building will be a better fit in the neighborhood. A 9-story senior housing apartment building sits to the north of Soske's property.

"Lee Street is a much prettier street with a nice assisted living facility than an industrial printing shop," he said. "The project will create tax revenue, jobs and make Des Plaines a nice place to live."

The zoning board has recommended approval of a variation for a 55-foot building height, and 60-foot height to the top of a parapet. City code calls for a maximum height of 45 feet at that location.

Soske said if the project is approved by the city council, construction could begin in April and be complete within 12 months.

**Article Comments (0)**

5-story Bldg.



# ZONING CODE

## Sec. 4.11. Table of Dimensional Regulations City of Waltham (See Sec. 4.12 for footnotes)

[Amended 8-4-1997 by Ord. No. 28403; 3-3-1999 by Ord. No. 28735; 6-26-2000 by Ord. No. 29025; 5-28-2002 by Ord. No. 29513; 12-23-2002 by Ord. No. 29628; 6-13-2005 by Ord. No. 30180; 6-26-2006 by Ord. No. 30450]

District	Minimum Building Setback(s) (23)			Maximum Building Height (18) (21) (23) (feet)	Maximum Stories (23)	FAR by Right (17)	FAR by Special Permit (17), (22), (23)	Maximum Lot Coverage (percentage) (2) (23)	Minimum Open Space (percent) (9), (17)	Lot Area (Square feet)	Maximum Dwelling Units per acre (12)	Lot Frontage (feet) (10)	Minimum Lot Area Per Dwelling Unit (square feet)	Minimum Open Space per Dwelling Unit (square feet)	Minimum Lot Width (feet)
	Front (feet)	Side (feet)	Rear (feet)												
RA-1	40	20	40	35	2.5	-	-	20	-	20,000	-	100	-	-	-
RA-2	40	20	40	35(11)	2.5	-	-	20	-	15,000	-	80	-	-	-
RA-3	25	15	30	35(11)	2.5	-	-	25	-	9,600	-	70	-	-	-
Assisted Living	40	40	40	35	3	-	-	-	-	40,000	-	100	1,000	500	100
Facilities															
RA-4	25	15	30	35	2.5	-	-	25	-	7,000	-	60	-	-	-
Assisted Living	40	40	40	35	3	-	-	-	-	40,000	-	100	1,000	500	100
Facilities															
RB	15	10	30	40	3.0	-	-	30	-	-	-	60	-	-	-
Single-Family															
Two-Family										6,000	-	-	-	-	-
Assisted Living	40	40	40	35	3	-	-	-	-	6,000	-	-	-	-	-
Facilities										40,000	-	100	1,000	500	100
RC	10	10(3)	20(4)	40	3.0	.20	.60	30	15	6,000	-	50	-	-	-
Single-Family										6,000	-	-	-	-	-
Two-Family										6,000	-	-	-	-	-
Multifamily										6,000	6	-	-	-	-
Assisted Living	40	40	40	35	3	-	-	-	-	40,000	-	100	1,000	500	100
Facilities															
RD	75	45	60	50	4.0	.20	.80	30	15	5 acres	6	50	-	-	-
HR1															
Except assisted Living	10	10	20	74	6	1.8	-	75	-	10,000	59	50	-	-	-
Assisted Living	40	40	40	74	6	1.0	1.5	-	-	40,000	-	100	1,000	500	100

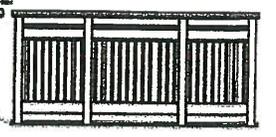
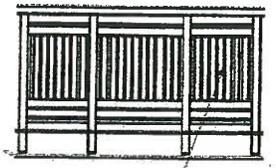
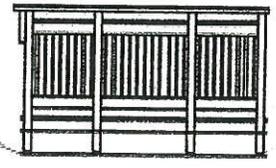


**4** TYPICAL BAY ELEVATION  
 1/4" = 1'-0"

RE: 3 SERIES

UNIT MASONRY  
 COMPOSITE WALL PANELS  
 WITH COMPOSITE BATTENS  
 @ 12" O.C.

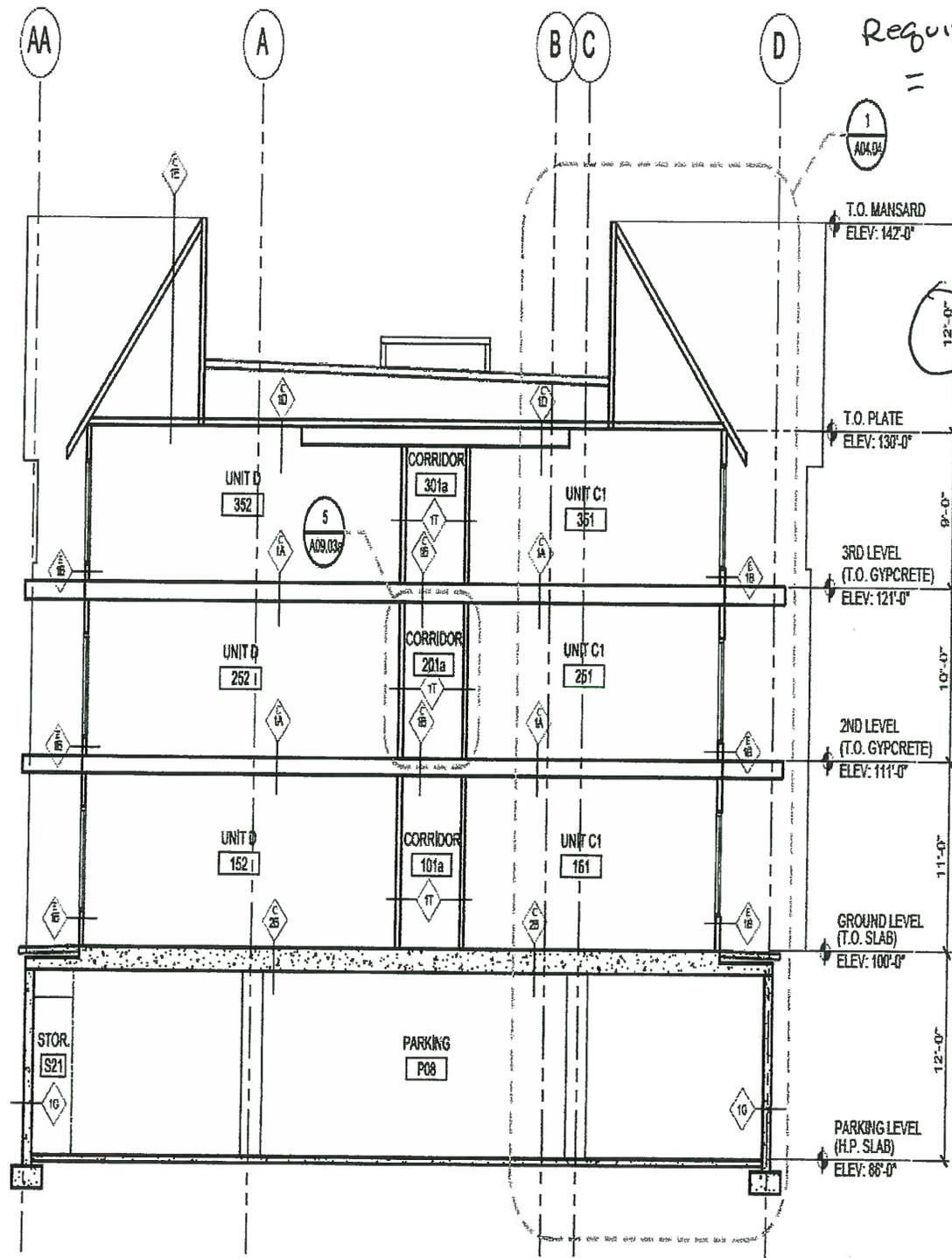
LIGHT FIXTURE, RE:  
 ELECTRICAL TYP  
 AT BALCONIES



OVERALL Height = 42'

Required height = 35' - 37'

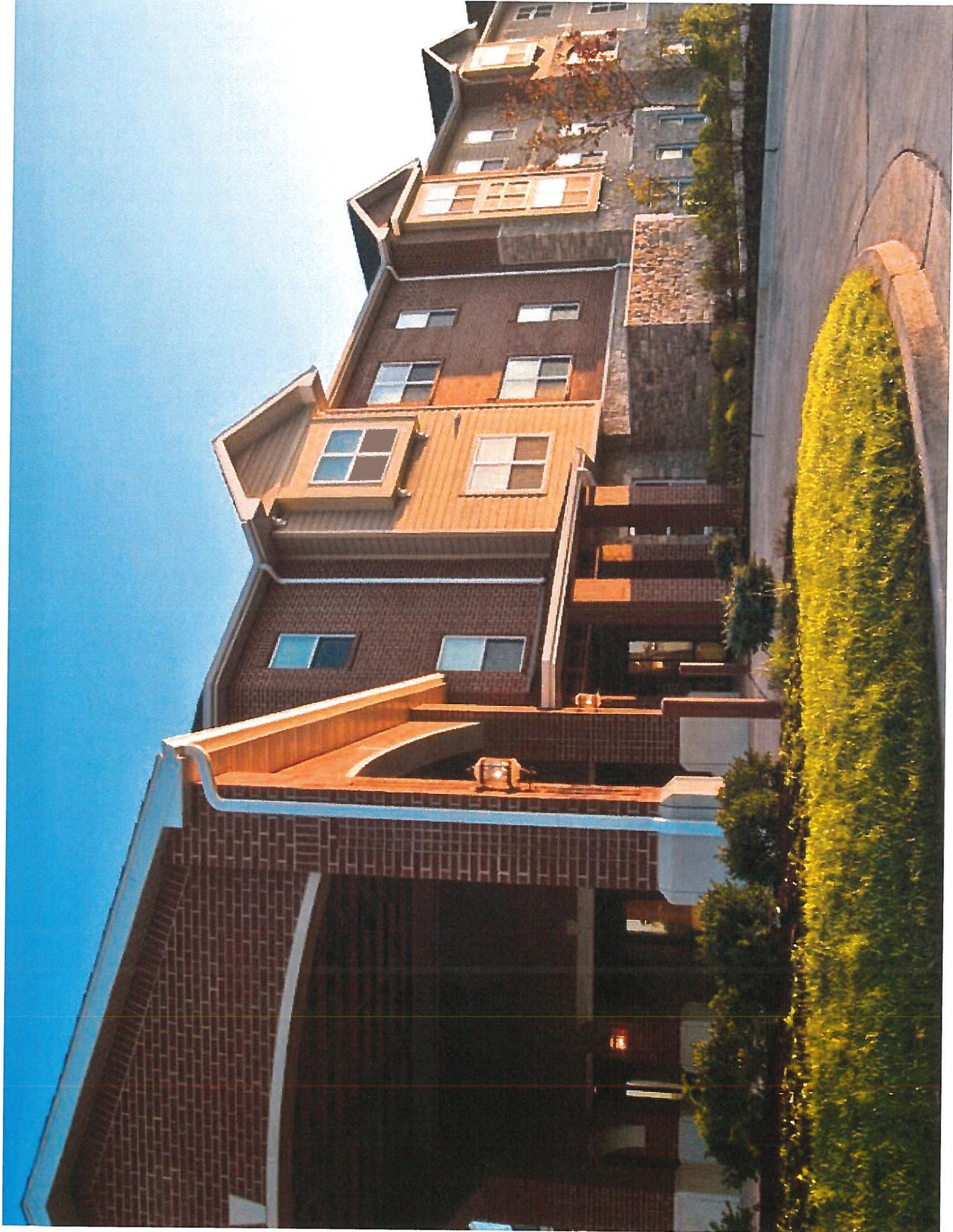
only need 5-7 ft.

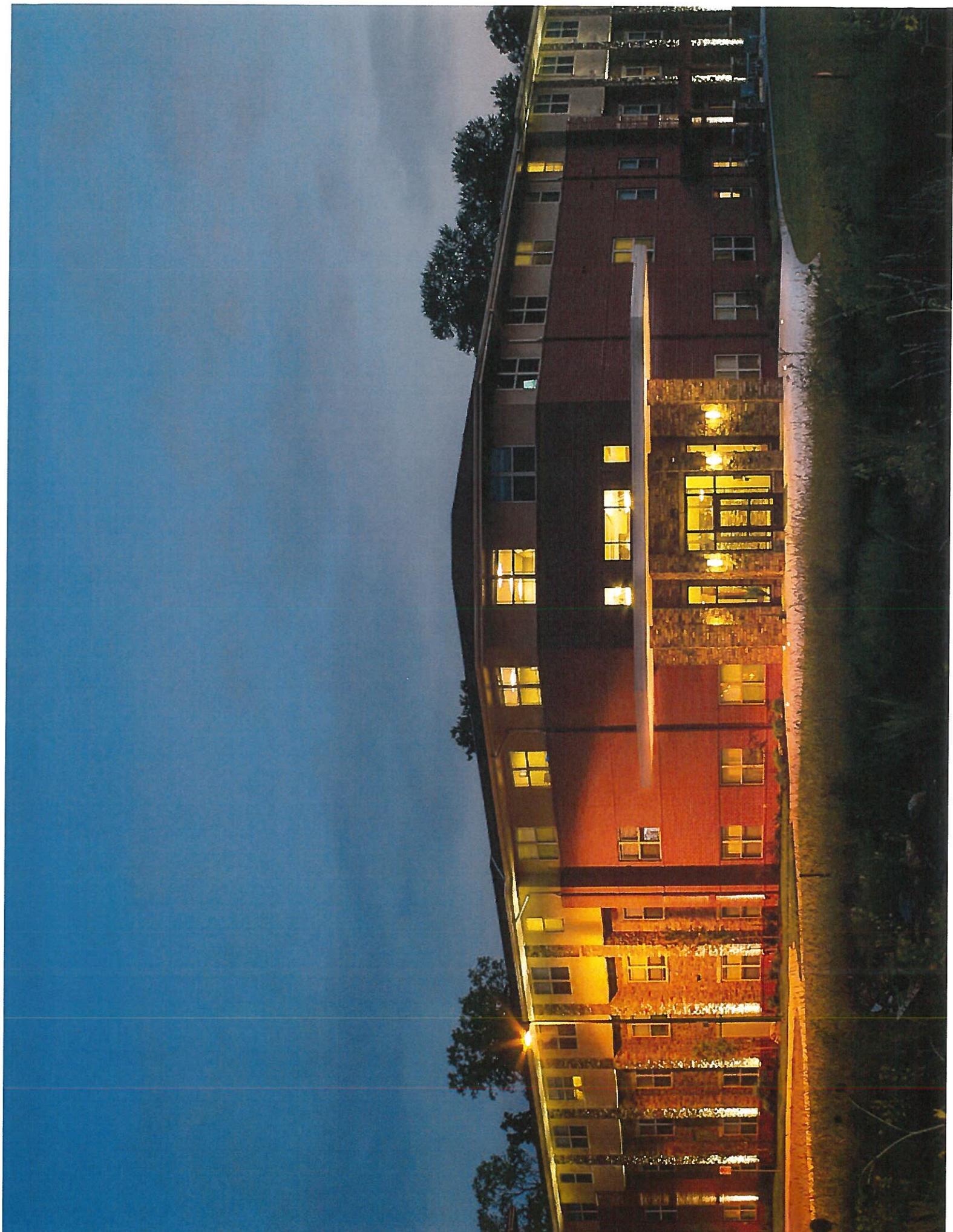


4 BUILDING SECTION  
1/8" = 1'-0"

RE: A01 SERIES









February 2, 2016

To Whom It May Concern,

On behalf of the Board of Directors and administration of Denver Jewish Day School, we are writing to encourage you to support the Buccaneer Development PDP application that essentially changes the zoning designation from agricultural to Senior Housing PUD.

In 2011, the Denver Jewish Day School sought a grant from the Rose Foundation to, in part, look at its land and determine which land might be available for redevelopment or sale with the intent of both finding compatible uses to the school as well as generate revenues from the land sales to reduce capital debt and free revenues for the purposes of enhancing our student learning environment and experience, provide our faculty with better tools for teaching and to better serve our serving our parents, students and faculty.

We believe the faith based assisted living/memory care project being proposed by the applicant is an excellent neighboring use and will lead to an outstanding synergy in terms of creating a campus feeling as well as directly connecting our students, and their parents with the senior members of their family in a single stop convenient location. The proposed plan by Buccaneer creates improvements to our southern access for students and parents. It also removes traffic from the vacated Wabash as well as improves the area by removing the vacant structure from the site. It also provides synergistic parking between the school and the senior living community.

The school has reviewed the plans proposed by the applicant and strongly supports their request. This sale is important to the school and its long-term viability in the community. We believe that Buccaneer has modified their original plan and application in many ways to respond to both our concerns as well as the neighborhood. We encourage you to support their application this evening and help us bring this project to fruition in a timely and viable way.

Sincerely,

A handwritten signature in black ink, appearing to read "Avi Halzel".

Avi Halzel  
Head of School/CEO

A handwritten signature in black ink, appearing to read "Leslie Sidell".

Leslie Sidell  
Board of Trustees Chair



February 2, 2016

Molly Orkild-Larson, AICP  
Senior Planner  
Planning Division  
Arapahoe County Public Works and Development  
6924 S. Lima St  
Centennial, CO 80112

Re: SUBJECT: Z15-003 – DENVER JEWISH SENIOR LIVING PRELIMINARY DEVELOPMENT PLAN

It has come to our attention through the County that Mr. Rich Laws a resident of CCCC who attended and spoke at the 1/19/16 P & Z Hearing in opposition to the project due to height and parking has on 1/29/16, sent a letter to his CCCC neighbors asking them to oppose the project. The letter is attached.

In reviewing Mr. Laws letter we feel it is important to respond and clarify the facts of the statements made by Mr. Law. The following are his statements and our response:

1) The proposed plan is too dense of the site.

Response: If we were building a traditional multifamily apartment community, then the 44 units to the acre would be a very dense project and out of line with the Comp Plan. That is the reason why we are asking for the Senior Housing zoning designation is that these developments have significantly smaller units that are basically ½ the size of a typical apartment unit (see attached CCCC homeowner presentation boards) as well as very few of the senior residents driving and parking a vehicle. The Senior Housing designation specifically takes into account our type of project. In addition, P & Z has articulated no issues with the density.

2) The building height it too high.

Response: There are two past FDP approvals for 45' high buildings that exist immediately south of our project site. The CCCC Club House was approved at 55'. The apartments typically do not require rooftop mechanical. This roof top HVAC equipment is expected to be about 5 ft. and would be screened and consolidated. The mechanical equipment only takes up approximately 15% of the total roof area. Therefore, the actual building height would be closer to 42'.

Molly-Orkild-Larson  
February 2, 2016  
Page 2

Response: The Rose Foundation Study identified that to develop this site for a use appropriate next to the school that a shared parking agreement would be needed. We have reached such an agreement.

4) The Applicant has not been forthcoming with the CCCC residents.

Response: Our open house invitation was sent to all residents in the CCCC as well as the adjacent neighbors exceeding the County requirements which are to notice adjacent property owners. We hosted the meeting at the Club to make attendance easy. There were four detailed story boards (attached). The project engineer, two developer representatives, 2 project architects and I were present to answer questions and walk participants through the project presentation boards. The PDP Application is for zoning not for a specific final development plan which is when the project design is developed and presented at the neighborhood meetings. In addition, we met twice with 4SM to solicit their input and we reduced the initial building height from 55' down to 47' that based on comments by the 4SM Board at our meeting with them, that 47' was acceptable.

In addition, Mr. Laws has provided to the County design plans from another unrelated senior housing project located in Littleton. Mr. Laws incorrectly represented that the other project is a 4-story structure when, in fact, it is 3-storys with one level of underground parking below the building. Mr. Laws also indicated on the Littleton projects Building Section Plan (attached) that the "required height" of the building should be 35' to 37' when, in fact, the top of the roof line is at 42'.

We believe it is important for the County to review the facts of these issues in order to make an informed decision on the project proposed by the Applicant.

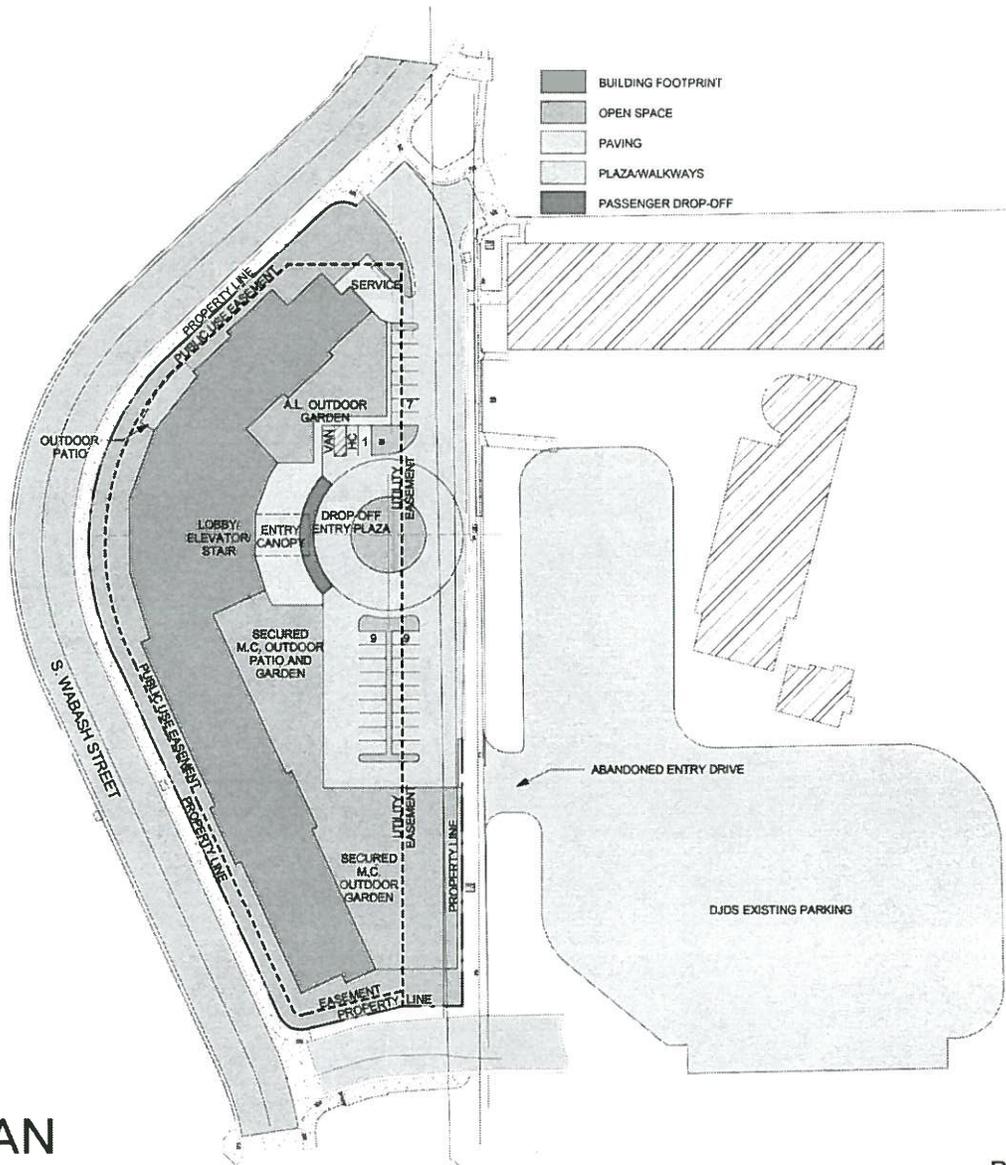
Thank you,

Sincerely,



Jonathan D. Griffis  
Principal

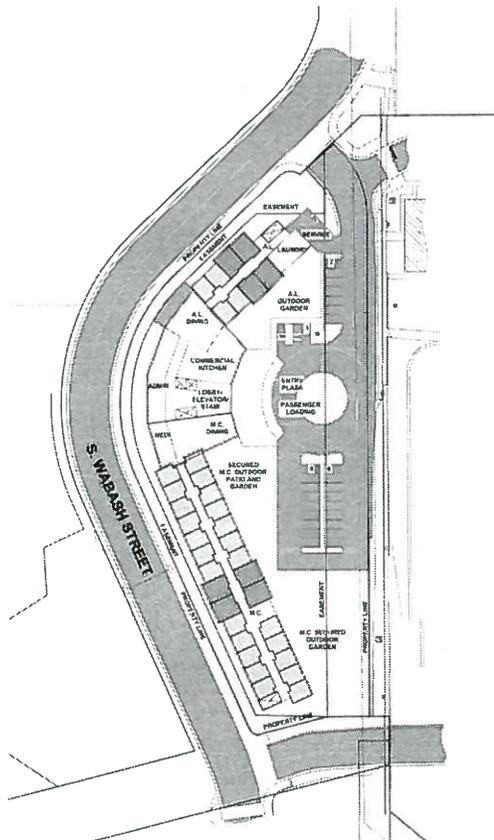
cc: Susan Stanton-The Stanton Solution



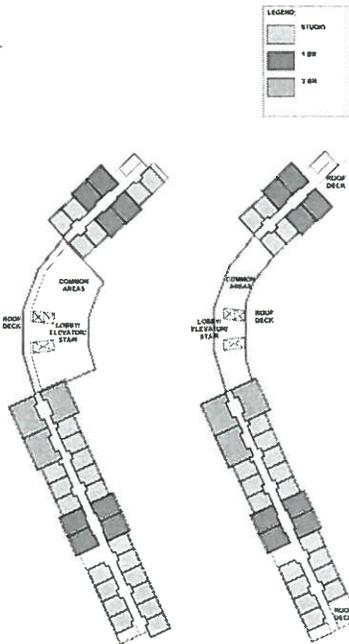
# SITE PLAN

DENVER JEWISH SENIOR LIVING

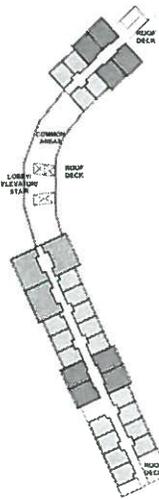
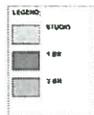




FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

UNIT COUNT:		
<b>MEMORY CARE:</b>		
<b>FIRST FLOOR:</b>	STUDIO	24
	1 BR	4
<b>TOTAL M.C.:</b>		28
<b>ASSISTED LIVING:</b>		
<b>FIRST FLOOR:</b>	STUDIO	4
	1 BR	4
		8
<b>SECOND FLOOR:</b>	STUDIO	24
	1 BR	8
	2 BR	3
		35
<b>THIRD FLOOR:</b>	STUDIO	20
	1 BR	8
	2 BR	3
		31
<b>TOTAL A.L.:</b>		74 UNITS
<b>BUILDING TOTAL:</b>		102 UNITS

# FLOOR PLANS

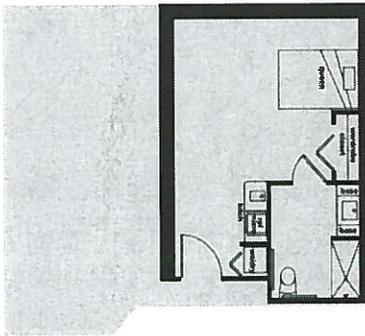
DENVER JEWISH SENIOR LIVING



A typical market rate apartment is generally larger than memory care/assisted living units as illustrated below.

Market Rate Apartments

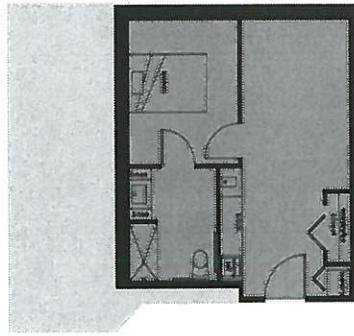
Proposed Units



### STUDIO APARTMENT

Market Rate 1BR:  
670 SF

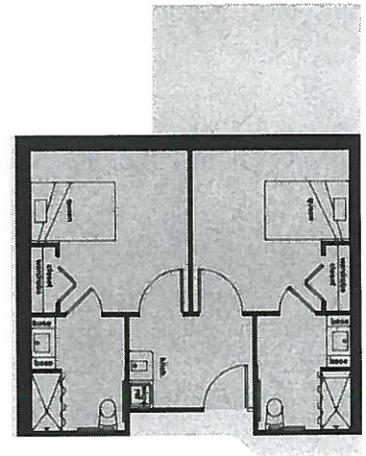
Proposed Studio:  
379 SF



### 1 BEDROOM APARTMENT

Market Rate 1BR:  
670 SF

Proposed 1BR:  
533 SF



### 2 BEDROOM APARTMENT

Market Rate 2BR:  
860 SF

Proposed 2BR:  
608 SF

# TYPICAL AL UNIT SIZE VS. APARTMENTS

DENVER JEWISH SENIOR LIVING



<b>DEVELOPMENT CRITERIA</b>	
<b>SITE INFORMATION</b>	<b>PROPOSED</b>
Gross Site Area	2.304 Acres (100,362 SF)
Minimum Open Space	35%
Maximum Lot Coverage (% of lot area)	65%
<b>ZONING</b>	
Zone District	PUD
Permitted Uses	Senior Living PUD
Maximum Number of Senior Living Units	102 Units
Maximum Density	44.5 Units/Acre
<b>BUILDING INFORMATION</b>	
Building Setbacks (measured from Property Line):	
North	38 FT
South	20 FT
East	41 FT
West	11 FT
Maximum Building Height	55 FT
<b>PARKING</b>	
Parking Ratio	0.25 space per unit
Staffing Ratio	1:7 average at peak
Parking Spaces Planned	26 total (15 staff, 11 guest)

## DEVELOPMENT STANDARDS

DENVER JEWISH SENIOR LIVING



## STAFFING

- Senior Living Communities such as this have 1 staff person per 7 residents at full staff (same shift) which equates to 15 staff per shift.

## PARKING

- The Building Code for Denver and Aurora requires .25 parking spaces per unit for senior living communities. The site is planning for 26 parking units which equates to .25 spaces/unit.
  - o None of the residents drive or have cars requiring any parking.
  - o 15 parking spaces will be allocated to employee parking.
  - o 11 parking spaces will be allocated to visitor parking.

## TRAFFIC

- Residents do not drive.
- Significantly less traffic than approved office building or apartment use.
- The Denver Jewish Day School hours: 8:00 am and end about 3:00 PM.
  - o The proposed development and school PM peak hour will not occur at the same time.
  - o The proposed development and school use different access points.
  - o South Wabash is a low volume street with plenty of gaps in the traffic volume during peak hours.
  - o We are not anticipating any significant transportation impact on school traffic operations.
  - o AM peak hour trip generation by the proposed development is only 15 vehicles which equates to just one vehicle every four minutes.

ITE Code	Land Use	Quantity	Units	Daily Trips	AM Trips			PM Trips		
					In	Out	Total	In	Out	Total
254	Assisted Living	108	Beds	288	10	5	15	11	13	24

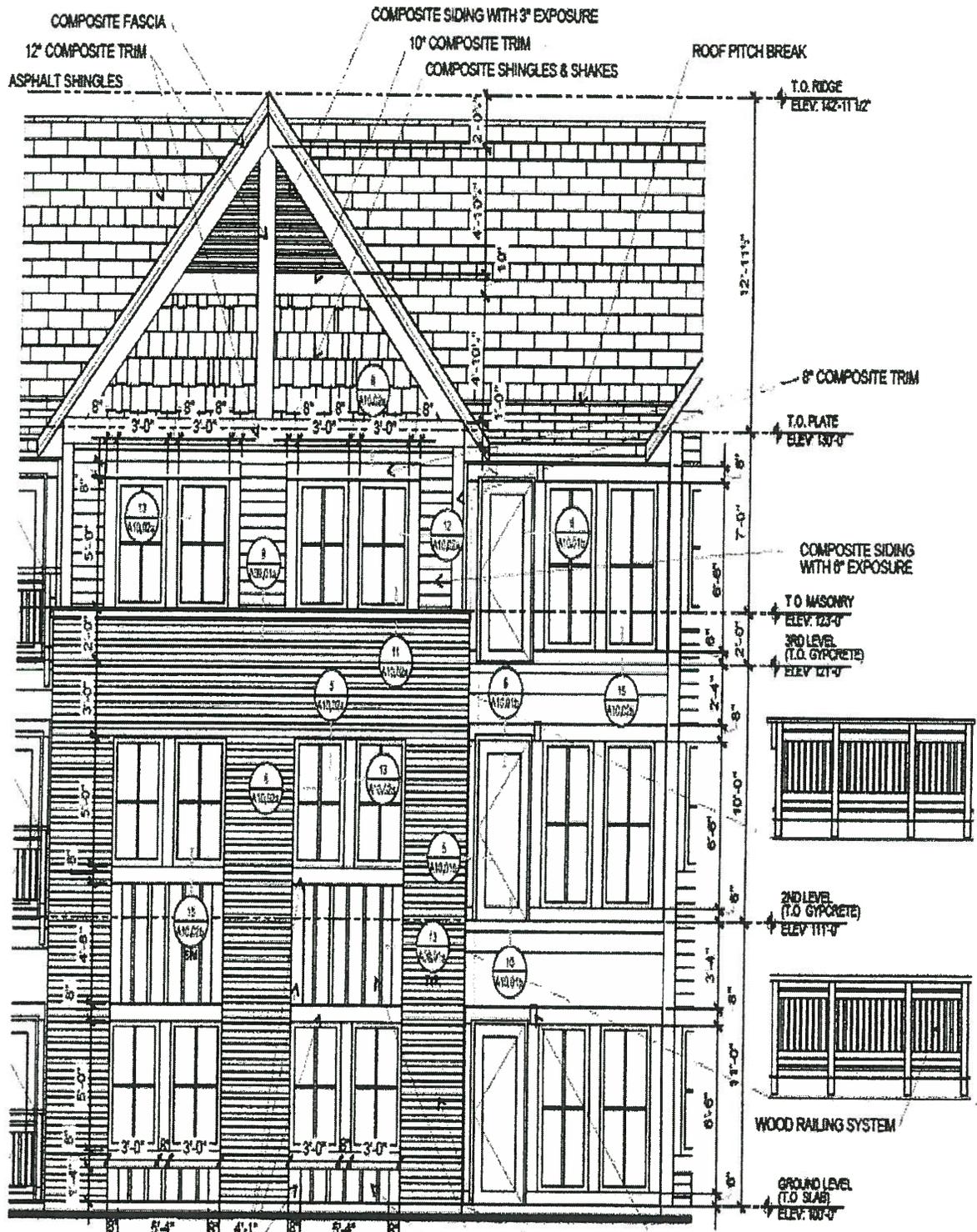
TABLE 10.10.1 - TRIP GENERATION

# VEHICULAR ANALYSIS

DENVER JEWISH SENIOR LIVING





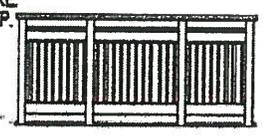
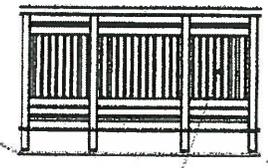
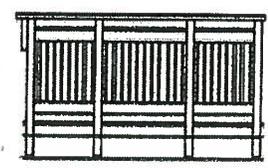


**4** TYPICAL BAY ELEVATION  
 1/4" = 1'-0"

RE: 3 SERIES

UNIT MASONRY  
 COMPOSITE WALL PANELS  
 WITH COMPOSITE BATTENS  
 @ 12" O.C.

LIGHT FIXTURE, RE:  
 ELECTRICAL TYP.  
 AT BALCONIES

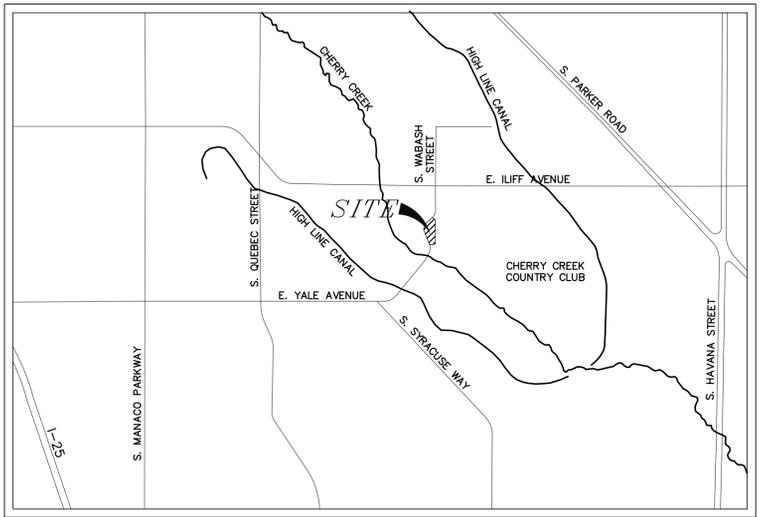


# DENVER JEWISH SENIOR LIVING - PRELIMINARY DEVELOPMENT PLAN

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28,  
TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF DENVER, COUNTY OF ARAPAHOE, COLORADO

## SHEET INDEX

SHEET NO.	SHEET TITLE
PDP 1.0	COVER SHEET
PDP 2.0	PDP EXHIBIT



VICINITY MAP

( 1" = 1000' )

### PROJECT DESCRIPTION:

- THE PROJECT IS INTENDED TO BE A 102 UNIT SENIOR LIVING FACILITY SERVING ASSISTED LIVING AND MEMORY CARE RESIDENTS WITH THE ASSOCIATED SERVICES AND FACILITIES TO SERVE THE COMMUNITY.

### PERMITTED USES:

- ASSISTED LIVING AND MEMORY CARE
- THE MINIMUM AGE LIMIT FOR ONE OCCUPANT OF EACH UNIT IN THE PROJECT SHALL BE 55 YEARS OF AGE OR OLDER. THE RESTRICTION MAY BE RELEASED FOR RENTAL UNITS WHICH ARE ADVERTISED FOR 270 CONSECUTIVE DAYS AND NOT OCCUPIED BY ONE OR MORE QUALIFIED INDIVIDUALS. THOSE UNOCCUPIED UNITS, AND THOSE ONLY, MAY THEN BE RENTED TO PERSON(S) OF ANY AGE. IN THE EVENT THAT SUCH UNIT IS OCCUPIED BY A NON-SENIOR, AND LATER VACATED, THE 270-DAY PERIOD SHALL APPLY TO THAT UNIT.

### DESIGN GUIDELINES:

#### SITE COVERAGE AND BUILDING SCALE

- IN GENERAL, BUILDINGS AND THEIR RELATED SITE DEVELOPMENT SHOULD NOT OVERWHELM THE SITE AND SHOULD FIT COMFORTABLY WITHOUT EXCESSIVE CROWDING OF THE SITE OR ADJACENT PARCELS.

#### LANDSCAPING

- A COMMON THEME SHOULD BE ESTABLISHED THROUGH THE USE OF DECORATIVE LIGHTING, ENTRY MONUMENTATION AND SIGNAGE, LANDSCAPE FEATURES, AND MATERIALS COMMON TO THE COMMUNITY AMENITIES, AND BUILDINGS.
- WITHIN AND AROUND PARKING LOTS, PLANTINGS MAY PROVIDE SCREENING AND SHADE. PARKING LOT PLANTING CAN ALSO CONTRIBUTE TO THE ORGANIZATION OF THE PARKING BY DELINEATING CIRCULATION ROUTES. LANDSCAPED PARKING ISLANDS MAY BE PLANNED WHERE POSSIBLE.
- LANDSCAPED BUFFERS ALONG PUBLIC USE EASEMENT THAT BORDER S. WABASH STREET MAY BE PROVIDED.
- COMPLIANCE WITH SECTION 12-1400 LANDSCAPE DESIGN STANDARDS, ARAPAHOE COUNTY LAND DEVELOPMENT CODE AND OTHER APPLICABLE CODES AND STANDARDS.

#### PEDESTRIAN CIRCULATION

- PROVIDE A TRANSITION FROM VEHICLE SCALE TO A PEDESTRIAN SCALE. THIS TRANSITION IS POSSIBLE BY CREATING LANDSCAPED WALKING ROUTES FROM PARKING SPACES TO THE ENTRANCE AND BY CREATING LANDSCAPED BUILDING ENTRY WAYS.
- PEDESTRIAN WALKWAYS OF 5' SHOULD BE PROVIDED THROUGHOUT THE SITE, WITH CLEAR ROUTES TO THE BUILDING ENTRANCES AND PEDESTRIAN ORIENTED OUTDOOR SPACES.
- SEPARATING WALKWAYS FROM PARKING AND DRIVES WITH LANDSCAPING IS ENCOURAGED WHERE PRACTICAL.
- WHERE WALKS ARE ATTACHED TO HEAD-IN PARKING, 12"-18" EXTRA WALK WIDTH SHOULD BE ADDED TO ALLOW FOR BUMPER OVERHANGS.
- SPECIAL PAVING FOR WALKWAYS, ESPECIALLY AT ENTRANCES AND CROSSWALKS, IS ENCOURAGED.
- PEDESTRIAN WALKWAYS MAY INCORPORATE THEMATIC MATERIALS, COLORS, AND DESIGN INTO THE PEDESTRIAN ELEMENT.

#### LIGHTING

- LIGHTING SHOULD BE CONSISTENT AT PARTICULAR AREAS AND HELP GUIDE PEOPLE TO THEIR DESTINATION SAFELY.
- STREET LIGHTING IS REQUIRED AT ALL DRIVEWAY ENTRANCES AND ALONG PUBLIC ROADWAYS.
- LIGHTING SHOULD BE PROVIDED TO ALLOW EASY IDENTIFICATION OF ADDRESSES, DRIVES, AND COMMON ELEMENTS.
- LIGHTING SHOULD BE OF A HUMAN SCALE.
- FULL CUT OFF LIGHTING SHOULD BE UTILIZED TO PREVENT LIGHT SPILLAGE ONTO ADJOINING PROPERTIES.

#### ARCHITECTURAL ELEMENTS

- BUILDINGS SHOULD CONVEY THE SENSE OF A HIGH QUALITY DEVELOPMENT THROUGH THE USE OF PERMANENT AND DURABLE MATERIALS, CAREFUL DETAILING, AND THE SENSE OF INTEGRATION OF BUILDING WITH SITE ARE ENCOURAGED.

#### ARCHITECTURE

##### ARCHITECTURE MAY INCLUDE:

- FAÇADE ARTICULATION TO DIFFERENTIATE INDIVIDUAL UNITS.
- COMPLEX MASSING CONFIGURATIONS WITH A VARIETY OF DIFFERENT WALL PLANES AND ROOF PLANES.
- NO BUILDING STAIRWAYS OUTSIDE BUILDING ENVELOPES.
- LOCATE ROOFTOP MECHANICAL UNITS BEHIND PARAPET WALLS OR IN ROOF WELLS TO MINIMIZE VISIBILITY AND GROUND LEVEL IMPACT.
- IDENTIFICATION OF ENTRANCES BY AN ARCHITECTURAL TREATMENT SUCH AS A COVERED PORTICO OR DIFFERENT ROOFLINE TREATMENT.
- DETAILED WINDOW AND DOOR TRIMS.
- INCLUDE PROJECTIONS, RECESSED, SHADOW LINES, WINDOW PATTERNS AND OVERHANGS TO PROVIDE FRONT AND REAR VARIATION IN WALL PLANES.
- PROVIDE WINDOWS ON ALL ELEVATIONS.

#### BUILDING MASSING

- LARGE, UNARTICULATED AND BULKY BUILDING MASS AND LARGE UNARTICULATE WALLS SHOULD BE AVOIDED.

#### BUILDING MATERIALS

- BUILDINGS MUST BE CONSTRUCTED WITH, PERMANENT AND CAREFULLY CRAFTED MATERIALS. SUCH MATERIALS AS BRICK, STONE, CULTURED STONE, STUCCO, CEMENTITIOUS SIDING/PANELS, METAL PANELS, ETC. AND WELL DETAILED WOOD WALLS ARE ENCOURAGED AS PRIMARY MATERIALS.

#### PARKING

- PARKING MAY BE INTEGRATED WITH THE DESIGN OF THE PRIMARY STRUCTURES WHICH THEY SERVE.

#### SIGNAGE

- IT IS THE INTENT OF THIS PROJECT TO PROVIDE ENTRY MONUMENTATION AND SIGNAGE THAT WILL BE CONSISTENT WITH OR COMPLIMENTARY TO THE ARCHITECTURAL THEME FOR THIS NEIGHBORHOOD AND PROVIDE NEIGHBORHOOD IDENTITY.

#### FIRE DEPARTMENT NOTES:

- SURFACED ACCESS ROADS CAPABLE OF WITHSTANDING THE IMPOSED LOADS OF FIRE APPARATUS AND ALL REQUIRED HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- ALL ROADS AND DRIVES ARE HEREBY DESIGNATED AS FIRE LANES. WHEN REQUIRED BY THE FIRE DISTRICT, ALL FIRE LANES SHALL BE POSTED "NO PARKING - FIRE LANE" ALL FIRE LANES SHALL BE INCLUDED IN THE ARAPAHOE COUNTY PROGRAM FOR ENFORCEMENT OF PRIVATE PROPERTY PARKING.
- TURNING RADIUS AND NAVIGATION THROUGH THE DEVELOPMENT SHALL MEET THE CUNNINGHAM FIRE PROTECTION DISTRICTS SPECIFICATIONS AND IS VERIFIED USING AN APPROVED METHOD.
- ANY PROPOSED "PORK-CHOP" OR ANY TRAFFIC DIRECTION FEATURES AT THE ENTRANCE OF THE DEVELOPMENT SHALL HAVE A DESIGNATED WIDTH OF 16 FEET MINIMUM DRIVE WITH MOUNTABLE CURBS AND NO OBSTRUCTIONS TO THE ENTRANCES.
- IF THE PROPOSED STRUCTURES ARE 30 FEET IN HEIGHT THE FIRE DEPARTMENT ACCESS DRIVE WITHIN THE DEVELOPMENT SHALL BE A MINIMUM OF 26 FEET IN WIDTH.
- THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 503 OF THE INTERNATIONAL FIRE CODE AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. PROVIDE A PLAN DEMONSTRATING THE STRUCTURES MEET THE SECTION 503 REQUIREMENTS.
- ALL FIRE HYDRANTS ARE TO BE INSTALLED IN CONFORMANCE WITH SECTIONS 507 AND APPENDIX C OF THE 2009 INTERNATIONAL FIRE CODE. NO LANDSCAPING, FENCING OR ANY OTHER OBSTRUCTION SHALL BE PLACED WITHIN THREE FEET OF A FIRE HYDRANT.

#### STANDARD NOTES:

**STANDARD NOTES:**  
THE OWNER(S), DEVELOPER(S) AND/OR SUBDIVIDER(S) OF THE PRELIMINARY DEVELOPMENT PLAN KNOWN AS DENVER JEWISH SENIOR LIVING, THEIR RESPECTIVE SUCCESSORS, HEIRS AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:

#### STREET MAINTENANCE

IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT/PLAN WILL NOT BE MAINTAINED BY THE COUNTY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND PROVIDED CONSTRUCTION OF SAID ROADWAYS IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNERS, DEVELOPERS AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE COUNTY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.

#### DRAINAGE MAINTENANCE

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE SUBDIVISION AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO MAINTAINING THE SPECIFIED STORM WATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. ARAPAHOE COUNTY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.

#### EMERGENCY ACCESS NOTE

EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL PAVED AREAS FOR POLICE, FIRE AND EMERGENCY VEHICLES.

#### LANDSCAPE MAINTENANCE

THE OWNERS OF THIS PLAN OR PLAT, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER(S), HOMEOWNER'S ASSOCIATION OR OTHER ENTITY OTHER THAN ARAPAHOE COUNTY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING, LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE FENCE LINE/PROPERTY LINE AND ANY PAVED ROADWAYS.

THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, OR SOME OTHER ENTITY OTHER THAN ARAPAHOE COUNTY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.

#### SIGHT TRIANGLE MAINTENANCE

THE OWNERS OF PRIVATE PROPERTY CONTAINING A TRAFFIC SIGHT TRIANGLE ARE PROHIBITED FROM ERECTING OR GROWING ANY OBSTRUCTIONS OVER THREE FEET IN HEIGHT ABOVE THE ELEVATION OF THE LOWEST POINT ON THE CROWN OF THE ADJACENT ROADWAY WITHIN SAID TRIANGLE.

#### DRAINAGE MASTER PLAN NOTE

THE POLICY OF THE COUNTY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:

- DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE PHASE III DRAINAGE REPORT AND PLAN.
- DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGEWAY OF ESTABLISHED CONVEYANCE CAPACITY SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGEWAY. THE COUNTY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFFSITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE COUNTY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE COUNTY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
- EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGEWAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGEWAY PLANS (SECTION 3.4 OF THE ARAPAHOE COUNTY STORMWATER MANAGEMENT MANUAL) OR AS REQUIRED BY THE COUNTY AND DESIGNATED IN THE PHASE III DRAINAGE REPORT.

#### SPECIFIC NOTES:

- TO INCLUDE SAID DEVELOPMENT WITHIN A SPECIAL DISTRICT FOR THE PURPOSE OF PARTICIPATING IN THE CONSTRUCTION OF NECESSARY OFF-SITE IMPROVEMENTS AT THE TIME OF APPROVAL OF FINAL DEVELOPMENT PLANS.
- TO COOPERATE WITH OTHER OWNERS OF OTHER PARCELS AND/OR SPECIAL DISTRICTS IN OFF-SITE ROADWAY AND OPEN SPACE IMPROVEMENTS AS NECESSITATED BY DEVELOPMENT IMPACTS AS MAY BE DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS.
- TO INCLUDE SAID DEVELOPMENT IN A MASTER DRAINAGE IMPROVEMENT DISTRICT IF SUCH A DISTRICT IS FORMED.

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

APPROVED BY THE ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIR: \_\_\_\_\_

ATTEST: \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATION**

NOT RECOMMENDED/RECOMMENDED BY THE ARAPAHOE COUNTY PLANNING COMMISSION,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

CHAIR: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP**

\_\_\_\_\_ HEREBY AFFIRM THAT I AM THE OWNER OR AUTHORIZED AGENT OF ALL INDIVIDUALS HAVING OWNERSHIP INTEREST IN THE PROPERTY DESCRIBED HEREIN, KNOWN AS DENVER JEWISH SENIOR LIVING, CASE NO. Z15-003.

\_\_\_\_\_ OWNER OF RECORD OR AUTHORIZED AGENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ NAME

AS \_\_\_\_\_ OF \_\_\_\_\_ AN AUTHORIZED SIGNATORY

TITLE \_\_\_\_\_

BY \_\_\_\_\_ WITNESS MY HAND AND SEAL

NOTARY PUBLIC \_\_\_\_\_

\_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP CODE \_\_\_\_\_

**Note:**  
THESE DOCUMENTS ARE A PRELIMINARY DEVELOPMENT PLAN. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



1755 BLAKE STREET  
SUITE 400  
DENVER, CO 80202  
303.298.4700



**BUCCANEER**  
DEVELOPMENT, INC.

**DENVER JEWISH  
SENIOR LIVING**  
2450, 2451, 2453 S. WABASH STREET  
DENVER, CO 80231

**COVER SHEET**

Project Number:	517.001
Issued For:	PDP
Date:	11 JUNE 2015
Revision	Date
RESPONSE TO 1ST REVIEW COMMENTS	08 OCTOBER 2015
RESPONSE TO 2ND REVIEW COMMENTS	08 DECEMBER 2015

**PDP  
1.0**

**CASE NO. Z15-003**

