AGENDA

CITY COUNCIL REGULAR MEETING

September 23, 2019

5:00 PM, City Council Chambers 130 S Galena Street, Aspen



AGENDA AMENDED 9/20/2019 TO MOVE RESOLUTION #102 FROM ASPEN PUBLIC FACILITIES AUTHORITY MEETING TO ACTION ITEM

- I. CALL TO ORDER
- II. ROLL CALL
- III. SCHEDULED PUBLIC APPEARANCES
- IV. CITIZENS COMMENTS & PETITIONS

(Time for any citizen to address Council on issues NOT scheduled for a public hearing. Please limit your comments to 3 minutes)

V. SPECIAL ORDERS OF THE DAY

- a) Councilmembers' and Mayor's Comments
- b) Agenda Amendments
- c) City Manager's Comments
- d) Board Reports

VI. CONSENT CALENDAR

(These matters may be adopted together by a single motion)

- VI.A. Resolution #100, Series of 2019 Contract between the Aspen/Pitkin County Housing Authority (APCHA) and Antero CRM for HomeTrek automation project, Phase 2 through Colorado's Statewide Internet Portal Authority (SIPA)
- VI.B. Board Appointments
- VI.C. Minutes September 9, 2019
- VII. NOTICE OF CALL-UP
- VIII. FIRST READING OF ORDINANCES

VIII.A. Ordinance #25, Series of 2019 - prohibition of weapons in city facilities

IX. PUBLIC HEARINGS

IX.A. Ordinance #21, Series of 2019 - Water Treatment Plant Facility - 480 Doolittle Drive - Major Public Project Review

X. ACTION ITEMS

- X.A. APCHA Retreat Prep
- X.B. Preparations for Mountain Town 2030 Summit
- X.C. Resolution #102, Series of 2019 Isis Retail Group Retirement of Outstanding Debt and Conveyance of Proportional Ownership

CONTINUE REGULAR MEETING TO CONVENE THE ASPEN PUBLIC FACILITIES AUTHORITY MEETING

XI. ASPEN PUBLIC FACILITIES AUTHORITY MEETING

XI.A. Isis Retail Group – Retirement of Outstanding Debt and Conveyance of Proportional Ownership

RESUME REGULAR MEETING FOR EXECUTIVE SESSION

XII. EXECUTIVE SESSION

C.R.S. 24-6-402 (a) The purchase, acquisition, lease, transfer or sale of any real, personal, or other property interest; (b) Conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions and (e) Determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators.

XIII. ADJOURNMENT



MEMORANDUM

TO: Mayor and City Council

FROM: Mike Kosdrosky, Executive Director

MEETING DATE: September 23, 2019

RE: Resolution No. 100 (Series of 2019), Approve contract between the Aspen/Pitkin

County Housing Authority (APCHA) and Antero CRM for HomeTrek automation

project, Phase 2 through Colorado's Statewide Internet Portal Authority (SIPA)

Request of Council: Resolution No. 100 (Series of 2019) seeks Council's approval for an owners' representative/project management contract between APCHA and Antero CRM using the Statewide Internet Portal Authority (SIPA) for APCHA's HomeTrek automation project.

Background: APCHA, the City of Aspen, and Pitkin County recently completed a Request for Proposal (RFP) process to select a vendor to design and implement HomeTrek (formerly Housing Information Management System (HIMS)). Hexaware, a global leader in IT and digital automation, was selected to implement HomeTrek, which will eventually give customers and decision makers 24/7 real-time access to information and data concerning APCHA's affordable workforce housing inventory of over 3,000 units.

Discussion: This contract is for Phase 2 of the HomeTrek automation project. Antero will serve as a trusted technical advisor to APCHA during the term of this Statement of Work (SoW). In this role, Antero shall provide general technical guidance/support, including:

- Serving as APCHA's professional technical advisor;
- Represent APCHA during interactions with Hexaware including, but not limited to, design, testing, project management, training, and overall project oversight;
- Review and provide feedback on design, technical architecture and general Salesforce setup;
- Serving, when needed, as APCHA's project manager;
- Assisting APCHA with all contract negotiations with Hexaware; and
- General advisory services to APCHA as needed related to implementation and Salesforce.

The contract is coordinated through SIPA, a political subdivision of the State, to provide one-stop shop access to electronic information, products, and services for local governments, like APCHA.

Fiscal/Budget Requirements: Estimated total services fees: \$136,000 to 191,300, not to exceed \$191,300 without prior written approval. The total multi-year budget for HomeTrek is \$1.405 million.

Recommendation: Approve Phase 2 SoW with Antero CRM through SIPA.

RESOLUTION #100 (Series of 2019)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, APPROVING A CONTRACT BETWEEN THE ASPEN/PITKIN COUNTY HOUSING AUTHORITY (APCHA) AND ANTERO CRM FOR HOMETREK AUTOMATION PROJECT, PHASE 2 THROUGH COLORADO'S STATEWIDE INTERNET PORTAL AUTHORITY (SIPA)

WHEREAS, there has been submitted to the City Council a contract for the HomeTrek Phase 2 automation project for the Aspen/Pitkin County Housing Authority (APCHA), a contract between APCHA and Antero CRM, through Colorado's Statewide Internet Portal Authority (SIPA), a true and accurate copy of which is attached hereto as Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO,

That the City Council of the City of Aspen hereby approves that Contract for the HomeTrek automation project for the Aspen/Pitkin County Housing Authority APCHA), between APCHA and Antero CRM, a copy of which is annexed hereto and incorporated herein, and does hereby authorize the City Manager, Sara Ott, to execute said agreement on behalf of the Aspen/Pitkin County Housing Authority and the City of Aspen.

INTRODUCED, READ AND ADOPTED by the City Council of the City of Aspen on the 23rd day of September 2019.

| Torre, Mayor |
|--|
| I, Linda Manning, duly appointed and acting City Clerk do certify that the foregoing is a true and accurate copy of that resolution adopted by the City Council of the City of Aspen, Colorado, at a meeting held, September 23, 2019. |
| Linda Manning, City Clerk |





Antero Project for Aspen Pitkin Housing Authority

Statement of Work

| Customer: | Aspen Pitkin County Housing Authority (APCHA) |
|-----------|--|
| Project: | Owner's Representative for HomeTrek Application Implementation |
| | SOW #2: SIPA / Antero / Aspen Pitkin County Housing Authority |

This Statement of Work (SOW) is permissible under the Contract dated June 15, 2016 between SIPA and Antero. SIPA's signature is required for work to be agreed to and performed under this Statement of Work. All work provided under this SOW is listed as Services and is provided subject to the terms and conditions as described in this SOW. Any changes to the scope or terms of this SOW shall be submitted and approved in writing by all parties. The Aspen Pitkin County Housing Authority ("APCHA") is contracting through SIPA for the Services described herein. Purchase orders, amount payable, and contractual correspondence related to this SOW shall be sent to:

The Statewide Internet Portal Authority (SIPA)
ATTN: Office Manager
1300 Broadway, Suite 440
Denver, CO 80203
sipa@cosipa.gov or 720-409-5635

SIPA shall be responsible to ensure that Antero performs its obligations in accordance with this SOW.

Each party agrees that the respective contacts listed below have authority to direct and provide feedback relating to the project described in this SOW. Either party may change its contact information at any time,

upon written notice to the other party to ensure effective, seamless communication or collaboration is maintained for the duration of this project.

Customer ContactSIPA ContactAntero ContactMike KosdroskyBeth JusticeKrista Erickson

Executive Director Sales & Marketing Director CEO

210 Hyman Ave., Ste. 202 1300 Broadway, Suite 11010 8200 Shaffer Pkwy. #270490

Aspen, CO 81611 Denver, CO 80203 Littleton, CO 80127

<u>Mike.kosdrosky@cityofaspen.com</u> 720-409-5636 kerickson@anterocrm.com

Cell: 970.987.7007

If an item in this Statement of Work is inconsistent with the Contract between SIPA and Antero, the terms of this Statement of Work will control, but only with respect to the Services to be performed under this Statement of Work. All capitalized terms used and not expressly defined in this Statement of Work will have the meanings given to them in the Agreement.

1. Overview of Services to be Performed.

APCHA intends to design, implement, deploy and license a customized Housing Management System (HomeTrek) using Salesforce. APCHA released an RFP for the system and selected Hexaware Technologies as the implementor. HomeTrek will serve as a 360-degree, systems hub for APCHA's operations to simplify processes, operations and third-party interactions with the Agency.

APCHA does not have a technical project manager who is knowledgeable about Salesforce on staff, who can guide and manage the HomeTrek project through the implementation, and who can represent APCHA's best interests in interactions with Hexaware. Antero's role hereunder is to assist APCHA as needed in all technical, design, project management, and contract aspects regarding the HomeTrek project. Antero will provide technical input and oversight to APCHA for insuring APCHA's best interests are met during the project, and, specifically, for the tasks described in this SOW.

This SOW #2 represents the second phase (Phase 2) in a multi-phase project where Antero will serve on behalf of APCHA as a technical advisor and implementation project manager/owner's representative.

2. Detailed Description of the Project and Services to be Performed.

Antero will serve as a trusted technical advisor to APCHA during the term of this SOW. In this role, Antero shall provide general technical guidance/support as delineated in this Section.

Stated tasks for this project include:

- Serve as APCHA's technical advisor.
- Represent APCHA during interactions with Hexaware including (but not limited to) design, testing, project management, training, and overall project oversight.
- Review and provide feedback on design, technical architecture and general Salesforce setup
- When needed serve as APCHA's project manager

- Assist APCHA with all contract negotiations with Hexaware
- General advisory services to APCHA as needed related to implementation and Salesforce

2.7 <u>APCHA's Technical Project Manager</u> (Phase 2 – SOW #2)

Under a separate SOW following this project, Antero shall serve as APCHA's technical project manager throughout implementation. Definition of this role will be determined after the RFP is released. The intent of APCHA and Antero is to negotiate and complete SOW #2 during the time the RFP is released and contract negotiations are occurring with the selected bidder. For this role, the SOW must be completed before implementation begins.

3. Project Assumptions

- Antero will not be performing any implementation services related to Salesforce
- Hexaware will be responsible for delivery of all project deliverables including a completed Salesforce system. Ultimately the design and implementation will be under the control of Hexaware.
- Antero's services will be provided for a total duration of 36 weeks under this SOW. This matches
 Hexaware's currently estimated timeline for implementation. If Hexaware or APCHA change this
 timeline, Antero will need to issue a change order to extend or modify the timeline and fees for
 the Owner's Rep role.
- Services will be provided on a Time & Materials basis.
- All deliverables provided hereunder will be the intellectual property of APCHA.

4. Deliverables

Antero shall provide the following deliverables:

- No formalized deliverables will be included as part of the Owner's Rep role
- 5. Work Schedule, Staffing and Location.

5.1 Work Schedule

Hexaware is estimating 34 weeks for the completion of the implementation project. Antero's services will be provided throughout the project. This SOW is assuming a 34 week project with 2 additional weeks of contract negotiation. If Hexaware submits change orders that modify the project timeline, Antero will need to adjust the timeline and estimates to match. This will be done via a change order.

5.2 Staffing

Once the SOW is signed, Antero will staff this project with a team of 2 individuals. All assigned Antero consultants will have deep CRM and I.T. experience. At a minimum, each project team member will have 5 years of CRM expertise, applicable certifications and many years of I.T. experience. At any time, APCHA can request that a team member be removed from the project. Antero's team will be led by the main Owner's Rep.

Antero's project team will also consist of the Executive Project Manager who will work with Owner's Rep to ensure the project is being delivered successfully.

5.3 <u>Location</u>

Services will be provided at APCHA facilities and remotely.

6. Service Commencement Date.

Start Date: July 15, 2019

End Date: March 31, 2020 (will be adjusted, if needed, based upon final contract negotiations

with Hexaware)

- 7. Name of Customer Contract Manager and Project Manager.
 - a. Customer Contract Manager

i. Name: Mike Kosdroskyii. Title: Executive Director

iii. Phone Number: Cell: 970.987.7007

iv. Email Address: mike.kosdrosky@cityofaspen.com

- 8. Names of Antero Contract Manager and Project Manager.
 - a. Customer Contract Manager

i. Name: Krista Erickson

ii. Title: CEO

iii. Phone Number: 425.301.5966

iv. Email Address: kerickson@anterocrm.com

9. Project Approval Process and Authorities.

4

APCHA shall direct Antero throughout this engagement. Antero's objective is to support Mike Kosdrosky and APCHA as a trusted advisor. Antero is amenable to changing projects tasks, flows and deliverables as directed by Mike.

10. Project Communications.

Antero shall provide APCHA with a weekly written status report assuming Services were provided during that week. The report will include major tasks completed during the week, tasks slated for the next period, assigned actions items, identification of any concerns, open task items and a summary of hours expended to-date vs. budget.

Antero and APCHA shall have a standing weekly conference call with the APCHA Project Manager and any other key APCHA team members to review the project. This call, on average, will take 30 minutes or less time. If there are no topics for discussion, the call will be cancelled.

11. Time Estimates & Fees.

11.1 Time Estimates.

Table 1 presents Antero's estimated time estimates for completion of this project. The project is expected to take 34 weeks for implementation and 2 weeks for contract negotiations. Antero is assuming a 20-30 hour/week effort on average through the implementation of the project. This time will ebb and flow through the course of the implementation. During the design portion of the project, Antero will likely be involved on a full time effort, while during the training and go-live phase, Antero will be less involved.

Table 1: Estimated Time Estimates for the Project

| | Required Number of Consultants | TOTAL Estimated Consulting Time (hrs.) |
|---------------------|-----------------------------------|--|
| 34 Weeks of | 1-2 | 680-1020 |
| Implementation (as | | |
| estimated by | | |
| Hexaware in the | | |
| Proposal) | | |
| 2 Weeks of Contract | 1 | 30 |
| Negotiations | | |
| TOTAL | | 710-1050 |

11.2 Fees.

In full consideration for Antero's timely and satisfactory performance of the Services and providing of the Deliverables, Antero will be compensated as follows:

11.2.1 Time & Materials.

This is a Time and Materials agreement. Fees will be invoiced on an hourly basis rounded to the nearest quarter hour.

11.2.2 Rates.

SIPA discounted rates will apply hereunder as follows:

- General consulting rate including daily project management:
 - SIPA discounted rate: \$186.40/hour
 - Antero's price outside of SIPA is \$195/hour
- Executive Project Management:
 - SIPA discounted rate: \$ 217.35 /hour
 - Antero's price outside of SIPA: \$225/hour

Executive Project Management rates will apply for executive reviews of the project and deliverables and for project input by a senior Salesforce architect.

11.2.3 Total Services Fees.

Estimated fees hereunder are \$136,348.50 - \$191,295.70. Fees shall not exceed \$191,295.70 without prior approval by APCHA.

12. Expenses.

When Services are provided in Aspen, Antero will be reimbursed for actual travel expenses including hotel, mileage and/or a trip charge, food per diem and parking costs. Mileage will be invoiced following standard I.R.S. guidelines.

13. Invoicing Procedures.

Invoices will be provided monthly by SIPA. Payments terms are net 30 days from receipt.

14. Change Order.

If one of the parties wishes to change the scope or performance of the SOW, it shall submit details of the requested change to the other in writing. Antero shall, within a reasonable time after such request (and, if such request is initiated by Customer, not more than 5 business days after receipt of Customer's written request), provide a written estimate to Customer of in the form attached hereto as <u>Exhibit A</u>.

15. Additional Terms and Conditions

a. <u>Customer Obligations</u>. Customer shall (a) cooperate with Antero in all matters relating to the SOW and appoint a Customer employee to serve as the primary contact with respect to this Agreement and who will have the authority to act on behalf of Customer with respect to matters pertaining to this SOW; (b) provide, such access to Customer's premises, and such

office accommodation and other facilities as may reasonably be requested by Antero and agreed with Customer in writing in advance, for the purposes of performing the SOW; and (c) respond promptly to any Antero request to provide direction, information, approvals, authorizations or decisions that are reasonably necessary for Antero to perform in accordance with the requirements of this SOW;

- b. <u>Delays Caused by Customer</u>. If Antero's performance of its obligations under this SOW is prevented or delayed by any act or omission of Customer, any authorized recipient of the services (as mutually agreed upon by the parties) or its agents, consultants or employees outside of Antero's reasonable control, Antero shall not be deemed in breach of its obligations under this SOW or otherwise liable for any costs, charges or losses sustained or incurred by Customer, in each case, to the extent arising directly or indirectly from such prevention or delay.
- c. <u>Marketing.</u> Notwithstanding anything contained herein to the contrary, upon prior written approval, the Customer agrees that both SIPA and Antero may not use the Customer's name and logo in conjunction with public relations and marketing materials, including the display of the Customer's name (identified as a customer of Antero), the Customer's logo (subject to any written instructions provided by the Customer regarding the use or display of such logos), and a brief description of the work performed by Antero for the Customer without the expressed written permission of APCHA or the City of Aspen.
- d. <u>Non-Solicitation.</u> During the Term of this Agreement and for a period of eighteen (18) months thereafter, neither Antero, SIPA or the EGE shall, directly or indirectly, in any manner solicit or induce for employment of any person who performed Services under this Agreement who is then in the employment of the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Statement of Work as of the date first above written.

| STATEWIDE INTERNET PORTAL AUTHORITY | CUSTOMER |
|-------------------------------------|------------|
| Signature: | Signature: |
| Name: | Name: |
| Title: | Title: |

| Date Signed: | Date Signed: |
|---|--|
| | |
| ANTERO, INC. | |
| Signature: | |
| Name: | |
| Title: | |
| Date Signed: | |
| | |
| Exh | nibit A |
| GENERAL FORM | of CHANGE ORDER |
| Project: [NAME/NUMBER] | |
| Change Order/Amendment Number: [NUMBER] | |
| Change Order Effective Date: [DATE] | |
| of Work"), which is incorporated by reference Agreement, dated as of [DATE], between [NAME A | ork Number [NUMBER], dated [DATE] (the "Statement into and made a part of the Professional Services AND ADDRESS] ("Antero") and [NAME AND ADDRESS] er, the "Parties") (the "Agreement"). Capitalized terms signed to them under the Agreement. |
| 1. <u>Mutual Change Order</u> In accordance with Chang to make the following additions or modifications to | ge Order Process defined in the SOW, the Parties agree o, or deductions from, the Services as follows: |
| Explanation of Change(s): | [EXPLANATION OF CHANGE(S)] |
| [Attachment(s): | [ATTACHMENT REFERENCE(S)]] |

Original Price: [ORIGINAL PRICE]

[Net Price change by all previously authorized Change [NET PRICE CHANGE BY PREVIOUSLY AUTHORIZED

Orders: CHANGE ORDERS]]

Price [and [Invoice/Payment] Schedule] immediately [PRICE AND INVOICE OR PAYMENT SCHEDULE

prior to this Change Order: IMMEDIATELY PRIOR TO THIS CHANGE ORDER]

Price [increase/decrease] under this Change Order: [PRICE INCREASE/DECREASE]

Price as of this Change Order: [ADJUSTED PRICE] [(the "Adjusted Price")]

[[Invoice/Payment] schedule as of this Change Order: [NEW INVOICE OR PAYMENT SCHEDULE]]

Completion Date adjustments: [COMPLETION DATE ADJUSTMENTS]

[Acceptance Criteria adjustments: [ACCEPTANCE CRITERIA ADJUSTMENTS]]

[Other change-related adjustments: [OTHER ADJUSTMENTS]]

- 2. <u>Counterparts</u>. This Change Order may be executed in counterparts, each of which is deemed an original, but all of which constitutes one and the same agreement. Delivery of an executed counterpart of this Change Order electronically or by facsimile shall be as effective as delivery of an original signed counterpart of this Change Order.
- 3. <u>Limited Effect</u>. Except as modified by this and any previously issued Change Order, all other terms and conditions of the Agreement remain in full force and effect. This Change Order is executed by each of the Parties' duly authorized representatives.

[The remainder of this page is intentionally left blank. Signature page follows.]

IN WITNESS WHEREOF, the parties hereto have executed this Change Order as of the date first above written.

| STATEWIDE INTERNET PORTAL AUTHORITY | CUSTOMER |
|-------------------------------------|--------------|
| Signature: | Signature: |
| Name: | Name: |
| Title: | Title: |
| Date Signed: | Date Signed: |
| | |
| ANTERO, INC. | |
| Signature: | |
| Name: | |
| Title: | |
| Date Signed: | |

APPENDIX B – Sample Pages from a CRM Implementation Plan provided to an Antero Client

The pages in this Appendix are from a CRM Roadmap completed for a FORTUNE 500 company. Only selected pages from the Roadmap are provided to illustrate what a CRM Roadmap Plan includes when delivered via a PowerPoint mechanism. Every deliverable is different based on our clients' needs and their project requirements. The final Roadmap deliverable will be provided either via a PowerPoint or a Word document.

Phased Project Approach

- Recommendation: A "Phased Approach"
- - Shorter timeframe for users to get access to the system
 Ability to incorporate feedback from previous phases into future phases
 Smaller releases of functionality decrease the chance that user's will be overwhelmed by the new system
 - Increased user adoption as a result of more training touch-points and ability to incorporate feedback quickly
- Includes:

 - A Design phase to fully flesh out requirements for the overall system
 A series of "Implementation Phases" which include build, testing, training and release to users
 A post project support phase for additional support items or enhancements

 - As many phases as needed to fully release functionality



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Why Do a Full Design First?

- A good data model is critical
 - Poorly designed data models often impact users, reporting capabilities and data migrations
 - Incorrectly designed data models can lead to poor user adoption
 - It is necessary to define reporting requirements and capabilities to design the data model in such a way that native Salesforce/Microsoft reporting tools can be utilized.
 Doing a phased approach without an upfront design can increase the risk for a "band-aid" data model
- Helps layout the functionality for each phase
 - The first phase must include the baseline functionality necessary for ABC Corp. to be successful.
 - Identifies "Big Win, Little Development" features to include in the first phase to aid user adoption and excitement
 Doing an upfront design helps structure the phases and provides a communication plan to user's
- Do we really need a full, comprehensive design for all regions?
 No, but as much design as feasible is recommended

 - At a minimum:
 - full design for ABC Corp, including an analysis of desired reporting/analytic capabilities
 General understanding of how global regions will fit into the system

How to structure phases

- 3 Ways to Structure Phases:
 By Functional Area
 By Organizational Area
 A combination of Functional/Organizational

| Phase Organization | Definition | Example |
|------------------------------|---|--|
| Functional | System features are grouped together and rolled out to all users in phases. | Phase 1: Baseline Functionality Phase 2: Advanced Features (automation) Phase 3: Marketing Phase 4: Integration to XYZ system |
| Organizational | Users are grouped by organizational unit. All features for a single organizational unit are developed and rolled out in a phase. | An organizational unit can be a geography (NA, EMEA, etc.), a focus area (Sales, Service, etc), a manager, a department, etc. Phase 1: Sales Phase 2: Marketing Phase 3: EMEA |
| Combination (recommended) | Phases are rolled out by both functional areas and organizational department. | Phase 1: Baseline Functionality for Sales Phase 2: Additional Sales Features Phase 3: Marketing Phase 4: Advanced Analytics Phase 5: EMEA |

Phased Timeline

- Recommended Approach: Phased
 Deliver functionality to end users in a series of phases.
- Initial "Design Phase" to gather requirements & design architecture
 A series of "Implementation Phases" which include technical documentation, implementation, testing, training and release for a set of functionality
- Benefits

 - Shorter timeframe to get functionality in user's hands
 Ability to incorporate feedback from previous phases into future phases
 - Increased user adoption as a result of more training touch-points and ability to incorporate feedback quickly



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Preliminary Phase Plan

| Phase # | Phase Name | Includes |
|---------|---|---|
| 1 | Design | Capture all business/analytic/reporting requirements for the system. Identify all global sales performance metrics, KPI's, common business processes & system requirements Discuss how to measure sales performance Design the system to support these measures. |
| 2 | Baseline Sales for North America | Delivery of all necessary baseline functionality for the Sales team: - Opportunity Management - Forecasting & Goals - Analytics for BD's and their managers - "Big Win" items to encourage adoption and foster excitement |
| 3 | Baseline Sales for RDC, EMEA & Nordics | Base functionality from Phase 2 to RDC, EMEA & Nordics. - Creates a global platform - Early platform adoption for all users. |
| 4 | Advanced Sales | Advanced features desired by the Sales team: - Automation and approvals - Increased functionality for RDC |
| 5 | Marketing | Initial Marketing capabilities Lead conversion management Campaign management Marketing tool integration |
| 6 | Advanced Analytics and Integrations | Advanced analytics and integrations not captured in Phase 2-5 - Advanced BI analytics for the management team - Integrations not included in previous phases - Detailed functionality/technical design documentation for Phase 4 |
| 7+ | Add-on features for Sales, UK | Additional add-on features, rollout to UK, etc. |

E

SIPA – APCHA – Antero



MEMORANDUM

TO: Mayor and City Council

FROM: Linda Manning, City Clerk

DATE OF MEMO: September 19, 2019

MEETING DATE: September 23, 2019

RE: Board Appointments

By adopting the Consent Calendar, Council is making the following Board Appointments:

Open Space and Trails Board – Regular member
*Alternate member

Julie Hardman Adam McCurdy

*Staff has been notified that one of the regular members of the board will be resigning at their regular meeting on September 19th. Going into the interviews, there was only one opening. With this resignation, staff suggests appointing Mr. McCurdy as the alternate.

| SCHEDULED PUBLIC APPEARANCES – Red Cross Life Saver Award Presentation | 2 |
|--|----|
| CITIZEN COMMENTS | 2 |
| COUNCIL COMMENTS | 2 |
| AGENDA AMENDMENTS | 3 |
| CITY MANAGER COMMENTS | 3 |
| BOARD REPORTS | 3 |
| CONSENT CALENDAR | 3 |
| Resolution #98, Series of 2019 – Galena Plaza Parks Planning – Concept One Group Change Order | |
| Resolution #97, Series of 2019 – Galena Plaza Parks Planning – CCA Change Order | 4 |
| Minutes – August 26 and September 3, 2019 | 4 |
| NOTICE OF CALL UP HPC approval for 414-422 E. Cooper Ave – Minor Development Re Commercial Design Review, GMQS, Transportation and Parking | |
| ORDINANCE #22, SERIES OF 2019 – Establishment of Transferable Development Rights (TDR) – 616 ½ West Main Street, Unit B | |
| RESOLUTION #91, SERIES OF 2019 – Temporary Use- Silver City Ice Rink | 5 |
| RESOLUTION #96, SERIES OF 2019 – Appeal of an Interpretation of the Land Use Code W. Main Street | |
| CML POLICY – City of Aspen Suggested Policy Position Consensus Proposals | 10 |
| LETTER OF SUPPORT – Solar Energy in Pitkin County | 11 |
| EXECUTIVE SESSION | 11 |

At 5:00 p.m. Mayor Torre called the regular meeting to order with Councilmembers Richards, Hauenstein, Mesirow and Mullins present.

SCHEDULED PUBLIC APPEARANCES – Red Cross Life Saver Award Presentation Cory Vander Veen, recreation, said it is nice to recognize our staff who serve the community day in and day out. Erin Hutchings, recreation, said all our aquatic programs run through the red cross. We hold monthly trainings. We also participate in the red cross examiners service to make sure we are doing things to protocol. Eric Meyers, red cross executive director for western Colorado said Iuliia and Trevor prevented an emergency. We don't give these awards very frequently. Drowning is one of the leading causes of infant death. On April 14, 2019 they helped save the life of a child at the ARC. Iuliia and Trevor entered the water and retrieved the child. Both lifeguards have been awarded the American Red Cross live saving award. Eric presented both with the award.

CITIZEN COMMENTS

- 1. Scott McDonald,1000 E Cooper, spoke about the redefinition of the east end addition. The 1959 plat survey differs from the 1890 plat. There are ramifications for homes built at the turn of the century. He commented about the difference in plats from 1959 and 1890. He believes true north was mis represented when it was first platted. Our issues need resolved in a timely manner. He said they have been working with the city attorney but there needs to be a resolution.
- 2. Lee Mulcahy stated he has the records that APCHA asked for in 2018. They said they couldn't look at the records because I missed the deadline.

 Jim True, city attorney, said a lot of this is directed towards Tom Smith. There was a complaint against Mr. Smith. It was reviewed by the council of the supreme court and determined that an investigation was not warranted. I don't believe I was wrong in my statements. This case is moving forward. It is not a city case it is an APCHA case. All of his assertations have been taken to the supreme court and he has been ruled against.
- 3. Bob Morris thanked council for installing the crossing lights at Spring and Main. He would like to see lights at other intersections. He ran in to a tourist a few Sunday's ago on Smuggler and he was picking up trash on the trail. We all need to pick up trash more.

COUNCIL COMMENTS

Councilwoman Mullins said the opening for new ambulance barn is currently going on. It is a really impressive facility. They are out there 24/7 and it is a second home. There is great community space they are willing to share.

Councilman Hauenstein said he will be leaving for Washing DC on Wednesday representing mountain pac. We will be lobbying seeking full funding of the land and water conservation fund. He would appreciate a letter of support from council representing our position. Council supports the letter of support. Mayor Torre asked all council members names be included.

Councilwoman Richards thanked Ward for going to DC. It's important for our representatives to hear from us.

Mayor Torre said the rio grande recycle center has moved to targeted collection. Things are going great. Some are still showing up with single stream. It is no longer accepting that. We are highly encouraging utilizing curb side pickup service. He gave a compost shout out to the

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big wrap. Mill Street in front of the Wheeler is now one way for vehicles. It is still 2 way for bikes. This is in effect because of the construction of the crystal palace building. It will be happening for at least 18 months. Tomorrow work session topics include an APD update and city offices. He thanked the Aspen Institute as well as Cavanaugh and Blanca Oleary for hosting the governor last week.

AGENDA AMENDMENTS

Resolution #96 LUC appeal will be the first action item. It is not a public hearing.

CITY MANAGER COMMENTS

Sara Ott talked said it feels great to drop the interim word.

BOARD REPORTS

Councilwoman Richards said on September 21st she will be in Grand Junction with Club 20. We will discuss the process for debates for 2020. On the 18th is the Colorado river districts annual meeting. APCHA is looking at revised guidelines. We don't have a clear process. She would like council to review them before APCHA votes on them. She asked if there should be community involvement. Ms. Ott said the first request is how is the council going to provide input to their representatives. That can be worked into a worksession. Secondly is how APCHA has a more transparent process prior to adoption. She suggested that being a conversation at the APCHA retreat. We can work with them to consider some ways to push out information more quickly.

Councilman Hauenstein said Ann and I both attended the CORE meeting. They are getting ready for the 25th anniversary, budget prep and working on a work plan.

Councilwoman Mullins said at CORE there was lots of discussion about the anniversary celebration and grant announcements. Discussion about changes in funding. Lot of discussion about the strategic plan. CCLC met and discussed the Saturday market and alley ways. There will be an alley clean up day in October. This week there is a regional HHS meeting. RFTA meets on Thursday and sister cities Thursday afternoon. CML is hosting their regional meeting in Snowmass Thursday afternoon. Councilman Hauenstein said CCLC also discussed the increased interest of reinvolving ACRA with CCLC.

Councilman Mesirow said the Burlingame housing board met. General maintenance contracts were approved. APCHA met and we are looking at guideline changes.

Mayor Torre attended the ACRA meeting. There were presentation from the Colorado workforce center.

CONSENT CALENDAR

Councilwoman Mullins asked who comprises the friends group. Jeff Pendarvis, asset, replied Bill Stirling and Harry Teague. Councilwoman Mullins said if you are going to refer to a specific group please identify it. Ms. Ott said going forward we will not be referring to any individual citizen groups. Mr. Pendarvis replied going forward it is public outreach. Councilman Mesirow said my concern was the same. Mayor Torre asked for the numbers for the change orders. Mr. Pendarvis replied the largest number is with CCA, architect of record. Under them would go Design workshop and PR studio. Combined it is \$147,000. For Concept One it is \$20,000.

The total with contingency is \$201,000. Councilman Hauenstein said this is a result of citizens requesting council have more input on the design of the gateway. Councilman Mesirow said between phase 2 and 3 there is a significant amount of time. Would it make sense after public engagement to come back to council. Mike Tontis, parks, replied there will be a check in with council. The goal is to arrive at schematic designs. Mayor Torre said the results of this process will add costs to the overall project. Mr. Pendarvis stated it depends on where the process takes us. We have a design right now we can move forward with. It depends if there are modifications to that.

- Resolution #98, Series of 2019 Galena Plaza Parks Planning Concept One Group Change Order
- Resolution #97, Series of 2019 Galena Plaza Parks Planning CCA Change Order
- Minutes August 26 and September 3, 2019

Councilwoman Mullins moved to adopt the consent calendar; seconded by Councilwoman Richards. All in favor, motion carried.

NOTICE OF CALL UP HPC approval for 414-422 E. Cooper Ave – Minor Development Review, Commercial Design Review, GMQS, Transportation and Parking

Amy Simon, community development, said when certain approvals are given, we are required to inform council. You will have the opportunity to ask more questions. You could remand this back to the board with direction. The property is 9,000 square feet and located on the pedestrian mall. It is a landmarked property. Growth management and parking are not subject to call up. The project is the creation of a venue for Jazz Aspen. It will come into the building where the poster shop is. That will be the lobby. It will also serve the Bidwell property. Jazz Aspen will be located on the upper floors. Some exterior changes including windows and replacing sliding glass doors. Currently there is an open deck that faces the alley. The applicant will be creating an addition there. HPC approved those changes. It is the commercial design review changes that are subject to the call up. There will be 1,760 square feet of new net leasable space. HPC conducted growth management review. They do receive a break on affordable housing mitigation. There is parking required but no space on the lot for it. They will pay cash in lieu. HPC approved 7 to 0. We are recommending council uphold that approval. Councilwoman Richards said she is not interested in call up.

Councilman Mesirow said under the guidelines there was a reduction in affordable housing mitigation. Council has changed that requirement. For the fraction of an FTE that needs to be mitigated, currently we allow that to be mitigated through cash in lieu or credits. He encouraged council to think about eliminating cash in lieu.

Councilman Hauenstein said the transformer will be shared. Ms. Simon said we bring in other departments early on to troubleshoot. Engineering and utilities looked at this project. It is not clear where the transformer will be located but it is being addressed. Councilman Hauenstein asked about the public amenity. Ms. Simon said there is none on the site right now. Councilman Hauenstein said the scale of the redevelopment, would it normally have required it. Ms. Simon replied no, because it is not trigging demolition. There is a requirement for the demolition of the poster shop. It sits on the same property but is tied to the Bidwell development. Councilman Hauenstein said he support this.

Mayor Torre said there is no desire for call up.

ORDINANCE #22, SERIES OF 2019 – Establishment of Transferable Development Rights

(TDR) – 616 1/2 West Main Street, Unit B

Councilwoman Richards moved to read Ordinance #22, Series of 2019; seconded by Councilman Hauenstein. All in favor, motion carried.

ORDINANCE NO. 22 (SERIES OF 2019)

AN ORDINANCE OF THE CITY OF ASPEN CITY COUNCIL APPROVING THE ESTABLISHMENT OF TRANSFERABLE DEVELOPMENT RIGHTS FOR THE PROPERTY LOCATED AT 616 ½ WEST MAIN STREET, UNIT B, 616 WEST MAIN CONDOMINIUMS, ACCORDING TO THE CONDOMINIUM MAP OF THE 616 WEST MAIN CONDOMINIUMS RECORDED OCTOBER 6, 005 UNDER RECEPTION NO. 515825 AND AS DEFINED AND DESCRIBED IN THE CONDOMINIUM DECLARATION RECORDED OCTOBER 19, 2005 AS RECEPTION NO. 516418, CITY AND TOWNSITE OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

Councilwoman Richards asked do we know where the TDRs will be landing. Sarah Yoon, community development, replied no, this is for the approval of establishing TDRs. Councilwoman Richards asked will the TDRs allow another property to build to its maximum or exceed. Ms. Yoon said certain districts allow for the TDRs. It would be in addition to the regular square feet. Councilman Hauenstein asked are both unit A and B owned by the same people. Ms. Yoon replied no. All the underdeveloped rights are given to unit B.

Councilman Mesirow asked was part of this affordable housing. Ms. Yoon stated it was deed restricted but a voluntary restriction. It was lifted. Councilman Hauenstein asked is unit A or B the ADU. Ms. Yoon replied unit B was. It is residential now. Councilman Hauenstein asked was the ADU rented. Ms. Simon said at one time the Victorian was a single family home. The garage was converted to an ADU. It was changed to a free market unit. The voluntary ADU is long gone.

Councilwoman Richards said the historic property that remains, it is oversized now for what would be allowed on that lot. Jennifer Phelan, community development, said the issue is there were code changes that now prohibit residential uses in that zone district. It needs to be all residential or all commercial not combined. Ms. Simon said they can't add on anymore, but they can sell TDRs.

Councilman Hauenstein moved to adopt Ordinance #22, Series of 2019 on first reading; seconded by Councilman Mesirow. Roll call vote. Councilmembers Mesirow, yes; Richards, yes; Hauenstein, yes; Mullins, yes; Mayor Torre, yes. Motion carried.

RESOLUTION #91, SERIES OF 2019 – Temporary Use- Silver City Ice Rink

Phillip Supino, community development, said this is a continuance from August 12. We discussed the potential for a different use of ice rink. Council gave direction to come back with an alternative to continue ice skating. The applicant is capable of securing a temporary unit for freezing the ice. Staff proposes a 1 year temporary use with noise performance guarantees written in to the agreement. Users of the rink will experience noise most directly. Relatively to ambient noises, pedestrians on Durant will be far less impacted. It is my understanding decibel levels decrease exponentially the further you move away from the source. The resolution directs the applicant to work with staff on screening. Given the alternatives for the site and the timing, staff recommends approval.

Councilman Hauenstein said temporary use allows for 180 days. Mr. Supino said the resolution stipulates 140 days. It is a rough approximation of the operation timeline from the original approval, Thanksgiving through March 31. 140 days give them a bit of buffer.

Councilwoman Richards asked what is the longer term plan after the temporary use. Will we get another request next year. With the screening is there an opportunity for sound dampening as well.

Chris Bendon and Bob Weisman, representing the applicant. Mr. Bendon said we were able to find a surface mount system. It would be rented. It would be located as far away from CP Burger that you can get on the site. We are happy with the staff drafted resolution as well as working with them on screening. They can add sound blankets to the machine to buffer the sound. The system doesn't run continuously. For the most part in the winter once the temperature drops it doesn't run. We are fine with the one year. I would expect us to be back at the end of the ski season to put in a temporary use for the next year. We are anxious to move forward with discussions for long term use of the property. We want to engage with the community and council as to what that might look like. The applicant is aware of the public feedback and the council feedback and felt like they were doing the right thing. In some of their discussions they felt like the perception was they were stepping away from their obligations. That is not the case.

Mr. Weisman said we have 560 owners. I'm president of the HOA. We feel we have always met our responsibilities and are good citizens. The original ordinance predates us by quite a bit. The board was faced with an aging infrastructure. The EPA determined the coolant was toxic and fully banned it as of 2021. The prior board did substantial research to search for solutions. The synthetic surface is used by many organizations and communities. Our prior board determined the synthetic ice was cost effective, eliminated the use of toxic chemicals and was energy efficient. The city agreed and gave its approval in 2018. The association invested \$110,000 to purchase and install the ice. The city withdrew its approval in 2019 without prior notice. We filed an appeal, which is on hold. The association will meet its responsibilities under the 1990 ordinance. We ask the council to be receptive to new ideas as we develop concepts with planning.

Mayor Torre opened the public comment. There was none. Mayor Torre closed the public comment.

Councilwoman Mullins said the memo says there will be a process for future uses. I would like to include further research into having the ice remain. I think the primary use the city wants is the rink. The noise and visual barrier, who will be taking a look at the visual impact. Mr. Supino replied staff will work with the applicant to develop an acceptable solution. Noise is more challenging. We would come up with something that meets the commercial design standards.

Councilman Hauenstein said I feel there was a good faith effort with the synthetic ice it did not work out to the satisfaction to the citizens. I agree it seems like the only time the chiller will be running is during day light hours. You are projecting it might be a 2 winter process to find a permanent solution. Mr. Bendon replied depending on where the conversation goes. Staff has drafted it for one year. It should give you confidence to extend it for another year. Councilman Hauenstein asked if there is a roof or camouflage that could be installed. Mr. Supino said staff is happy to look further into it. There are concerns from the manufacturer related to heat ventilation. There is an optimal running temperature where being fully enclosed would be challenging. There are also issues about servicing the unit if it is enclosed.

Councilwoman Richards said regarding the enclosure, if it was valuable to the noise mitigation not to just have it enclosed. I don't want to upset the system.

Mayor Torre said I appreciate the way that you have handled this. It gives me confidence you will mitigate the impacts whatever they are.

Councilwoman Richards moved to adopt Resolution #91, Series of 2019; seconded by Councilwoman Mullins. All in favor, motion carried.

RESOLUTION #96, SERIES OF 2019 - Appeal of an Interpretation of the Land Use Code -

320 W. Main Street

Ben Anderson, community development, said this is to review an appeal issued by the community development director from July 2019. It is a fairly complex application. The building was constructed in 1890. It was designated in 1988. It was put on the historic register in 1999. It was built as a home known as the Elisha Smith house. A big chunk of its history was as a residence. In 1998 there was a change of use from office to residential. Prior to 2002 it was one lot of 9,000 square feet. In 2002 the main house was separated from the carriage house creating 2 4.500 square foot lots. In 2004 there was another change in use application changing the property from residential to office. In 2005 council created the MU zone district and created a number of characteristics of that zone. Most important to that was what brought the guestion of interpretation. The 2005 land use code change was a 20 percent penalty for new free market residential properties. The existing building is larger than allowable for free market residential after 2005. The main house has 3,306 square feet. With the 4,500 lot, for commercial use if not a historic it is a 1 to 1 ratio. Because it is historic it is limited to the square footage of the existing building. For free market residential use, the way the 20 percent penalty applies, it would be 2,256 square feet of allowable floor area. Could staff approve a change in use from office our response has been no because the existing floor area exceeds what is permitted for free market residential in the MU zone. The interpretation that was issued says a change in use would not be allowed due to the condition that the existing floor area exceeds the allowable for the zone. First, the current use as commercial office is an allowed use. The property is conforming with the allowed floor area for this use. Staff views that any language from the non conformities chapter of the land use code does not apply. Secondly, while the property was certainly a residence during its history, it was commercial use when the code was changed in 2005 creating the disincentive to convert properties on Main Street to free market residential. Any prior vesting or status as a residential property no longer applies. From the plat for the 2002 historic landmark lot split note #5 states the lots contained herein shall be prohibited from further subdivision and any development of the lots will comply with the applicable provisions of the code in effect at the time of application.

Criteria for appeal include denied due process, exceeded it jurisdiction and abused its discretion. The applicant is not proposing they were denied due process. The appeal focused on the director abused her discretion. It is related to the nonconformities section of the code as well as the mixed use zone district.

Staff response is the property in is current configuration and use is conforming. Any language from the non conformities chapter does not apply. When the property was approved for a change of use to office in 2004 its status as a residential use came to an end. The current limitations in the code apply. The interpretation was not an abuse of discretion. Staff has landed on the interpretation to give honor to previous council decision and the 2005 code to disincentivize commercial properties from changing to free market residential properties. In terms of the code and how we consider use, the residential use came to an end in 2004. We recommend you approve affirming the interpretation issued in July.

Councilwoman Richards asked are you saying there is an underlying residential right but it is to a smaller FAR than currently exists. Mr. Anderson replied yes.

Rob Levy, owner, said one of the things that attracted me to Aspen was the commitment to historic preservation. Everything in the house is original. I'm committed to keeping it in the condition it is now if not improving it.

Rick Neiley, representing the owner, said we are not alleging a denial of due process. We consider the director exceeded her jurisdiction as well as abused her discretion. In this case the application on a limitation of use on this property does not exist in the code. The use of the property for single family residence is a use permitted by right in the zone district. If you were to go in today you would not be able to build 3,306 square feet. It would have to be smaller. The

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approved FAR would be 2,256. This property was also granted a 500 square foot FAR bonus when the lot split occurred specifically to allow the existing structure to be used as a residence. We can't think of any good reason why it should not be used as a residence. In 1998 it was being used as a law office. The owner came in and got approval to turn it back into a residence. The only requirement was to prove you were not subject to growth management or adding additional floor area ratio. That same criteria occurred in 2004. That criteria no longer exists in the land use code. It says you have to comply with permitted uses in the zone district. The code language is not specific as to how the director makes a decision. The reason we got into the non conforming provision to begin with is all of the regulations lend significant flexibility to designated buildings. That is what was granted in 2002. What was approved in 2002 is important to understand. The lot split was approved as well as the 500 square foot bonus. Ordinance 14 from 2002 states there was a requirement for 2 plat notes. One said the lots contained therein would be prohibited from further subdivision and any development would comply with the current code in effect at the time of application. Another plat note stated that all new development on the lot will conform to the dimensional requirements of the office zone district except the variances approved by HPC. The second note was intended to tie this property with the office dimension requirements as they existed in 2002. Staff said the code changes and gets amended. This doesn't say it has to contain a plat note that all new development must comply with the code as amended or as substituted by the MU zone district. We need to look back at what the code said in 2002 and apply it to today. The other simple answer from the plat and what happened in 2002 is we know the purpose of the 500 square foot bonus was to continue to allow residential uses. It has been used as a residence. In 2005 when MU was adopted there was a 20 percent penalty provision. The language for MU says detached residential and duplex structures established prior to the adoption of ordinance 7, 2005. It does not say residential character of the use rather residential character of the dwelling. It was established in 1886. In 2004 there was an administrative determination to use the property for another use permitted in the zone district. We acknowledge there is no additional FAR being created and it is exempt from GMQS. That is now supposed to invalidate the ordinance that granted approvals for residential use in the first place. I think you can expand the definition of established prior to the adoption of ordinance #7 to recognize the historical uses of this property and not constrain it for a change in use that didn't go through a public hearing process. Under non conforming structures it say a non conforming structure devoted to a use permitted in the zone may be continued in accordance with this chapter. Historic structures may be extended into the front, side and rear yard setbacks. They may be enlarged provided it shall not exceed the allowable floor area by more than 500 feet. Right there we see flexibility. A lot of records listed on the inventory need not meet the minimum lot requirement of the zone district to allow the uses that are permitted and conditional uses in the district, subject to standards and procedures. The code recognized you don't have to have a minimum lot size to use the property for a permitted use in the zone district. HPC regulations do the same thing under special considerations. HPC may approve variations set forth in the requirements of the code. There is flexibility in how you treat historic structures. The use is specifically preserved on the plat so the dimensional requirements are governed by the zone district from 2002. In 2005 residential use was a use established at that time. None of the code provisions say that this creates a non conformity. It is a residence you couldn't get approved for the same size if built today but it is not being built today.

Councilwoman Mullins asked when he says there is no reference in the code to limitations on use or FAR from 2005 is that correct. Mr. Anderson replied that Mr. Neiley is correct that there is an objection of exceeded jurisdiction. There are several places in the code where we tie FAR to use. The changes in 2004 were administrative in nature due to being exempt as a non historic property. There are several places in the code where there are relationships between free market residential, commercial and lodge where we tie use to floor area. We do it all the time. We do regularly relate use to floor area. Councilwoman Mullins said in terms of HPC and

the designation, if this went back to HPC as a remodel could they grant the variation of 1,200 square feet. Could it go back through HPC and be granted a variation. Ms. Phelan replied HPC can't grant that variation. You would also have to designate the property as a PD to vary the underlying zoning. Councilwoman Mullins said the 500 bonus was built. Mr. Neiley replied it was not. It is part of the 3,300. Ms. Phelan said in 2004 when it was subdivided there was an allowance to subdivide a 9,000 square foot lot. A code amendment was changed to allow for that lot split. When it was subdivided the allowable floor area did not cover the allowance for a single family home at the time. HPC granted the bonus to make up the difference for the lot. It made a conforming structure at the time.

Councilman Hauenstein asked are the lots owned by the same people. Mr. Neeley replied no.

Councilwoman Richards asked if the application purchased TDRs would it take care of the issue. Ms. Phelan stated TDRs are severed form a historic property with the intent of reducing the amount of development on a lot. A historic property cannot receive additional footage through a TDR.

Councilwoman Richards asked more about the MU zone that replaced office. What other properties have come under this. Ms. Phelan said a lot of the code changes that affected the office zone district now called MU were are result of infill regulations. It looks like the purpose was to allow for MU development and to not have just single family homes. Councilwoman Richards said the affordable housing development on Main Street that Fornell did is 100% residential. Ms. Phelan stated it is also multi family. The allowances for single family and duplex were ratcheted down. Councilwoman Richards asked if they would convert to a duplex. Ms. Phelan replied it is usually within a few hundred feet. Mr. Anderson said there is a different allowance for floor area for affordable housing projects.

Mr. Neiley said what Ben said about regulating uses to floor area does not apply in this case. The only process you go through to change use in a historic property is growth management review. The director shall approve, deny or approve with conditions. When you go to the standards of conversion it says change of use shall be approved, denied or approved with conditions if no more than one free market residence is created. Ms. Phelan said you could take it to the extreme if there was a historic lodge 5 times the size it could be turned in to a single family that is five times the size.

Mr. True said the city has to recognize that this is an unusual situation. It was a residence for years and then the use changed to commercial. After that there was a change in the code. The owner has gotten caught in that change of code. Council was limiting and restricting the uses on Main Street. It was determined at one time the residential uses were going to be restricted. They are still allowed but restricted. When the change of use was made to commercial it created a non conformity. Under the code you are creating a nonconformity and that is inconsistent with our code. The purpose is to address legal non conformities that were created in the past and now not conforming due to changes in the code. If you disagree with the interpretation, then that was an abuse of discretion or exceeded the jurisdiction. I believe the law says in this situation they are asking by changing the use back to residential you are now creating a non conformity with our code.

Councilwoman Richards asked can council create a nonconformity. Mr. True replied I do not believe in our code you can create a non conformity. There are a number of ways to make it legal. There are processes in which you can make it a legally established property. They could apply for a variance. There could be a PD overlay to establish it and make it legally conforming. Just a simple change in use in this situation to go back under the established code creates a non conformity.

Councilwoman Richards said I feel very torn by this decision. I've seen it as a residential house. It is a historic structure. I am not sure that just passing one of these resolutions really moves us

forward at all. What I'm wondering is if it would make sense to table this and see if there is a way to create the path to not make a conforming use. Mr. True said that is one solution, change the code. There may be something that may be doable and fit in to what this council proposes. The prior council felt residential uses should be discouraged on main street.

Councilman Mesirow said I wouldn't be in favor of changing the use. Over time our priorities change. The last time the community weighed in on this was to limit free market residential. It is our responsibility to uphold it when the community changes its priorities. To me recognizing the timeline, the argument hinges on the second plat note and was it intended to be open ended. If the intention was to keep the use in perpetuity you just say that. The 500 feet was a band aid. I am going to be a no to overturn this.

Councilman Hauenstein said I don't believe in one offs. I think if council were to feel we could make exceptions it could be rezoned. The question tonight is to affirm or reverse the interpretation. If it were changed to residential it is non conforming. It is designated so we can't lop off 20 percent to make it conforming. This property has benefited from the lot split. Even with the 500 square feet it would be non conforming. I feel the property has to follow what the zoning is. I would support the resolution affirming the ruling of the director.

Councilwoman Mullins said it looks like and is a residential property. I would like to see it return to a residential property. I think it is also important to respect what the previous councils have done. I don't think we as a council should create a non conformity. I think the director did as she should have with reviewing this case. On the other hand, Jim gave us some options as to what could be done. We should look at the code to see if the 20 percent is still valid. There are options for a PD or a variance. I would like us to explore other options. This is a unique property. The owner got caught in a tough situation where things changed. I will support the director's decision but would like to see exploration of other ways to see this return to a residence.

Mayor Torre said I do not find the director abused any one of the three. She reinforced what the code was established for. I'm also in the camp of upholding the director's interpretation.

Councilman Mesirow said I'm not in favor of any change to the zone district encouraging residential in the MU zone.

Councilman Hauenstein moved to adopt Resolution #96, Series of 2019 affirming the interpretation; seconded by Councilwoman Mullins. All in favor, Motion carried.

CML POLICY – City of Aspen Suggested Policy Position Consensus Proposals

Councilwoman Mullins said great job. If any of these go forward will they be expanded to look more like the CML publication. Tara Nelson, attorney's office, said we are developing a policy agenda that is more inclusive. This is just a synopsis in order to meet the deadline of the 11th. Councilwoman Mullins said the way the meetings work in Denver is they would pull out the items and we have to stand up and say why. Ms. Nelson said we would love to give you more information for that.

Councilwoman Richards said if they are accepted by the larger CML group they would become bullet points in the CML policy statement. Councilwoman Mullins said they will take a vote on who wants to move forward. Based on how many policies they want to turn in to legislation they will choose what ones they want to move forward with. Ms. Ott said we may have to find sponsors on our own.

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Councilwoman Richards said I fully agree with these. On early childhood funding she suggest a capital construction fund for early childhood centers.

Councilwoman Mullins said for census funding, is this asking for funding beyond the 6 million. Ms. Ott said if communities need more than that, it would be a priority. Councilwoman Mullins said on the water plan some people are thinking the gambling will be sufficient to fund it. Ms. Ott said the nature of whether it is enough, we have not had an opportunity to evaluate. My guess is no. Councilwoman Mullins said the policy statement is in support of DD or additional funding. Ms. Nelson replied we want to have further discussion on how we feel about that. Senator Donovan asked if we had taken position on that. Councilwoman Mullins asked should we leave it as supporting DD. Councilwoman Richards said it sounds like we want to support the plan and DD. As far as additional funding we might want to wait to see if the first passes. We have already gone on the record for supporting the plan.

Councilman Mesirow asked is this where we add to the bullets. Ms. Nelson replied you may. He stated the one thing I feel is missing is under economic development is encouraging programs that support economic justice by helping most those historically economically disadvantaged by policy. Councilwoman Richards said I'm ok adding that in there now. You will have to give us examples of what you mean to that. Ms. Ott said staff evaluated those realities when putting this together. For example this is not a place we discuss oil and gas. Councilman Hauenstein said under telecommunications does that mean CML supports 5G. Ms. Ott replied I don't think they have a position on 5G, it is more broadband access. Councilman Hauenstein said that's what 5G is. Mr. True said on telecommunications my understanding is to do what we have been suggesting to oppose the federal restrictions on our authority to regulate broadband. The big one subject to discussion is municipal control over rights of way. Ms. Ott said in terms of process we would look for a motion with the amendments as proposed. Tara will coordinate the information that needs to get to CML by Wednesday.

Mayor Torre asked when was this position created. Ms. Ott replied there are 3 fellowships within the organization right now. These opportunities all extend through the end of September.

Councilwoman Mullins moved to accept the recommended policy positions; seconded by Councilwoman Richards. All in favor, motion carried.

LETTER OF SUPPORT – Solar Energy in Pitkin County

Councilwoman Richards moved to support the letter; seconded by Councilwoman Mullins. All in favor, motion carried.

EXECUTIVE SESSION

Mr. True recommended council go in to executive session pursuant to C.R.S. 24-6-402(a) the purchase, acquisition, lease, transfer or sale of any real, personal or other property interests; (b) conferences with an attorney for the local public body for the purposes of receiving legal advice on specific legal questions including litigation regarding Centennial and (e) determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations and instructing negotiators.

At 8:10 p.m. Councilwoman Richards moved to go in to executive session; seconded by Councilman Hauenstein. All in favor, motion carried.

At 10:30 p.m. Councilman Hauenstein moved to adjourn; seconded by Councilman Mesirow. All in favor, motion carried.

Linda Manning City Clerk



MEMORANDUM

TO: Mayor and City Council

FROM: Sara Ott, City Manager

Jim True, City Attorney

MEETING DATE: September 23, 2019

RE: Ordinance # 25, Series of 2019, Prohibiting the

Possession of Deadly Weapons within City-owned

Buildings

REQUEST OF COUNCIL: Ordinance #25, Series of 2019 would prohibit the possession of deadly weapons within City-owned buildings, unless required as part of employment as a peace officer, with appropriately noticed signs at City-owned building entrances.

SUMMARY: Members of City Council have expressed a growing concern with increases in gun and deadly weapon violence throughout the United States. These acts of violence contribute to increased personal safety concerns for visitors, guests and employees. While overall gun and weapons control remains a hotly debated topic in American society, Aspen City Council has the authority through Colorado State Statute to regulate the possession of deadly weapons in City-owned buildings.

BACKGROUND: Municipalities within the state of Colorado have the authority to regulate the possession of certain firearms and deadly weapons in specific settings. Other Colorado municipalities have had similar prohibitions of possession in public buildings in place for a number of years, including the City of Boulder, City and County of Denver, and City of Aurora. Currently there are no restrictions in the Town Hall of Snowmass Village and some restrictions exist at specific Pitkin County-owned buildings.

Additionally, the current personnel policies of the City of Aspen prohibit employees from possessing personal weapons in the workplace and the City has conducted security audits of buildings as part of routine building management best practices.

DISCUSSION: City-owned buildings should be considered safe, available, and open for constructive public discourse. In recognition of this, City Council may wish to designate that the possession of a deadly weapon is unnecessary to participate in public business. The lack of weapons contributes to the sense of safety of visitors, guests and employees.

Ordinance 25, Series of 2019 changes the City's code so that the carrying of any deadly weapon is prohibited in City-owned buildings when appropriate signs are placed at the entrances to the buildings. This prohibition extends to individuals with concealed carry

permits. This specific code amendment <u>does not</u> prohibit the right to own certain weapons.

Further, the ordinance makes possession of a deadly weapon while in a city-owned building punishable by up to a \$2,650 fine and up to 1 year in jail.

FINANCIAL/BUDGET IMPACTS: None.

ENVIRONMENTAL IMPACTS: None.

STAFF RECOMMENDATION: Staff recommends approval. All office buildings and recreation centers would be identified as places for prohibition of possession of a deadly weapon.

ALTERNATIVES: City Council may choose other options include 1) to not enact this ordinance; 2) request expansion of limitations in other city-owned lands or 3) to designate fewer buildings.

ORDINANCE No. 25 (Series of 2019)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, AMENDING CHAPTER 15.04 OF THE ASPEN MUNICIPAL CODE, MISCELLANEOUS OFFENSES AND PENALTIES, BY THE ADDITION OF SECTION 15.04.740. DEADLY WEAPONS IN CITY BUILDINGS PROHIBITED.

WHEREAS, the City of Aspen (the "City") is a legally and regularly created, established, organized and existing municipal corporation under the provisions of Article XX of the Constitution of the State of Colorado and the home rule charter of the City (the "Charter"); and

WHEREAS, Chapter 15.04 sets forth Miscellaneous Offenses and Penalties that apply to all land lying and being within the City and all other land outside the City limits over which the City has jurisdiction and control; and

WHEREAS, in order to provide appropriate levels of security for its visitors, employees, and City officials, and given recent events throughout the nation involving the random use of deadly weapons, the City Council has determined that the prohibition of the possession of deadly weapons within City Buildings is an appropriate action to take for the safety of all its citizens, while in no way affecting a citizen's right to possess or own a firearm; and

WHEREAS, consequently, the City Council finds that this Ordinance furthers and is necessary for the promotion of public health, safety, and welfare.

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

<u>Section 1:</u> The City Council hereby amends Chapter 15.04 by the addition of the following Section 15.04.740:

Sec. 15.04.740. Deadly Weapons in City Buildings Prohibited.

- (a) No person, other than a peace officer, shall carry, bring, or possess a deadly weapon in the City Council chambers while the Council is in session.
- (b) No person, other than a peace officer, shall carry, bring or possess a deadly weapon in any public building owned by the City and open to the public if the city manager has posted a sign to that effect at every public entrance to the building.
- (c) "Deadly weapon" as used herein means:
 - (I) A firearm, whether loaded or unloaded; or

(II) A knife, bludgeon, or any other weapon, device, instrument, material, or substance, whether animate or inanimate, that, in the manner it is used or intended to be used, is capable of producing death or serious bodily injury.

Section 2: Severability.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

Section 3. Effective Date.

Pursuant to the Aspen Municipal Charter, this ordinance shall become effective thirty (30) days following its passage.

Section 4. Existing Litigation.

This ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section 5. Notice

A public hearing on the ordinance was held on October ___, 2019, in the City Council Chambers, Aspen, Colorado, fifteen (15) days prior to which hearing a public notice of the same was published pursuant to Aspen's Municipal Code.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the 23rd day of September 2019.

| ATTEST: | Torre, Mayor |
|------------------------------|-----------------------------|
| Linda Manning, City Clerk | |
| FINALLY, adopted, passed and | approved this day of, 2019. |
| | Torre, Mayor |

| ATTEST: |
|------------------------------|
| Linda Manning, City Clerk |
| APPROVED AS TO FORM: |
| James R. True, City Attorney |



TO: City of Aspen City Council

FROM: Garrett Larimer, Planner

THROUGH: Jennifer Phelan, Interim Community Development Director

MEMO DATE: September 11, 2019

MEETING DATE: September 23, 2019

Re: Water Treatment Plant Facility - Major Public Project Review

Ordinance No. 21, Series of 2019 - Second Reading, Public Hearing

Applicant:

City of Aspen, Utilities Department

Owner:

City of Aspen

Representatives:

Andy Rossello, City Utilities Department Patrick Rawley, Stan Clauson Associates, Inc.

Location:

480 Doolittle Drive

Current Zoning:

Public (PUB)

Summary:

The Applicant requests the City Council approve the development of new water treatment facilities and upgrades to existing facilities at the Water Treatment Plant.

Staff Recommendation:

Staff recommends City Council approve the Water Treatment Plant improvements with conditions, on second reading.



Rendering of proposed vehicle maintenance and storage facility



<u>Special Note:</u>
Staff has included responses below to the questions raised by City Council at the August 26th First Reading. The applicant responded to the questions raised at First Reading. They can be found in Exhibit M. The applicant also provided updated floor area calculations. A summary of the proposed floor area is included after the responses to City Council's questions. The body of the August 26th memo is included at the end of the update for reference, with an updated recommendation.

1. Explanation of Lot Size Change:

The reduction in the original lot size was due to the development of the Water Place Subdivision approved via Ordinance #23, Series of 1996. The original lot size of the property was 54.36 acres. That housing approval subdivided the property into 25 lots. Lots 1-24 contain the affordable housing lots, and lot 25 contains the Water Treatment Plant Facilities. The total acreage of lots 1-24 is 4.655 acres, lot 25 and measures 49.705 acres.

2. Total Water Storage Capacity of Leonard Thomas Reservoir:

The exiting capacity of the Leonard Thomas Reservoir is 9.28 Acre feet, or ~3,023,897 gallons. The proposed expansion includes an increase of 16.58 acre-feet or ~5,402,608.6 gallons for a total of 25.86 acre-feet, or ~8.426,505 gallons.

The current storage of the Leonard Thomas Reservoir provides roughly one-quarter of the daily peak demand. Increased storage is desired to provide operational resiliency in case of the head gates¹ becoming unusable for a period of time. The increased short-term storage at the Leonard Thomas Reservoir does not replace long term storage requirements for the City.

A future reservoir expansion was contemplated during the Water Place approval process in the same location as Pond 1 on the current proposed site plan. This was included in the amended plat recorded during the approval of the Water Place Affordable Housing Subdivision recorded in Book 41, Page 41. No specifics were included but the area was identified as an area approved for future use as a second reservoir. This request will identify and formalize the area to be improved for additional raw water storage. The expansion of the existing Leonard Thomas Reservoir, shown as Pond 2 on the site plan, is a new request.

3. Residual Treatment Area Size:

The residual treatment area measures 8,416 square feet.

4. What is the rationale for the phasing? Why does the reservoir expansion commence in the final proposed phase?

The phasing plan was determined based on budgetary considerations, design, and permitting requirements. Additionally, the Utilities Department stated the reservoir is in the final phase to allow for the completion of the Integrated Resource Plan. The Integrated Resource Plan addresses storage for operational (daily) and long-term resiliency and sustainability needs. This process will not be completed until 2021.

¹ The head gates are gates placed in the diversion channels located up Castle and Maroon Creek and allow the water department to control the supply of raw water to the facility. Blocked or damaged head gates, or other issues such as an avalanche or fire that impeded flow of the river, could eliminate or reduce the supply of water to the facility.

The Utilities Department stated City Council will have additional opportunities to comment on each project phase during design and before any contracts are approved for construction.

5. Soil Suitability:

The Engineering Department typically reviews the soils report during the building permit review process. Based on their initial review, it was stated they are not aware of any extenuating circumstances that would require the soils report be reviewed during the land use review process.

The Water Treatment Plant is not in a mapped mudflow area. The mudflow zones include land with slopes greater than 30% and any area 200 feet below slopes of 30% or greater. Given that the property is outside the mudflow area, the Engineering Department does not have any mudflow or rockfall mitigation requirements for the development.

The Applicant is required to submit a permit with the State Engineers Office, specifically the Dam Safety Engineers, to review the site suitability and reservoir designs prior to construction. Additional geotechnical analysis for the reservoir expansion will be provided describing the geotechnical conditions of the site and will help to further refine the design of the earthen embankments. The findings of these reports will be verified in the field during, and after completion, of the reservoir expansion.

6. Impacts on Castle Creek Trail Improvements:

The Engineering department stated they are not aware of any anticipated conflicts of difficulties with the proposed scope of work at the Water Treatment Plant and its relation to the Castle Creek Trail project. Any work on the outfall² down on Castle Creek Rd. will be coordinated with the Engineering Department prior to building permit issuance. Impacts of the outfall on any trails will be coordinated and approved by the Parks Department. These are listed as conditions in the draft ordinance for second reading.

7. Cost and Funding:

The applicant anticipates a total cost of approximately \$10 million. The Utilities Department will discuss the budget for the improvements with Sara Ott, City Manager, and the City Council in October of 2019. The applicant intends to pursue state grants for additional funding support.

8. <u>Does expanded capacity consider expected growth? Does the expansion encourage growth and development?</u>

The proposed improvements are based on the Utilities Department Master Plan and intend to improve operational efficiencies, flexibility, and enhancements that are useful now and, in the future, regardless of growth. The improvements are not requested in order to facilitate future growth. The additional capacity will allow for continued operation of the facility in the event the water supply is disrupted by avalanche, fire, mudslide or other unforeseen issues.

9. Employee Mitigation

The Water Treatment Plant facilities existed prior to its annexation into the City in 1982 and was formerly known as the Castle Creek Water Plant. Some facilities have been

² Outfall infrastructure handles the water released from the residual treatment facility that is released as a byproduct of the treatment process.

remodeled and the site has added certain infrastructure, such as the east plant and the electric and distribution building, through three land use approvals granted by former Councils.

Currently there is a temporary use approval for a trailer on the site used by two employees. The two employees were previously in the operations buildings in constrained and inadequate workspaces. The Utilities Department requested the trailer to allow the operations space to return to the operations staff and planned a remodel of the Administration Building that would accommodate all administration, project management, and management staff. A remodel of the existing spaced proved to be cost prohibitive and would have resulted in inadequate work spaces. The current request for the ~1,500 square foot addition will be pursued instead of the remodel as it will provide adequate work spaces for the Utilities Department Staff.

The land use code provides an employee generation rate for office type public uses of 5.1 Full-Time Equivalents (FTEs) per 1,000 square feet of net leasable space. The proposed addition would add 1,500 square feet of office space, generating 7.65 FTEs.

The Land Use Code allows the Planning and Zoning Commission (P&Z) to determine employee generation for non-office type public uses. The P&Z concurred with the recommendation of APCHA and Planning Staff to determine employee generation with audits prior to building permit issuance and at the two-year anniversary of the last certificate of occupancy for the final phase of building construction.

The mitigation rate for Essential Public Facilities is determined by City Council³. City Council may assess, waive, or partially waive affordable housing mitigation rate for any employees generated as a result of the proposed development.

The City currently has 33.35 FTEs in affordable housing certificates on hand available for use. If additional employees are found to have been generated during the audit process, affordable housing mitigation will be required. The City has adequate affordable housing certificates on hand to cover any additional employees generated. The City continues to develop affordable housing in Aspen. The affordable housing projects that are anticipated to be developed by the City will contribute to the affordable housing stock in Aspen and will provide additional credits available to mitigate for potential employees generated in the future.

Proposed Floor Area:

The applicant provided updated floor area calculations to amend the dimensional requirements of the Planned Development. The total proposed floor area is 21,463 square feet. This includes all previously approved development and all improvements included in the current request. Staff has reviewed the floor area numbers provided and will confirm that the proposed improvements comply with the floor area maximum requested by the applicant prior to building permit issuance. A complete list of dimensional requirements, including the existing dimensional requirements that are not changing as part of this request, and the proposed floor area numbers, are shown below and included in the draft ordinance. The maximum allowable floor area has previously been expressed as a ratio of developed land, for clarity staff recommends expressing the maximum allowable floor area in square feet.

³ The current mitigation rate for Commercial development is 65%. The mitigation rate for commercial net leasable space that did not previously mitigate is 21%.

| Dimensions | Proposed |
|---|---|
| Lot Area | 49.705 acres (2,165,149.8 sq. ft.) |
| Maximum height | 25 feet |
| Front yard setback | 100 feet |
| Rear yard setbacks | 100 feet |
| Side yard setbacks | 100 feet |
| Existing Allowable FAR (floor area ratio) | 0.08:1 (applies to developed land, or 4.6 acres) or 16,030 sq. ft |
| Proposed Maximum Allowable Floor Area | 21,463 square feet |
| Off-street parking | 22 Spaces |

Table 1: Proposed Dimensional Limitations

REQUEST OF COUNCIL:

Land Use Requests and Review Procedures:

- The Applicant is requesting approval of the following Land Use approvals by City Council,
 Council has the final decision-making authority on all requests:
- <u>Major Public Project Review</u> (Chapter 26.500) for development proposed by a governmental entity. (See "Staff Evaluation" for full description of this review process). This is a two-step process, with the P&Z making recommendation to Council.
- <u>Planned Development Project and Detailed</u>; combined review (Chapter 26.445) to establish the dimensional requirements and other essential elements of the project.
- <u>8040 Greenline Review</u> (Chapter 26.435) required of projects in the 8040 Greenline review area.
- **Growth Management, Essential Public Facilities Review** (Chapter 26.470) to review the employee generation created by the facility and the request to waive mitigation requirements. The P&Z determines the employee generation.
- <u>Transportation and Parking Management, Special Review</u> (Chapter 26.515) to review the provisions of parking and contributions to multi-modal access and circulation for an Essential Public Facility.
- <u>Conditional Use Review (26.425.040)</u> to review the vehicle maintenance and storage facility which is listed as a conditional use in the Public (PUB) zone district.

SUMMARY AND BACKGROUND:

BACKGROUND:

The project site is located on the Water Treatment Plant and Affordable Housing Project Specially Planned Area (SPA)⁴. In 1996 the property received approval for the affordable housing subdivision, and a Planned Development overlay that formally created twenty five

⁴ Specially Planned Areas (SPA) and Planned Developments (PD) were similar overlays, allowing for dimensional variations; however, PDs only allowed use variations. Due to the similarities, The City Rescinded the SPA Land Use regulations and solely uses Planned Developments for site specific approvals.

lots. Lots 1-24 contain affordable housing units, and lot 25 includes the Water Treatment facilities, including a reservoir, administration building, and other facilities that support the water treatment process. The property is zoned Public (PUB) with an PD overlay. According to the recorded Water Treatment Plant and Affordable Housing Project SPA and Subdivision Final Plat (Book 41, Page 41) from 1997, the subject lot is 49.705 acres (2,165,149.8 square feet). The 1997 approval established area and bulk requirements for the affordable housing project. Dimensional requirements for the Water Treatment Facility were established during the adoption of the SPA in 1984, pursuant to Book 15, Page 93 (shown in Figure 2). Subsequent amendments did not change the dimensional requirements of the Water Treatment Plant, with the execption of the lot area. The dimensional requirements were established as follows:

Table 2: Dimensional Requirements

| Lot Area: 54.36 Acre acres (amended to 49.705 acres) | Min. # of Off Street Parking Spaces: 11 |
|--|---|
| Floor Area Ratio: 0.08:1 | Min. Setback (All sides): 100 feet |
| Max. Height: 25 feet | Open Space (%): 91.54% |

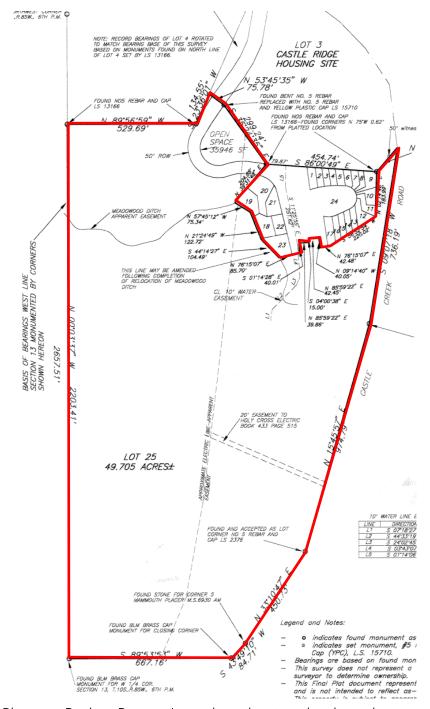


Figure 1 - Plat, 1997, Book 41, Page 41. Lot 25 boundary is outlined in red.

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S.P.A. DATA

AREA OF LOT 2367797sq. ft. ± , 54.36ACRE ±

EXISTING AREA DEVELOPED 166746sq.ft. ± , 3.83ACRE ±

CURRENT F.A.R. ± .07:1

INCREASED WATER PLANT DEVELOPMENT 33500sq.ft. ± , 0.77ACRE ±

TOTAL F.A.R. ± .08:1

MINIMUM DEVELOPMENT SETBACK (ALL SIDES) 100 FEET

MAXIMIN HEIGHT OF STRUCTURES 25 FEET

MINIMUM PARKING:

WATER TREATMENT PLANT 8 OFFICE 6 SPACES

WATER MAINETENANCE BUILDING 3 SPACES

CARETAKERS HOUSE 2 SPACES

OPEN SPACE AS DEVELOPED 2201051sq.ft. ± , 50.53 ACRE ±

OPEN SPACE AFTER PROPOSED DEVELOPMENT 2167551sq.ft. ± , 49.76ACRE

OPEN SPACE, % OF LOT AFTER DEVELOPMENT 91.54 %
```

Figure 2. Dimensions on 1st Amended Plat.

Proposal:

The Applicant has stated the existing water treatment facility has inadequate resources and space for the water treatment process, equipment, and staff. The proposed improvements are part of the Utility Department's Master Planning Process to better facilitate current operations and anticipated future needs. This proposal includes upgrades to existing infrastructure, a new vehicle storage and maintenance facility, and expansion of water treatment facilities.

The proposed improvements include:

- Leonard Thomas Reservoir Expansion
- Expansion of the Administration Building
- New Vehicle Maintenance and Storage Facility
- Addition to West Plant Building
- Expand Residual Treatment Area

A Phasing Plan is proposed in order to reduce disruption to the operations, allow for further refinement of the design of the reservoirs with the State Engineers Office, and allow for funding mechanisms to be in place for each phase prior to construction. The proposed phasing plan includes:

- Phase 1 2020:
 - Vehicle Maintenance and Storage Facility
- Phase 2 2021-2022:
 - Backwash Pond Improvements
 - West Plant Expansion
- Phase 3 2022- 2023
 - Administration Expansion
- Phase 4 2025+:
 - Reservoir Expansion

A site plan depicting the proposed improvements are shown in Figure 3 below (improvements outlined in red and blue):

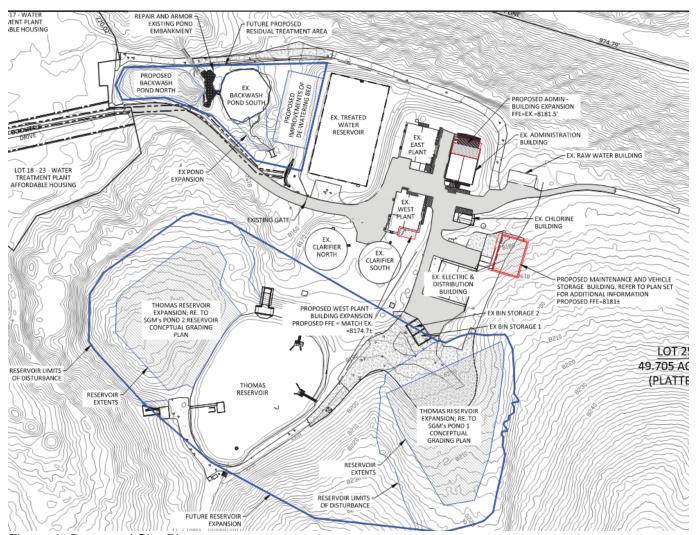


Figure 3: Proposed Site Plan

Leonard Thomas Reservoir Expansion

The Applicant proposes to increase raw water storage at the Leonard Thomas Reservoir. The proposed expansion includes an expansion of the existing reservoir to the northwest (Figure 4), and to create a second reservoir to the southeast of the existing reservoir (Figure 5). Figure 6 shows both reservoirs on site. The additional storage capacity is requested due to concerns of head-gates becoming unusable for short periods of time. Stated reasons the head-gates may be unusable include avalanche, wildfire, or contamination. Recent events in the Roaring Fork Valley, including the Lake Christine Fire and this past winter's avalanche cycle, have caused staff to evaluate and seek to improve operational resiliency. The Applicant is prepared to discuss the need and reasoning behind the proposed reservoir improvements at the hearing, if needed.

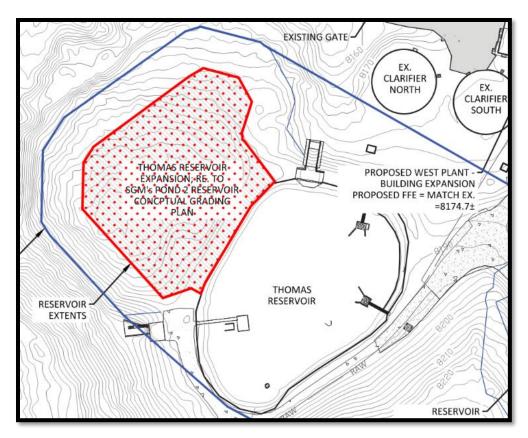


Figure 4 Existing Reservoir Expansion

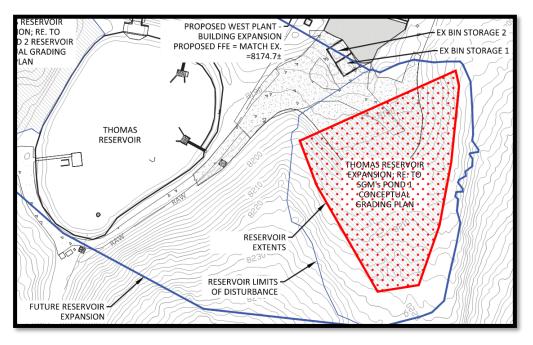


Figure 5 Reservoir Expansion - Second Reservoir

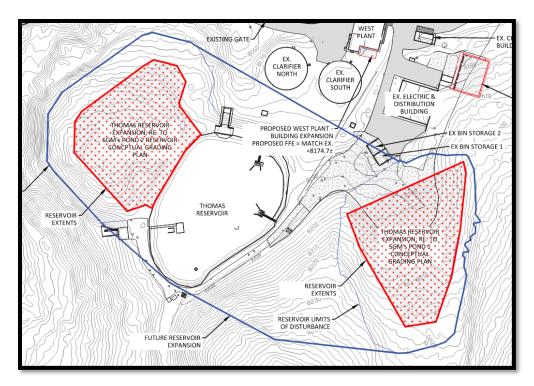


Figure 6 Reservoir Expansion - Both Reservoirs Shown

Addition to Administration Building

A ~1,500 square foot expansion is proposed. The Applicant states the existing administration building is not large enough to accommodate all employees. Currently, some employees are working in a temporary job trailer on site. The proposed addition would allow all employees to work in an adequately sized administration building. The administration building sits on a water storage tank used in the treatment process and the proposed addition would expand above the storage tank. The footprint of the administration building, including the expansion, would not extend beyond the footprint of the storage tank. The addition would match the materials and design of the existing administration building (see proposed addition below in Figure 7, 8 and 9).



Figure 7: Existing Administration building (Looking Southeast)

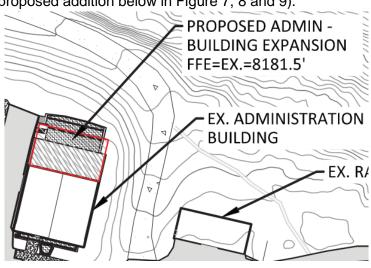


Figure 8: Proposed Admin. Building shown in red



Figure 9: Proposed Administration Building (materials to match existing)

New Vehicle Storage and Maintenance Facility

A ~3,200 square foot vehicle maintenance and storage building is proposed, shown in figures 10 & 11. The pre-fabricated building will be located to the southeast of the existing electric and distribution building. Currently vehicle maintenance and storage happen in other facilities or outside. The use of other facilities for the maintenance and storage or vehicles limits the efficiency of the water treatment operations. Also, the outdoor storage of machinery and vehicles creates additional wear on equipment that is vital to the water treatment process.



Figure 10: Rendering of Proposed Vehicle Storage and Maintenance Facility

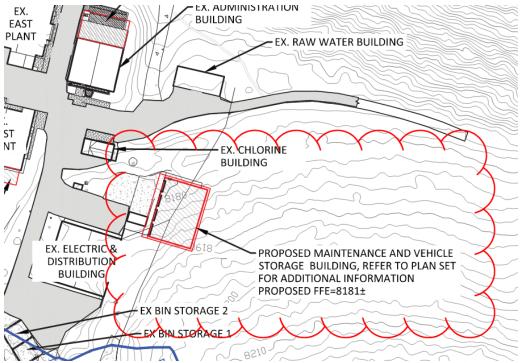


Figure 11: Location of Proposed Vehicle Storage and Maintenance Facility

West Plant Addition and Replacement of Chlorination Tanks

A ~525 square foot addition is proposed on the west façade of the West Plant building, shown in Figure 12. The chlorination materials and equipment are currently located in the "Ex. Chlorine Building" and will be moved into the proposed addition. The "ex. Chlorine building" will no longer be used in the water treatment process in the same capacity but will remain. The purpose of the addition, and relocation of equipment and materials, is to allow for more efficient operations. Current operations include moving materials between the Ex. Chlorine Building and the West Plant building during the water treatment process. During the winter months this can be problematic. The proposed addition will allow all equipment and materials to be located within the same structure.

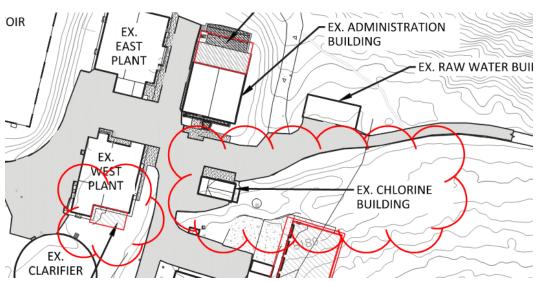


Figure 12: West Plant Addition and Replacement of Chlorination Structure and Tanks

Expand Residual Treatment Area During the treatment process, solids are removed from the water using large filters. The filters occasionally need to be cleaned and are flushed with water. That water (backwash) is sent to the backwash pond where the solids are allowed to settle. Once the solids have settled, the ponds are drained and the material is removed from the pond, placed in a tube and allowed to dry out on the dewatering bed. Once dried, the solids are removed from the site.

The final request is for an additional backwash pond and improvements to the existing "south" backwash pond. Additional facilities for water processing require additional backwashing

REPAIR AND ARMOR **EXISTING POND FUTURE PROPOSED EMBANKMENT** RESIDUAL TREATMENT AREA **PROPOSED** IMPROVEMENTS OF DE-WATERING BED BACKWASH EX. POND NORTH PROPOSED **BACKWASH** POND SOUTH

Figure 13: Backwash Pond Area Proposed Site Plan and Improvements

capacity. The proposal includes a second backwash pond to the north of the existing pond, expansion of the existing pond, repair and armoring of existing pond embankments, and improvements to a de-watering bed (see Figure 13).

The Utilities Department plans to phase the construction of the requested improvements. Some elements, like the proposed vehicle storage and maintenance facility, are more immediate. The expansion of the Leonard Thomas Reservoir will commence at a later date. All improvements are requested to accommodate existing operations, future needs of the facility, and anticipated demand.

DISCUSSION:

Public Project (Exhibit A):

The proposed facility is subject to Major Public Project review. The Public Project review process was adopted by City Council in December 2015 to bring the Land Use Code into compliance with Colorado Revised Statute §31-23-209. Public Project review is an alternative process for development projects submitted by governmental entities, quasi-municipal organizations, or public agencies providing essential services to the public. The review process includes a requirement to provide a decision within 60 days of application.

The proposed development is compatible with the PUB zone district and the existing uses on the property. Based on initial review by the Development Review Committee, the application will comply with all applicable section of the Municipal Code, including Land Use Code regulations.

The following chapters of the Land Use Code also apply to the proposed project: Planned Development, 8040 Greenline (ESA), Growth Management, and Transportation and Parking Management, Conditional Use Review. Staff responses to each section are detailed in Exhibits A-F, with specific highlights noted in the sections below.

Planned Development (Exhibit B):

The Public zone district requires the property proceed through a Planned Development review to establish dimensional requirements. Typically, Planned Development review is a two-step process including Project Review (uses, layout, mass scale, dimensions) and Detailed Review (landscape, fenestration, materials, lighting). As a Public Project, Project Review and Detailed Review are consolidated into one review, with a recommendation from P&Z and final approval on all aspects of the project from City Council.

Overall, Staff is supportive of the proposal. Because of the expedited review process required by Major Public Project Review, a number of details that would normally be immediately resolved are still being discussed and refined. These issues have been identified by City referral agencies and will continue to be negotiated with the Applicant as the project moves toward building permit issuance. Addressing these unresolved design issues constitute the bulk of the recommended conditions of approval. A table listing proposed dimensional limitations is proposed below:

| Dimensions | Proposed |
|---------------------------|---------------------------------------|
| Lot Area | 49.705 acres (2,165,149.8 sq. ft.) |
| Maximum height | 25 feet |
| Front yard setback | 100 feet |
| Rear yard setbacks | 100 feet |
| Side yard setbacks | 100 feet |
| Allowable | 0.08:1 (applies to developed land, or |
| FAR (floor area ratio) | 4.6 acres) |
| Off-street parking spaces | 22 spaces |

Table 3: Proposed Dimensional Limitations

The Applicant is continuing to work through floor area drawings to determine the gross floor area for the site. Based on initial review by the Zoning Department, there is ample floor area available for the proposed developments. City staff has requested more detailed depiction of existing floor area in order to accurately document existing conditions, including the proposed development. Clarification of existing and proposed floor area will be submitted prior to second reading.

The previous site-specific approval required 11 onsite parking spaces, but twenty-two (22) exist on site. The number of existing parking spaces (22) are shown in the table above.

All dimensional limitations will be enumerated in the final ordinance, if approved, for clarity. The proposed development complies with all other dimensional limitations established through the SPA and subsequent amendments.

8040 Greenline Review, ESA (Exhibit C):

The proposed project is entirely above the 8040 Greenline. As such, it is subject to review criteria outlined in 26.435.030.C.

The majority of facilities and infrastructure already exist on site. Access will not change and an increase in allowable height is not requested. The site has been determined to be a suitable location for the proposed use. The Applicant is working with the State Engineers Office, specifically the Dam Safety Engineers, to ensure that any hazards that result from the proposed reservoirs, ponds and facilities are adequately mitigated. The Applicant is proposing to phase the

development of the reservoirs, beginning in 2025, and as a result, the approval and permitting process has not yet been started with the State Engineers office.

The 8040 Greenline review criteria considers impacts to the land and the visual impact of the development because of the prominent location above the elevation of 8040 feet above sea level. The proposed development is concentrated around existing infrastructure and all efforts are being made to minimize the impacts of grading and the disturbance to the terrain. The project requires a significant amount of earthwork; however, the Applicant has been working with the Parks and Engineering Departments to ensure the disturbance to the site is appropriate. Staff has found the proposal to comply with the requirements of the 8040 Greenline review criteria.

Growth Management Quota System (GMQS) (Exhibit D):

GMQS review is used to ensure development is compatible with stated community goals, maintains the character of the City, and ensure that employees generated, and impacts of the development, are adequately mitigated.

The proposed project has been determined as an essential public facility in the PUB zone district. Different zone districts have different employee generation rates based on typical uses in those zone districts. These employee generation rates were established during an Employee Generation Study in 2012. Employee generation rates are typically expressed in Full Time Equivalents (FTE)s per 1,000 square feet of additional net leasable space.

With regard to this Growth Management review, there are two unique features of essential public facilities:

- 1. There is no annual allotment limit.
- 2. Employee generation is determined by P&Z. City Council may then assess, waive, or partially waive any mitigation requirement.

The code prescribes an employee generation rate of 5.1 FTEs per 1,000 square feet of net leasable space for office uses in the PUB zone district. When the use of the facility is inconsistent with an office type use, the code allows for employee generation to be determined by the P&Z. As such, the Code allows each Essential Public Facility proposal to be evaluated for actual employee generation.

The application provides a current number of 26.5 employees that are working in the existing water treatment facility, and it's been stated there are no immediate plans to increase this number (detail shown in Table 3). The proposed improvements will accommodate existing operations and staff. The Utilities Department does not intend to generate any additional employees as a result of the proposed improvements.

APCHA staff has evaluated the request and recommends an audit of current employees be completed prior to issuance of a building permit and at two years after the issuance of the Certificate of Occupancy. This recommendation is consistent with other recently approved Essential Public Facilities. Planning staff concurs with APCHAs recommendation and recommended that P&Z support this determination of no additional employees generated and the audit procedures. The P&Z provided a recommendation of approval by City Council with no increase in employee generation at this time, with conditions of an employee audit prior to building permit issuance and on the two-year anniversary of the issuance of a Certificate of Occupancy for the final phase of building construction. If additional employees are found to have been

generated during the audit process, the Applicant will be required to provide affordable housing mitigation at the rate in effect at that time. As a public entity the applicant is able to ask for a waiver of affordable housing mitigation. If affordable housing mitigation is required and the applicant would like to ask for a waiver, they will be required to submit a request of affordable housing mitigation to be considered by City Council.

| POSITION NAME | FTE | hrs/yr |
|--|--------------|------------------------------------|
| | Equivalent | |
| Water Treatment Plant Operator A | 1 | 2080 |
| Water Resource/Hydroelectric Supervisor | 1 | 2080 |
| Utilities and Environmental Initiatives Director | 1 | 2080 |
| Utilities Portfolio Manager | 1 | 2080 |
| Water Treatment Plant Operator A | 1 | 2080 |
| Metering Services Supervisor | 1 | 2080 |
| Plans Review Technician | 1 | 2080 |
| Senior Project Manager | 1 | 2080 |
| Water Distribution Supervisor | 1 | 2080 |
| Water Treatment Supervisor | 1 | 2080 |
| Water Treatment Plant Operator A | 1 | 2080 |
| Administrative Assistant II | 1 | 2080 |
| Senior Admin Assistant | 1 | 2080 |
| Finance/Administrative Manager | 1 | 2080 |
| Water Services Technician II | 1 | 2080 |
| Water Services Technician I | 1 | 2080 |
| GIS Analyst | 1 | 2080 |
| Water Distribution Operator II | 1 | 2080 |
| Water Distribution Operator II | 1 | 2080 |
| Pump Station Operations Specialist | 1 | 2080 |
| Instrumentation Control Tech | 1 | 2080 |
| Project Manager II | 1 | 2080 |
| Water Distribution Operator I | 1 | 2080 |
| Deputy Director Pub Works | 1 | 2080 |
| Special Projects Manager | 0.5 | 1040 |
| Water Maintenance Tech | 1 | 2080 |
| Water Resource & Hydroelectric Specialist | 1 | 2080 |
| | Total = 26.5 | Total = 55,120/hrs. |
| | | |
| | | =55,120/2080(1 FTE) = 26.5 FTEs |

Table 4: Existing Employee Report

Transportation and Parking Management (Exhibit E)

This project requires a Level One Transportation Impact Analysis (TIA). The TIA is used to offset the transportation impacts of proposed project. The TIA outlines appropriate mitigation requirements using the Transportation Demand Management (TDM) and Multi-Modal Level of Service (MMLOS) toolkits. TDM measures aim to reduce travel demand, specifically single occupancy vehicle trips. The MMLOS evaluates access and flow for alternative modes of transportation such as public transportation, walking and biking.

The Applicant submitted a Level 1 TIA. Engineering, Transportation and Planning Staff have determined the submitted plan does not satisfy the requirements of the TIA. Many of the improvements proposed, including bike parking and end of trip facilities (showers), already exist or are not practical give the restricted pedestrian access to the site. The Applicant will continue to work with the Engineering and Transportation departments to satisfy the TIA requirements prior to building permit issuance. This condition will be included in the draft ordinances for City Council.

The Applicant has submitted a site plan showing twenty-two (22) parking spaces. The site is required per the SPA to have eleven (11).

Staff recommended the City Council review the existing parking and consider the additional parking demands generated by the development. The P&Z determined no additional on-site parking be required and the Resolution recommending approval by City Council includes the twenty-two (22) parking spaces. Staff recommends the twenty-two (22) existing parking spaces be formalized and enumerated in the final Council ordinance.

Conditional Use (Exhibit F)

Conditional Use review is required for the vehicle maintenance and storage facility. The Conditional Use Review considers if the proposed use conforms with the intent of the zone district including compatibility with existing development and the surrounding area.

The vehicle maintenance and storage facility is accessory to, and in support of, the primary use of the property as a water treatment facility. The proposed development is consistent with the design, bulk and mass of existing development. Vehicle maintenance and storage already occurs on site, and the proposed structure would improve existing operations and improve efficiency. The additional impacts of this use will be minimal. Staff is supportive of the Conditional Use and recommends that City Council approve the Conditional Use request.

REFERRAL DEPARTMENTS:

The application was reviewed by APCHA, Engineering, Building, Zoning, Parks, Transportation, Environmental Health, Parking, the Aspen Consolidated Sanitation District, and the Aspen Fire District. The Development Review Committee met with the Applicant and provided comments at a meeting on July 10, 2019. All comments have either been addressed or will be conditions of approval that must be met at a later date. All received comments are included in Exhibit G, with applicable recommended conditions of approval included in the Draft Ordinance.

PLANNING AND ZONING COMMISSION RECOMMENDATION:

In a public hearing on August 6th, 2019, the Planning and Zoning Commission considered the application for the improvements at the Water Treatment Facility. The Planning and Zoning Commission approved Resolution No. 10, Series of 2019 by a vote of seven to zero (7-0).

PUBLIC OUTREACH:

The applicant was required to perform Enhanced neighborhood outreach for the project in accordance with the Land Use Code. Employees of the City Utilities Department and Patrick Rawley, from Stan Clauson and Associates, held two public outreach meetings that were noticed in accordance with the requirements of the Land Use Code. These meetings were held in Sister Cities on July 22nd, and at the Pitkin County Health and Human Services building on August 1st. At these public outreach meetings, the applicant provided information and renderings of the proposed project and answered questions of members of the community that attended. No major

concerns were raised at these meetings. A summary of the public outreach meetings is included in Exhibit L.

FINANCIAL IMPACTS:

One of the reasons the Applicant has implemented a phasing plan to accommodate financing needs of the project. A financing discussion will occur during the City Budget discussion in October 2019. The Utilities Department plans on pursuing grants to offset the costs associated with the requested improvements. More details on the financing of the project will be provided at the October budget discussion. The current application only contemplates the Land Use approvals required.

ENVIRONMENTAL IMPACTS:

The proposed improvements will have a minimal impact on the environment and the proposed scope of work accommodates existing operations. The proposed improvements will not negatively impact the watershed or air quality. The 8040 Greenline review addresses the visual and environmental impacts of the proposed development and Staff has determined the application complies with the requirements of this section.

ALTERNATIVES:

The City Council could recommend additional conditions be included in the Ordinance. City Council could continue the hearing if additional documentation, studies, or information are needed.

RECOMMENDATION:

Staff recommends that City Council approve Ordinance No. 21, Series of 2019 on second reading with conditions and updated dimensional limitations. The conditions of the draft ordinance include the employee generation audits, building permit requirements, and other conditions as recommended by the referral department.

CITY MANAGER COMMENTS:

PROPOSED MOTION:

"I move to approve Ordinance No. 21, Series of 2019, approving Major Public Project and associated land use reviews with conditions."

EXHIBITS:

- A. Review Criteria Public Project
- B. Review Criteria Planned Development
- C. Review Criteria 8040 Greenline (ESA)
- D. Review Criteria Growth Management
- E. Review Criteria Transportation and Parking Management
- F. Review Criteria Conditional Use
- G. Development Review Committee Comments
- H. Original Application
- I. Supplemental Application
- J. Public Noticing Affidavit Planning and Zoning Commission
- K. Employee Generation Documentation
- L. Public Outreach Summary
- M. Applicants Responses to Questions Raised at First Reading
- N. Public Noticing Affidavit City Council Second Reading
- O. Proposed Floor Area Drawings

ORDINANCE NO. 21 (SERIES OF 2019)

AN ORDINANCE OF THE CITY OF ASPEN CITY COUNCIL GRANTING MAJOR PUBLIC PROJECT REVIEW AND RELATED LAND USE APPROVALS FOR THE CITY OF ASPEN WATER TREATMENT PLANT FACILITY LOCATED AT 480 DOOLITTLE DRIVE ON THE WATER TREATMENT PLANT PLANNED DEVELOPMENT, LEGALLY DESCRIBED AS: LOT 25, CITY OF ASPEN WATER TREATMENT PLANT AND AFFORDABLE HOUSING PROJECT SPA AND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1997 AT RECEPTION NO. 401287 IN PLAT BOOK 41 AT PAGE 41 AS AMENDED BY THE LOT LINE ADJUSTMENT PLAT RECORDED APRIL 29, 2013 AT RECEPTION NO. 599061 IN PLAT BOOK 102 AT PAGE 86 COUNTY OF PITKIN, STATE OF COLORADO..

Parcel ID: 2735-132-04-825

WHEREAS, the Community Development Department received an application for the land use review of development at the Water Treatment Plant Facility (the Application) from the City of Aspen Utilities Department (Applicant), represented by Stan Clauson and Associates, for Major Public Project Review; and,

WHEREAS, all code citation references are to the City of Aspen Land Use Code in effect on the day of initial application – June 11, 2019, as applicable to this project; and,

WHEREAS, this property is located in the Public (PUB) zone district and is 49.705 acres in size; and,

WHEREAS, as a governmental agency, the Applicant has requested this Application to be reviewed as a Public Project, pursuant to Chapter 26.500.030 of the City of Aspen Land Use Code; and,

WHEREAS, the Community Development Department referred the Application to Aspen Consolidated Sanitation District, Pitkin County Community Development, City Engineering, Building Department, Aspen Fire Protection District, Environmental Health Department, Parks Department, Aspen/Pitkin County Housing Authority, and the Transportation Department, and received comments as a result of the Development Review Committee meeting; and,

WHEREAS, said referral agencies and the Aspen Community Development Department reviewed the proposed Application and recommended approval with conditions; and,

WHEREAS, all required public noticing was provided as evidenced by an affidavit of public noticing submitted to the record, a summary of public outreach was provided by the Applicant to meet the requirements of Land Use Code Section 26.304.035, and the public was provided full access to review the Application; and,

WHEREAS, the Planning & Zoning Commission (P&Z) reviewed the Application at a duly noticed public hearing on August 6, 2019, during which the recommendations of the Community Development Director and comments from the public were heard by the Planning & Zoning Commission, and recommended approval with conditions by a vote of 7 to 0 (7 – 0).

WHEREAS, City Council has reviewed and considered the development proposal under the applicable provisions of the Municipal Code as identified herein, has reviewed and considered the recommendations of the Community Development Director, the Planning and Zoning Commission, the applicable referral agencies, and has taken and considered public comment at a public hearing; and,

WHEREAS, on August 26, 2019, The Aspen City Council approved Ordinance No. 21, Series of 2019 on First Reading and set the public hearing and second reading for September 23, 2019; and

WHEREAS, on September 23, 2019, The Aspen City Council approved Ordinance No. 21, Series of 2019 on Second Reading by a _____ to ____ (__ - ___) vote; and

WHEREAS, City Council finds that the development proposal meets or exceeds all the applicable development standards; and,

WHEREAS, City Council finds that this Ordinance furthers and is necessary for the promotion of public health, safety, and welfare.

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

Section 1: Approvals

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the City Council grants the Water Treatment Plant Facility Major Public Project review approval and related land use reviews noted below, subject to the recommended conditions of approval as listed herein in Section 2:

- Major Public Project Review
- Planned Development Review Project and Detailed
- 8040 Greenline Review
- Growth Management Quota System Review, Essential Public Facility
- Transportation and Parking Management, Special Review
- Conditional Use Review

The proposed project includes the following upgrades to the existing Water Treatment Plant facilities as shown in the recorded site plan in Exhibit A: construction of a new vehicle maintenance and storage facility, addition to the administration building, addition to the west plant building, and additional reservoirs and backwash pond. The recommended dimensions are described below in Section 4.

Section 2: Conditions of Approval

The Water Treatment Plant Facility improvements are subject to the following conditions of approval:

- 1. The Applicant shall submit for review by the Community Development Director an amended plat within 180 days of the issuance of a development order.
- 2. The Applicant shall submit for review within 180 days of approval (and prior to any permit submission) an Approved Plan Set, pursuant to Land Use Code Section 26.490.040.D, that includes, at a minimum, the following plans:
 - Architectural Character Plan
 - Illustrative Site Plan
- 3. Potential FTE generation and auditing is linked to existing structures on the property and completion of the approved buildings associated with this approval. The Applicant shall provide an employee audit to the satisfaction of the Aspen Pitkin County Housing Authority (APCHA) documenting existing and proposed employees prior to issuance of the building permit. On the second anniversary of the issuance of the last Certificate of Occupancy or Letter of Completion, for the final phase of building construction, the Applicant shall submit to APCHA an additional audit documenting employee generation. Additional, subsequent audits may be requested at the discretion of APCHA. Any additional employees generated shall require the provision of affordable housing mitigation at the rate in effect at the time of the audit.
- 4. A building permit shall not be issued unless the project is in compliance with policies and codes as currently adopted and amended per Title 8 (Building and Energy Codes) of the Aspen Municipal Code.
- 5. At building permit issuance, the approved project shall satisfy the requirements of Title 29, The City of Aspen's Engineering Design Standards including but not limited to approval of required plans (including the Urban Runoff Management Plan).
- 6. The Applicant shall work with the City Parks Department to ensure the proposed improvements minimize impacts to mature native gamble oaks identified on a site visit with the City Forester. The Applicant will be required to submit a tree removal permit, along with six (6') foot tall fence shown for tree protection fencing around all impacted trees. The Applicant shall work with the Parks Department prior to approval of the final Ordinance by City Council to ensure the proposed reservoirs do not negatively impact the existing trails on site.
- 7. The Applicant shall work with the City Engineering and Transportation Departments, to satisfy the requirements of the Level 1 Transportation Impact Analysis, including the Transportation Demand Management (TDM) and Multi-Modal Level of Service (MMLOS) worksheet, prior to building permit issuance.

- 8. Prior to building permit issuance, the Applicant shall work with City Environmental Health staff to design and implement a compliant trash, recycling and compost enclosure.
- 9. The Applicant shall request from the Aspen Consolidated Sanitation District, Commitment and Conditions to Serve Letters and shall work with ACSD to identify the most appropriate sewer service option for the new facility.
- 10. Any impacts of the outfall on any trails will be coordinated and approved by the City of Aspen Parks and Engineering Departments prior to building permit issuance.

Section 3: Employee Generation

The City Council has reviewed the project as an Essential Public Facility pursuant to Land Use Code Section 26.470.050.C, and has determined that the existing facility generates 26.5 FTEs. The proposed improvements will not generate any additional FTEs. Additionally, the City Council has considered a recommendation from the Planning and Zoning Commission and the Aspen Pitkin County Housing Authority that an employee audit be completed prior to the issuance of a building permit, and two (2) years after the issuance of the last Certificate of Occupancy or Letter of Completion for the final phase of building construction. If the audit determines additional employees were generated, APCHA recommends, that mitigation be required.

Section 4: Approved Dimensions

The following dimensions are approved for the PD:

| Dimensions | Proposed |
|--|------------------------------------|
| Lot Area | 49.705 acres (2,165,149.8 sq. ft.) |
| Maximum height | 25 feet |
| Front yard setback | 100 feet |
| Rear yard setbacks | 100 feet |
| Side yard setbacks | 100 feet |
| Off-street parking spaces | 22 spaces |
| Existing Floor Area | 16,091 square feet |
| Proposed Maximum Allowable Floor Area | 21,463 square feet |

Section 5:

All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before the Community Development Department, the Planning and Zoning Commission, or the Aspen City Council are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 6:

This Resolution shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 7:

If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the 23rd day of September, 2019.

| Attest: | Approved as to content: |
|--|--|
| Linda Manning, City Clerk | Torre, Mayor |
| FINALLY, adopted, passed and approved this 2 | 23 rd day of September, 2019. |
| Approved as to form: | Approved as to content: |
| Jim True, City Attorney | Torre, Mayor |
| Attest: | |
| Linda Manning, City Clerk | |
| EXHIBITS: Exhibit A: Proposed Site Plan (Recorded) | |

Exhibit B: Proposed Floor Area Summary Plan (Recorded)

26.500.070 General review standards

The following review standards shall be used in review of any application for Public Projects:

1. The proposed project complies with the zone district limitations, or is otherwise compatible with neighborhood context; and

Staff Findings: The project site is located within the Public (PUB) zone district. The existing facilities are used as a water treatment facility and all development will be compatible with the existing uses in the area which are allowed within the zone district. The Public zone district establishes all dimensional requirements for a project through the adoption of a Planned Development approval. Staff finds this criterion to be met.

2. The proposed project supports stated community goals; and

Staff Findings: Providing clean water for the community is a priority for the City of Aspen. The proposed improvements assist in that effort. Staff finds this criterion to be met.

3. The proposed project complies with all other applicable requirements of the Land Use Code; and,

Staff Findings: See detailed responses to applicable Code sections in Exhibits A-F. Staff finds this criterion to be met.

4. The proposed project receives all development allotments required by Chapter 26.470, Growth Management Quota System.

Staff Findings: As an essential public facility, this project requires the assignment of allotments, but there is no cap on allotments. Staff finds this criterion to be met.

26.445.050. Project Review Standards.

The Project Review shall focus on the general concept for the development and shall outline any dimensional requirements that vary from those allowed in the underlying zone district. The burden shall rest upon an applicant to show the reasonableness of the development application and its conformity to the standards and procedures of this Chapter and this Title. The underlying zone district designation shall be used as a guide, but not an absolute limitation, to the dimensions which may be considered during the development review process. Any dimensional variations allowed shall be specified in the ordinance granting Project Approval. In the review of a development application for a Project Review, the Planning and Zoning Commission or the Historic Preservation Commission, as applicable, and City Council shall consider the following:

A. Compliance with Adopted Regulatory Plans. The proposed development complies with applicable adopted regulatory plans.

Staff Findings: Though not regulatory, the proposed facility is consistent with several sections of the AACP. The proposed development is also consistent with the original and subsequent updates to the Water Plant SPA. Staff finds this criterion to be met.

B. Development Suitability. The proposed Planned Development prohibits development on land unsuitable for development because of natural or man-made hazards affecting the property, including flooding, mudflow, debris flow, fault ruptures, landslides, rock or soil creep, rock falls, rock slides, mining activity including mine waste deposit, avalanche or snowslide areas, slopes in excess of 30%, and any other natural or man-made hazard or condition that could harm the health, safety, or welfare of the community. Affected areas may be accepted as suitable for development if adequate mitigation techniques acceptable to the City Engineer are proposed in compliance with Title 29 - Engineering Design Standards. Conceptual plans for mitigation techniques may be accepted for this standard. The City Engineer may require specific designs, mitigation techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

Staff Findings: The project site does have steep slopes, but no development is proposed on slopes in excess of 30%, development is not located within the Aspen mudflow or debris zone or 100-year floodplain. Initial analysis by City Engineering staff did not identify any concerns regarding hazards. Staff finds this criterion to be met.

- C. Site Planning. The site plan is compatible with the context and visual character of the area. In meeting this standard, the following criteria shall be used:
 - The site plan responds to the site's natural characteristics and physical constraints such as steep slopes, vegetation, waterways, and any natural or man-made hazards and allows development to blend in with or enhance said features.

2. The project preserves important geologic features, mature vegetation, and structures or features of the site that have historic, cultural, visual, or ecological importance or contribute to the identity of the town.

Staff Findings: The Applicant is working with the Parks Department to ensure mature vegetation is not disturbed, to the extent practical. The proposed development works with the geography of the site. There are steep slopes and other geologic features that affect the location of the proposed reservoirs. Given the size of the site, the topography of the site and proposed improvements. Staff finds this criterion to be met.

3. Buildings are oriented to public streets and are sited to reflect the neighborhood context. Buildings and access ways are arranged to allow effective emergency, maintenance, and service vehicle access.

Staff Findings: The site is accessed via Doolittle Drive. The site's access is restricted to authorized personnel. All proposed development is clustered around existing development and is consistent with the design, massing and location of existing improvements. Staff finds this criterion to be met

- D. Dimensions. All dimensions, including density, mass, and height shall be established during the Project Review. A development application may request variations to any dimensional requirement of this Title. In meeting this standard, consideration shall be given to the following criteria:
 - 1. There exists a significant community goal to be achieved through such variations.

Staff Findings: The Public zone district establishes all dimensional requirements for a project through the adoption of a Planned Development approval. The proposed dimensions, established through the adoption of the SPA, are listed below:

| Dimensions | Proposed |
|-------------------------------------|------------------------------------|
| Lot Area | 49.705 acres (2,165,149.8 sq. ft.) |
| Maximum height | 25 feet |
| Front yard setback | 100 feet |
| Rear yard setbacks | 100 feet |
| Side yard setbacks | 100 feet |
| Allowable FAR (floor area ratio) | 0.08:1 |
| Off-street parking spaces | 22 spaces |

The application establishes dimensional limitations through the Planned Development process. It appears the application does not exceed the allowable floor area or height established through the SPA. The SPA dimensional limitations list a parking requirement of 11 spaces although 22 currently exist on site. Staff recommends the total number of

parking spaces onsite be enumerated in the resolution to be approved by City Council. Staff finds this criterion to be met.

2. The proposed dimensions represent a character suitable for and indicative of the primary uses of the project.

Staff Findings: The proposed dimensions are suitable for the site, Staff finds this criterion to be met.

3. The project is compatible with or enhances the cohesiveness or distinctive identity of the neighborhood and surrounding development patterns, including the scale and massing of nearby historical or cultural resources.

Staff Findings: The proposed project is compatible with surrounding development patterns on site, including scale and massing. Staff finds this criterion to be met.

4. The number of off-street parking spaces shall be established based on the probable number of cars to be operated by those using the proposed development and the nature of the proposed uses. The availability of public transit and other transportation facilities, including those for pedestrian access and/or the commitment to utilize automobile disincentive techniques in the proposed development, and the potential for joint use of common parking may be considered when establishing a parking requirement.

Staff Findings: The original SPA established a parking minimum of 11 spaces, staff recommends the existing number of parking spaces (22) be included in the final ordinance to be approved by City Council. It's been state that no additional employees are generated as a result of the proposed development and the improvements are in support of existing operations. Given the restricted access to the site, Staff has found that adequate parking exists. Staff finds the existing parking to be adequate and does not recommend requiring additional on-site parking. Staff finds this criterion to be met.

5. The Project Review approval, at City Council's discretion, may include specific allowances for dimensional flexibility between Project Review and Detailed Review. Changes shall be subject to the amendment procedures of Section 26.445.110 - Amendments.

Staff Findings: Since Project Review and Detailed Review are consolidated under the Public Project review process, any allowance to an increase in square footage granted by Council would be memorialized in the Final approval.

E. Design Standards. The design of the proposed development is compatible with the context and visual character of the area. In meeting this standard, the following criteria shall be used:

1. The design complies with applicable design standards, including those outlined in Chapter 26.410, Residential Design Standards, Chapter 26.412, Commercial Design Standards, and Chapter 26.415, Historic Preservation.

Staff Findings: The project is exempt from Commercial Design Standards, Staff finds this criterion not applicable.

2. The proposed materials are compatible with those called for in any applicable design standards, as well as those typically seen in the immediate vicinity. Exterior materials are finalized during Detailed Review, but review boards may set forth certain expectations or conditions related to architectural character and exterior materials during Project Review.

Staff Findings: The proposed materials are consistent with the existing development. A variety of materials are found on buildings in the vicinity. Staff finds this criterion to be met.

F. Pedestrian, bicycle & transit facilities. The development improves pedestrian, bicycle, and transit facilities. These facilities and improvements shall be prioritized over vehicular facilities and improvements. Any vehicular access points, or curb cuts, minimize impacts on existing or proposed pedestrian, bicycle, and transit facilities. The City may require specific designs, mitigation techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

Staff Findings: The site is unique given the restricted access. The Applicant is continuing to work with the Engineering and Transportation department to satisfy the TIA and MMLOS requirements and compliance with these requirements prior to building permit issuance will be a condition of approval. Staff finds this criterion to be met, with conditions.

G. Engineering Design Standards. There has been accurate identification of engineering design and mitigation techniques necessary for development of the project to comply with the applicable requirements of Municipal Code Title 29 - Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP) and Water Efficient Landscape Ordinance. The City Engineer may require specific designs, mitigation techniques, and implementation timelines be defined and documented within a Development Agreement.

Staff Findings: The proposal will be required to meet the requirements of the URMP and Engineering Design Standards. The Engineering Department has raised questions related to stormwater treatment and retention, and requested additional information related to the routing of stormwater. Staff finds this criterion to be met with conditions.

H. Public Infrastructure and Facilities. The proposed Planned Development shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer. The City Engineer may require specific designs, mitigation

techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

Staff Findings: At this time, the Applicant believes there is adequate capacity to serve the proposed development. The applicant will continue to work with the appropriate agencies to ensure public infrastructure and facilities are upgraded as needed. Staff finds this criterion to be met with conditions.

I. Access and Circulation. The proposed development shall have perpetual unobstructed legal vehicular access to a public way. A proposed Planned Development shall not eliminate or obstruct legal access from a public way to an adjacent property. All streets in a Planned Development retained under private ownership shall be dedicated to public use to ensure adequate public and emergency access. Security/privacy gates across access points and driveways are prohibited.

Staff Findings: Given the unique use of the site, restricted access is required. The restricted access does not prohibit emergency access. Staff finds this criterion to be not applicable.

26.445.070. Detailed Review Standards.

Detailed Review shall focus on the comprehensive evaluation of the specific aspects of the development, including utility placement, and architectural materials. In the review of a development application for Detailed Review, the Planning and Zoning Commission, or the Historic Preservation Commission as applicable, shall consider the following:

A. Compliance with Project Review Approval. The proposed development, including all dimensions and uses, is consistent with the Project Review approval and adequately addresses conditions on the approval and direction received during the Project Review.

Staff Findings: Project Review and Detailed Review have been consolidated into one review through the Public Projects review process. Staff finds this criterion to be not applicable.

B. Growth Management. The proposed development has received all required GMQS allotments, or is concurrently seeking allotments.

Staff Findings: See Exhibit D for staff responses related to GMQS. Staff finds this criterion to be met.

- C. Site Planning and Landscape Architecture. The site plan is compatible with the context and visual character of the area. In meeting this standard, the following criteria shall be used:
 - The landscape plan exhibits a well-designed treatment of exterior spaces, preserves
 existing significant vegetation, and provides an ample quantity and variety of
 ornamental plant species suitable for the Aspen area climate. Vegetation removal,

protection, and restoration plans shall be acceptable to the Director of Parks and Open Space.

Staff Findings: The applicant has met with City Parks staff to discuss appropriate tree removal and mitigation. An approved landscape plan will be required for building permit issuance. Staff finds this criterion to be met with conditions.

2. Buildings and site grading provide simple, at-grade entrances and minimize extensive grade changes along building exteriors. The project meets or exceeds the requirements of the Americans with Disabilities Act and applicable requirements for emergency, maintenance, and service vehicle access. Adequate snow storage is accommodated.

Staff Findings: The proposed development will meet ADA requirements and meets service and emergency vehicle access requirements. Ample snow storage areas exist on site. Staff finds this criterion to be met.

3. Energy efficiency or production features are integrated into the landscape in a manner that enhances the site.

Staff Findings: There are no energy efficiency or production features that are proposed for the landscape. Staff finds this criterion to be not applicable.

4. All site lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting shall comply with the City's outdoor lighting standards.

Staff Findings: An initial lighting plan has not been submitted. A lighting plan will be approved as part of the building permit process. Staff finds this criterion to be met.

5. Site drainage is accommodated for the proposed development in compliance with Title 29 - Engineering Design Standards and shall not negatively impact surrounding properties.

Staff Findings: The proposal will be required to meet the requirements of the URMP and Engineering Design Standards. The Engineering Department has raised questions related to stormwater treatment and retention, and requested additional information related to the routing of stormwater. These issues are included in the proposed resolution. Staff finds this criterion to be met with conditions.

- D. Design Standards and Architecture. The proposed architectural details emphasize quality construction and design characteristics. In meeting this standard, the following criteria shall be used:
 - The project architecture provides for visual interest and incorporates present-day details and use of materials respectful of the community's past without attempting to mimic history.

Staff Findings: The proposed design places more importance on function than form and given the location and use, is an appropriate design approach. Staff finds this criterion to be met.

2. Exterior materials are of a high quality, durability, and comply with applicable design standards, including those outlined in Chapter 26.410, Residential Design Standards, Chapter 26.412, Commercial Design Standards, and Chapter 26.415, Historic Preservation.

Staff Findings: The proposed materials are high quality, durable, and comply with the applicable standards. Staff finds this criterion to be met.

3. Building entrances are sited or designed to minimize icing and snow shedding effects.

Staff Findings: The design of the vehicle storage and maintenance facility will require snow shedding protection and will be required to comply with the applicable building code requirements prior to building permit issuance. Staff finds this criterion to be met.

4. Energy efficiency or production features are integrated into structures in a manner that enhances the architecture.

Staff Findings: In the project design to this point, Staff finds the criterion not applicable.

5. All structure lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting shall comply with the City's outdoor lighting standards.

Staff Findings: A lighting plan has not been submitted but a final lighting plan will be approved during the building permit process. Staff finds this criterion to be met.

E. Common Parks, Open Space, Recreation Areas, or Facilities. If the proposed development includes common parks, open space, recreation areas, or common facilities, a proportionate, undivided interest is deeded in perpetuity to each lot or dwelling unit owner within the Planned Development. An adequate assurance through a Development Agreement for the permanent care and maintenance of open spaces, recreation areas, and shared facilities together with a prohibition against future development is required.

Staff Findings: The Parks Department is working with the Applicant to ensure the proposed reservoirs do not infringe on the existing trail on site. Staff finds this criterion to be met.

F. Pedestrian, bicycle & transit facilities. The development improves pedestrian, bicycle, and transit facilities. These facilities and improvements shall be prioritized over vehicular facilities and improvements. Any new vehicular access points minimize impacts on existing pedestrian, bicycle and transit facilities.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of the Project Review and as otherwise required in the Land Use Code. These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements and to determine any required cost estimating for surety requirements, but do not need to be detailed construction documents.

Staff Findings: As discussed in the staff memo, the TIA and resulting TDM/MMLOS provided by the Applicant are inadequate; however, because of the time requirements of the Major Public Project Review, a condition of approval has been added that the Applicant work with Engineering and Transportation to identify and implement improvements to transit, bike and pedestrian facilities as they relate to the redesign of the parking and circulation on-site. Staff finds this criterion to be met, with conditions.

G. Engineering Design Standards. There has been accurate identification of engineering design and mitigation techniques necessary for development of the proposed subdivision to comply with the applicable requirements of Municipal Code Title 29 - Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP).

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of Municipal Code Title 29 - Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements, but do not need to be detailed construction documents.

Staff Findings: The proposal will be required to meet the requirements of the URMP and Engineering Design Standards. The Engineering Department has raised questions related to stormwater treatment and retention, and requested additional information related to the routing of stormwater. These issues are included in the proposed resolution. Staff finds this criterion to be met with conditions.

H. Public Infrastructure and Facilities. The proposed Planned Development shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of Municipal Code Title 29 - Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements, but do not need to be detailed construction documents.

Staff Findings: At this time the Applicant believes there is adequate capacity to serve the proposed development. Staff finds this criterion to be met with conditions.

I. Phasing of development plan. If phasing of the development plan is proposed, each phase shall be designed to function as a complete development and shall not be reliant on subsequent phases. Phasing shall insulate, to the extent practical, occupants of initial phases from the construction of later phases. All necessary or proportionate improvements to public facilities, payment of impact fees and fees-in-lieu, construction of any facilities to be used jointly by residents of the Planned Development, construction of any required affordable housing, and any mitigation measures shall be completed concurrent or prior to the respective impacts associated with the phase.

Staff Findings: The applicant has proposed a phasing plan for the project, the proposed timeline is shown below:

- Phase 1 2020:
 - Vehicle Maintenance and Storage Facility
- Phase 2 2021-2022:
 - Backwash Pond Improvements
 - West Plant Expansion
- Phase 3 -2022- 2023
 - Administration Expansion
- Phase 4-2025+:
 - o Reservoir Expansion

Due to the cost, disruption of operations, and scale of the proposed improvement staff feels the proposed phasing plan is appropriate, staff finds this criterion to be met.

26.435.030. 8040 Greenline review.

- A. Applicability. The provisions of 8040 Greenline review shall apply to all development located at or above 8040 feet above mean sea level (the 8040 Greenline) in the City and all development within one hundred fifty (150) feet below, as measured horizontally, the 8040 Greenline, unless exempted pursuant to Subsection 26.435.030.B.. Development on land located in the R-15B Zone District is not subject to the 8040 Greenline review.
- C. 8040 Greenline review standards. No development shall be permitted at, above or one hundred fifty (150) feet below the 8040 Greenline unless the Planning and Zoning Commission makes a determination that the proposed development complies with all requirements set forth below.
 - 1. The parcel on which the proposed development is to be located is suitable for development considering its slope, ground stability characteristics, including mine subsidence and the possibility of mudflow, rock falls and avalanche dangers. If the parcel is found to contain hazardous or toxic soils, the applicant shall stabilize and revegetate the soils or, where necessary, cause them to be removed from the site to a location acceptable to the City.

Staff Response: The parcel entails steep slopes and other natural features that limit potential development, but all proposed development is located in suitable locations. Based on initial engineering reports the soil is adequate for the proposed development. If unknown conditions are found during excavation, the Applicant will be required to work with staff and the applicable regulatory agencies to respond appropriately, Staff finds this criterion to be met.

2. The proposed development does not have a significant adverse affect on the natural watershed, runoff, drainage, soil erosion or have consequent effects of water pollution.

Staff Response: The applicant will be required to comply with state and local regulations regarding stormwater runoff and erosion and sediment control. The proposed development will be required to comply with Engineering and other state and federal regulatory requirements. Staff finds this criterion to be met.

3. The proposed development does not have a significant adverse affect on the air quality in the City.

Staff Response: The proposed development will not have significant adverse effects on the air quality. Staff finds this criterion to be met.

4. The design and location of any proposed development, road or trail is compatible with the terrain on the parcel on which the proposed development is to be located.

Staff Response: The proposed development is consistent with the current development pattern of the site and responds to site topography. No new roads or trails are proposed. The Applicant will work with the Parks Department to ensure trails are not impacted by the proposed development, if trails are impacted, the Applicant will be required to mitigate the impacts to the satisfaction of the City Parks Department, staff finds this criterion to be met.

5. Any grading will minimize, to the extent practicable, disturbance to the terrain, vegetation and natural land features.

Staff Response: The impacts of grading will minimize to the extent possible the disturbance to the terrain and vegetation. The Applicant will work with the Parks Department through the permitting process to ensure grading and development minimize impacts to the terrain and vegetation, Staff finds this criterion to be met.

6. The placement and clustering of structures will minimize the need for roads, limit cutting and grading, maintain open space and preserve the mountain as a scenic resource.

Staff Response: The proposed development minimizes the need for roads by locating new structures adjacent to existing development and access roads. Staff finds this criterion to be met.

7. Building height and bulk will be minimized and the structure will be designed to blend into the open character of the mountain.

Staff Response: The proposed development complies with the height requirements of the SPA and is consistent with development on site. The structures are sized to serve the function in which they are needed, with form following function, staff finds this criterion to be met.

8. Sufficient water pressure and other utilities are available to service the proposed development.

Staff Response: Sufficient utilities are available to the proposed development, staff finds this criterion to be met.

9. Adequate roads are available to serve the proposed development and said roads can be properly maintained.

Staff Response: Adequate roads exist, and the proposed development will have minimal increases in traffic due to the daily operation. The Applicant is aware of increased traffic demands during construction and is prepared to mitigate, to the extent practical, the additional traffic. Staff finds this criterion to be met.

10. Adequate ingress and egress is available to the proposed development so as to ensure adequate access for fire protection and snow removal equipment.

Staff Response: Adequate ingress and egress already exists on site. Staff finds this criterion to be met.

11. The adopted regulatory plans of the Open Space and Trails Board are implemented in the proposed development, to the greatest extent practical.

Staff Response: The Parks Department has reviewed the application and finds the proposed development to be consistent with the existing use and is consistent with adopted regulatory plans. Staff finds this criterion to be met.

26.470.080. General requirements.

A. Purpose: The intent of growth management is to provide for orderly development and redevelopment of the City while providing mitigation from the impacts said development and redevelopment creates. Different types of development are categorized below, as well as the necessary review process and review standards for the proposed development. A proposal may fall into multiple categories and therefore have multiple processes and standards to adhere to and meet.

- B. General requirements: All development applications for growth management review shall comply with the following standards. The reviewing body shall approve, approve with conditions or deny an application for growth management review based on the following generally applicable criteria and the review criteria applicable to the specific type of development:
 - a) Sufficient growth management allotments are available to accommodate the proposed development, pursuant to Subsection 26.470.030.D. Applications for multi-year development allotment, pursuant to Paragraph 26.470.090.1 shall not be required to meet this standard.

Staff Findings: Allotments are required for this facility, but there is no cap. Staff finds this criterion not applicable.

b) The proposed development is compatible with land uses in the surrounding area, as well as with any applicable adopted regulatory master plan.

Staff Findings: Surrounding land uses include Forest Service Land, the Moore Family PUD, the Meadowood Subdivision, Castle Ridge Condos, Twin Ridge Condos and Pitkin County lands. The Water Treatment Plant and SPA is consistent with community goals as described in the AACP and adopted regulatory plans. Staff finds this criterion to be met.

c) The development conforms to the requirements and limitations of the zone district.

Staff Findings: The proposed development is located within the Public (PUB) zone district. The proposed use as an essential governmental and public utility use facility is an allowed use within the zone district. All dimensional requirements are established through the Planned Development review process. Staff finds this criterion to be met.

d) The proposed development is consistent with the Conceptual Historic Preservation Commission approval, the Conceptual Commercial Design Review approval and the Planned Development - Project Review approval, as applicable.

Staff Findings: This application is reviewing Growth Management concurrently with Planned Development review as part of a consolidated review through the Public Projects review process. Staff finds this criterion to be met.

e) Unless otherwise specified in this Chapter, sixty percent (60%) of the employees generated by the additional commercial or lodge development, according to Subsection 26.470.100.A, Employee generation rates, are mitigated through the provision of affordable housing. The employee generation mitigation plan shall be approved pursuant to Paragraph 26.470.070.4, Affordable housing, at a Category 4 rate as defined in the Aspen/Pitkin County Housing Authority Guidelines, as amended. An applicant may choose to provide mitigation units at a lower category designation. If an applicant chooses to use a Certificate of Affordable Housing Credit as mitigation, pursuant to Chapter 26.540, such Certificate shall be extinguished pursuant to Chapter 26.540.90 Criteria for Administrative Extinguishment of the Certificate.

Staff Findings: The proposed project is an Essential Public Facility and does not propose any additional commercial or lodge development. Staff finds this criterion to be not applicable.

f) Affordable housing net livable area, for which the finished floor level is at or above natural or finished grade, whichever is higher, shall be provided in an amount equal to at least thirty percent (30%) of the additional free-market residential net livable area, for which the finished floor level is at or above natural or finished grade, whichever is higher.

Affordable housing shall be approved pursuant to Paragraph 26.470.070.4, Affordable housing, and be restricted to a Category 4 rate as defined in the Aspen/Pitkin County Housing Authority Guidelines, as amended. An applicant may choose to provide mitigation units at a lower category designation. Affordable housing units that are being provided absent a requirement ("voluntary units") may be deed-restricted at any level of affordability, including residential occupied. If an applicant chooses to use a Certificate of Affordable Housing Credit as mitigation, pursuant to Chapter 26.540, such Certificate shall be extinguished pursuant to Chapter 26.540.90 Criteria for Administrative Extinguishment of the Certificate, utilizing the calculations in Section 26.470.100 Employee/Square Footage Conversion.

Staff Findings: The proposed project is an Essential Public Facility and does not propose any net livable area. Staff finds this criterion to be not applicable.

g) The project represents minimal additional demand on public infrastructure, or such additional demand is mitigated through improvement proposed as part of the project. Public infrastructure includes, but is not limited to, water supply, sewage treatment, energy and communication utilities, drainage control, fire and police protection, solid waste disposal, parking and road and transit services.

Staff Findings: Some upgrades to existing facilities may be required at the applicant's expense, however it seems that the additional demand overall to the infrastructure can be accommodated and will be mitigated through the new development. Staff finds this criterion to be met.

26.470.110.D. Essential public facilities. The development of an essential public facility, upon a recommendation from the Planning and Zoning Commission, shall be approved, approved with conditions or denied by the City Council based on the following criteria:

a. The Community Development Director has determined the primary use and/or structure to be an essential public facility (see definition). Accessory uses may also be part of an essential public facility project.

Staff Findings: The proposed project's primary use has been determined by the Community Development Director to be an Essential Public Facility that meets the definition: "A facility which serves an essential public purpose, is available for use by or benefit of, the general public and serves the needs of the community." A vehicle maintenance and storage facility is also proposed, which requires conditional use approval. The conditional use review will happen concurrently with all reviews. Staff finds this criterion to be met.

b. Upon a recommendation from the Community Development Director, the City Council may assess, waive or partially waive affordable housing mitigation requirements as is deemed appropriate and warranted for the purpose of promoting civic uses and in consideration of broader community goals. The employee generation rates may be used as a guideline, but each operation shall be analyzed for its unique employee needs, pursuant to Section 26.470.100, Calculations.

Staff Findings: The P&Z will review the project and determine the employee generation of the project. The Applicant has represented 26.5 employees exist, and no additional employees will be generated as the development will support existing operations. If the P&Z determines the proposed development generates additional employees, the applicant is requesting City Council waive any affordable housing mitigation. APHCA has recommended the applicant mitigate for any additional employees generated. Staff finds this criterion to be met.

c. The applicant has made a reasonable good-faith effort in pursuit of providing the required affordable housing through the purchase and extinguishment of Certificates of Affordable Housing Credit.

Staff Findings: Staff finds this criterion to be not applicable.

d. The proposal furthers affordable housing goals, and the fee-in-lieu payment will result in the near-term production of affordable housing units.

Staff Findings: No fee-in-lieu is requested, the Applicant is requesting any affordable housing mitigation requirements be waived by City Council. Staff finds this criterion to be not applicable.

The City Council may accept any percentage of a project's total affordable housing mitigation to be provided through a fee-in-lieu payment, including all or none. Unless otherwise required

by this Title, the provision of affordable housing mitigation via a fee-in-lieu payment for 0.25 FTEs or less shall not require City Council approval.

26.470.050.C Employee generation. Applicants may request an employee generation review with the Planning and Zoning Commission, pursuant to Section 26.470.110, Growth management review procedures, and according to the following criteria. All essential public facilities shall be reviewed by the Planning and Zoning Commission to determine employee generation. In establishing employee generation, the Planning and Zoning Commission shall consider the following:

a) The expected employee generation of the use considering the employment generation pattern of the use or of a similar use within the City or a similar resort economy.

Staff Findings: The Land Use Code identifies an employee generation rate of 5.1 FTEs per 1,000 sq. ft. of net leasable space for the Public zone district. However, this generation rate is specific to office uses only. While this facility has some office use, much of the floor area is given to vehicle storage and other uses. In the case of Essential Public Facilities, the Land Use Code allows for the evaluation of actual employee generation – in this case the applicant has initially identified 26.5 employees. The Applicant claims no additional employees will be generated and that will be verified by an audit performed prior to building permit issuance and two years after the issuance of a certificate of occupancy. Staff finds this criterion to be met.

b) Any unique employment characteristics of the operation.

Staff Findings: Because of the unique nature of this facility, staff finds it appropriate to use actual employees to determine employee generation.

c)The extent to which employees of various uses within a mixed-use building or of a related off-site operation will overlap or serve multiple functions.

Staff Findings: Staff finds this criterion to be not applicable.

d) A proposed restriction requiring full employee generation mitigation upon vacation of the type of business acceptable to the Planning and Zoning Commission.

Staff Findings: There is no proposed restriction for the proposal as this is anticipated to serve as government facility indefinitely.

e) Any proposed follow-up analyses of the project (e.g., an audit) to confirm actual employee generation.

Staff Findings: APCHA has recommended, and Planning Staff concurs, that an audit of employees is required prior to issuance of a building permit and two years after receipt of the certificate of occupancy. Staff finds this criterion to be met.

f) For lodge projects only: An efficiency or reduction in the number of employees required for the lodging component of the project may, at the discretion of the

Commission as a means of incentivizing a lodge project, be applied as a credit towards the mitigation requirement of the free-market residential component of the project. Any approved reduction shall require an audit to determine actual employee generation after two (2) complete years of operation of the lodge.

Staff Findings: There is no lodge component to this project. Staff finds this criterion to be not applicable.

EXHIBIT E TRANSPORTATION AND PARKING MANAGEMENT

26.515.060.C. Review Criteria. All applicable projects are required to submit a Mobility Plan, which shall include and describe a project's mitigations for TIA and Parking Requirements. The Engineering, Transportation, and Community Development Department staff shall determine whether the project conforms to this Chapter requirements using the following standards:

1. Project TIA and the resulting mitigation program meets requirements for exempt, minor, or major project categories as outlined in the TIA Guidelines.

Staff Findings: The proposed project is considered a minor development outside the roundabout and is required to complete a Level One TIA. The Applicant's TIA and TDM/MMLOS submission is not complete. The Applicant will work with the Engineering and Transportation Departments to ensure compliance with the transportation requirements prior to building permit issuance. Staff finds this criterion to be met, with conditions.

2. Project provides full mitigation for the Parking Requirements pursuant to Section 26.515.050.

Staff Findings: The parking requirements are established through the Planned Development Process. The original SPA required 11 on site parking spaces. The Applicant will be required to provide at least 11 parking spaces. Currently 22 parking spaces exist on site, staff recommends the existing conditions be enumerated in the final ordinance to be approved by City Council. Staff has determined that the proposed development does not result in increased parking demands and does not recommend additional parking spaces be provided as a result of the proposal. Staff finds this criterion to be met.

3. If existing development is expanded, additional Parking Requirements shall be provided for that increment of the expansion.

Staff Findings: The proposed development does not increase employees and supports existing operations. Staff does not believe that increased parking requirements are needed. Staff finds this criterion to be met.

4. If existing development is redeveloped, on-site parking deficits may not be maintained unless all parking, or at least 20 spaces are provided as Public Parking. Projects failing to meet the requirements of this section may apply for a variation to the Planning and Zoning Commission through the Special Review process (Section 26.430 and Section 26.515.080).

Staff Findings: The proposed development does not maintain a parking deficit. Staff finds this criterion to be not applicable.

26.515.080. Special Review Standards.

Whenever the transportation, mobility, and parking impacts of a proposed development are subject to special review, an application shall be processed as a special review in accordance with the common development review procedures set forth in Chapter 26.304 and be evaluated according to the following standards. Review is by the Planning and Zoning Commission.

If the project requires review by the Historic Preservation Commission and the Community Development Director has authorized consolidation pursuant to Subsection 26.304.060.B, the Historic Preservation Commission shall approve, approve with conditions or disapprove the special review application.

A special review for establishing, varying or waiving transportation, mobility, or off-street parking requirements may be approved, approved with conditions or denied based on its conformance with all of the following criteria:

- The transportation, mobility, and off-street parking needs of the residents, customers, guests and employees of the project have been met, taking into account potential uses of the parcel, the projected traffic generation of the project, any shared parking opportunities, expected schedule of parking demands, the projected impacts on the onstreet parking of the neighborhood, the proximity to mass transit routes and the downtown area and any special services, such as vans, provided for residents, guests and employees.
- Staff Findings: As mentioned, the applicant's TIA and TDM/MMLOS submission are not sufficient. The Applicant will work with Transportation and Engineering staff to identify and implement appropriate mitigation strategies to enhance possible on-site pedestrian, bicycle and transit facilities. Staff finds this criterion to be met, with conditions.
- 2. An on-site mitigation solution meeting the requirements and guidelines is practically difficult or results in an undesirable development scenario.
- Staff Findings: There are numerous options for meeting mitigation options on-site. Criterion is not applicable.
- 3. Existing or planned on-site or off-site facilities adequately serve the needs of the development, including the availability of street parking.

Staff Findings: The end outcome of the new facilities will not generate new demands for parking, but will require the redesign of on-site multi-modal facilities. Street parking is not available. Staff finds this criterion to be met, with conditions.

26.425.040. Standards applicable to all conditional uses.

When considering a development application for a conditional use, the Planning and Zoning Commission shall consider whether all of the following standards are met, as applicable.

A. The conditional use is consistent with the intent of the Zone District in which it is proposed to be located and complies with all other applicable requirements of this Title; and

Staff Response: The proposed vehicle storage and maintenance facility is accessory to, and in support of, the primary operation of the water treatment facility as an essential government facility that provides utilities and services for the community. It is compatible with the Public (PUB) zone district, staff finds this criterion to be met.

B. The conditional use is compatible with the mix of development in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with any applicable adopted regulatory master plan.

Staff Response: The structure is compatible with the other structures on the Water Plant SPA site. The proposed structure is located in proximity to existing buildings and has a minimal impact on the open space of the property, Staff finds this criterion to be met.

C. The conditional use is consistent and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses and enhances the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development; and

Staff Response: The proposed vehicle maintenance and storage facility is consistent and compatible with the use and existing development on site. The structure is used to support and improve existing operations, which are consistent with the intended uses of the PUB zone district, Staff finds this criterion to be met.

D. The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations and odor on surrounding properties; and

Staff Response: The location, size, operational characteristics, and design are all compatible with existing development on site and comply with the adopted dimensional limitations established by the zone district. The proposed structure will not increase pedestrian or vehicular circulation, or other impacts to the surrounding properties, as the structure supports existing infrastructure and operations. Staff finds this criterion to be met.

E. There are adequate public facilities and services to serve the conditional use including but not

limited to roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, drainage systems and schools; and

Staff Response: There are adequate public facilities and services in place to accommodate the proposed conditional use structure. Any additional impacts of the proposed development will be upgraded at the Applicant's expense and will comply with all adopted regulations of the City of Aspen, Pitkin County, and State of Colorado. Staff finds this criterion to be met.

F. The applicant commits to supply affordable housing to meet the incremental need for increased employees generated by the conditional use; and

Staff Response: The proposed development will not result in additional employees, rather, the proposed development supports existing operations and employees. Staff finds this criterion to be not applicable.

G. The Community Development Director may recommend and the Planning and Zoning Commission may impose such conditions on a conditional use that are necessary to maintain the integrity of the City's Zone Districts and to ensure the conditional use complies this Chapter and this Title; is compatible with surrounding land uses; and is served by adequate public facilities. This includes, but is not limited to, imposing conditions on size, bulk, location, open space, landscaping, buffering, lighting, signage, off-street parking and other similar design features, the construction of public facilities to serve the conditional use and limitations on the operating characteristics, hours of operation and duration of the conditional use.

Staff Response: The proposed structure is compatible with the existing use and operations of the Water Treatment Plant and enhances existing operations. The Community Development does not recommend any additional conditions on the proposed vehicle storage and maintenance facility at this time. Staff finds this criterion to be not applicable.

The Development Review Committee met with the Applicant to discuss the proposed project on Wednesday, July 10th in Council Chambers. Representative of the following referral agencies were present: Engineering, Building, APCHA, Zoning, Environmental, Aspen Fire District, and Parking. The Environmental Health and Parks Departments have provided comment but were not present at the meeting. Pitkin County Community Development reviewed the application and did not submit comments. The Transportation Department coordinated with Engineering and their comments were combined with Engineering.

The following comments were provided by referral agencies:

Engineering Comments - provided by Hailey Guglielmo

These comments are not intended to be exclusive, but an initial response to the project packet submitted for purpose of the DRC meeting.

The TIA needs to be finalized prior to approval of the land use case.

- 1. The narrative starts to say two pedestrian improvements will be completed further down on Doolittle, but it does not specify what those improvements will be.
- 2. The property cannot receive credit for programs that are already in place. The bus subsidy is an existing strategy. Are the bike racks, showers, and lockers already existing? What is the proposed improvement to the employee shuttle van situation? How does it go above and beyond what is already being done?

The following items should be included/addressed at building permit.

- Andy Rossello stated the project team is working with the CDPHE for all dam and reservoir permitting requirements. At building permit please provide this information to the City Engineering Department. In particular the analysis of an emergency spillway and any potential impacts to downstream properties.
- 2. The engineering drainage report should include an analysis of the drainage path all the way to Castle Creek Bridge. Is the culvert under Castle Creek road adequately sized?
- 3. The project will need to provide detention or show the system to the river is sized for the 100-year event. Andy mentioned using the backwash pond for stormwater detention. This may have been done for previous projects. If the backwash pond is utilized it needs to be analyzed for the whole site to see if there is capacity.
- 4. Drywells are the BMP of last resort. If there is adequate space for a sand filter or bioretention area that should be implemented.
- 5. Any addition to structures will need to be designed to collect stormwater and treat for WQCV. The property is only required to treat new additions.

Building Comments - provided by Denis Murray

- An oil and sand separator are required in the vehicle maintenance and storage facility.
- Snow stops will be required as applicable.

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- A building permit shall not be issued unless the project is in compliance with policies and codes as currently adopted and amended per Title 8 (Building and Energy Codes) of the Aspen Municipal Code. Including Ordinance 40, Series of 2016 and Colorado Revised Statues 9-5-101, as well as any applicable building codes in place at the time of permit submission.

Parks Comments - provided by David Radeck:

Parks comments would be that we would like to minimize impacts to the native gamble oak stand that would be impacted due to the increase of the size of the ponds. Other than that, a tree removal permit would be required along with a 6' tall fence for tree protection fencing around all impacted areas. Parks would like to see what impacts if any would be to the trail just above the proposed expansion of the pond as well.

Comments from Environmental Health and Sustainability - provided by Liz O'Connell Chapman

I am unable to attend this DRC. I have a had a look at the plans and I cannot tell what size or configuration the trash enclosure will be. As long as they meet code and provide 200 SF of accessible trash and recycling storage, it's probably going to be good. I will need to see more detail about the size, placement, and configuration before I can approve.

Aspen Fire District comments - provided by Parker Lathrop

None

Zoning Comments - provided by Bob Narracci

- 1) With the building permit application, please provide all math demonstrating how maximum allowable Floor Area was derived. On Sheet 38, the existing and proposed tables convey considerably different allowable Floor Area numbers. (Page 5, Sheet 38)
 - a. This PD Amendment is an opportunity to clearly specify maximum floor area allowances for the Water Plant SPA/PD;
 - b. The proposed pump station building should be included in the Floor Area calculations:
 - c. It does not appear that floor area calculations have been provided for the proposed new maintenance garage.
 - d. Unless this project is exempted from impact fees by Council, please provide the existing and proposed net-leasable calculations for all existing and proposed buildings on the Water Plant site. This will be necessary for impact fee calculations at the time of building permit.
- 2) The PD calls out a minimum 100-foot setback from the property boundary. Not all the existing and proposed improvements are within the 100-foot setback. (Sheet 32)
 - a. The PD Amendment process is an opportunity to either specify a lesser setback, and/or define separate setbacks for the buildings versus the ponds, pump station and other ancillary improvements.
 - b. The Verizon cell site does not appear to satisfy the 100-foot setback. An as-built setback could be called out in the PD.

3) All exterior stairs count towards 'deck' area. If all the deck area is less than 15% of the total allowable floor area, then it is exempt. (Sheet 38)

APCHA Comments - provided by Cindy Christensen,

ISSUE: The applicant is seeking approval to provide a new vehicular storage garage, and updating and expanding several key water treatment facilities, including the administrative office.

BACKGROUND: The application has been submitted as an Essential Public Facility under the Land Use Code. Chapter 26.445.110, C., states: "Employee generation review. All Essential Public Facilities shall be reviewed by the Planning and Zoning Commission to determine employee generation, pursuant to Section 26.470.110D. In addition, any applicant who believes the employee generation rate is different than that outlined herein may request an employee generation review with the Planning and Zoning Commission during a duly noticed public hearing, pursuant to Section 26.304.060.E."

Per the applicant, it is not anticipated that additional employee generation will result from the upgrades provided for in this application.

Chapter 26.470.080, D, 6) Affordable Housing Mitigation for Essential Public Facility development, states that mitigation shall be determined based on section 26.470.110.D. Chapter 26.470.110.D. allows the City Council to waive or partially waive affordable housing mitigation requirements as is deemed appropriate upon recommendation from the Community Development Director and the Planning and Zoning Commission.

SUMMARY: Based on the Land Use Code, the Planning and Zoning Commission reviews the application and decides on any mitigation requirement.

<u>APCHA RECOMMENDATION</u>: Staff recommends that the Planning and Zoning Commission request an employee audit prior to building permit approval, showing the hours of all employees in the Water Department and then dividing by 2,080 hours for a Full-Time Equivalent (FTE) count. After two years from the Certificate of Occupancy (CO), another employee audit shall be conducted to see if any FTE's were added. If at such time employees were added, it is recommended that mitigation be required. Mitigation can be satisfied from the credits the City of Aspen may have from their specific housing fund.

Transportation Comments - provided by Lynn Rumbaugh and John Krueger

See Engineering comments.

LAND USE APPLICATION

City of Aspen Water Department / Water Plant Subdivision 6 June 2019

An application for Major Public Project for Lot 25, Water Treatment Plant Site, City of Aspen, Colorado





Represented by:



STAN CLAUSON ASSOCIATES INC landscape architecture.planning.resort design

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Project Overview

This application is submitted on behalf of the City of Aspen Water Department (the "Applicant") requesting Major Public Project review for Lot 25, Water Treatment Plant Site, PID #273513204825 (the "Property"). This application has been prepared in conformance with the City of Aspen Pre-Application Conference Summary dated 8 March 2018, made a part of this application as Attachment 14.

The Property consists of approximately 50 acres and is located outside the Aspen Infill Area. Underlying zoning is the Public (PUB) zone district with a Planned Development (PD) Overlay. Existing uses include City of Aspen water treatment facility.

Proposed Development

The Applicant proposes providing a new vehicular storage garage and updating and expanding several of the key water treatment facilities, including the administrative office, as part of a master planning process for the water plant facilities. Specific proposed modifications and additions to the existing facilities include:

- Reservoir expansion for surface area and volume The City Utilities Department is
 planning the expansion of the Leonard Thomas Reservoir, an on-site body of water
 providing approximately 10 acre-feet of raw water storage upstream of the City's Castle
 Creek Water Treatment Plant. Reservoir expansion alternatives include a new earth dam
 or concrete reservoir located to the south of the existing reservoir or expanding the
 surface area of the existing body of water to the northeast. The attached Master
 Planning Exhibit shows the potential locations of both reservoir expansion options;
- Expansion of the existing administration building The 1,499 SF expansion will provide
 additional administrative office space to the west of the existing building. The design of
 the addition will match the existing building;
- New maintenance and vehicle storage structure The new maintenance and vehicle storage structure, which will be used to store heavy equipment currently stored outside, will be approximately 3,200 SF. The pre-fabricated building will be located to the southeast of the existing Electric and Distribution Building and will include a shed roof, possibly OV panels, and a concrete access apron;
- New chlorination structure and tanks Replacement of the existing chlorination tanks and structure with a new approximately 525 SF structure adjacent to the West plant;
- Expansion of Residual Treatment Area The City Utilities Department currently uses a portion of the Thomas Parcel to treat residuals produced from its WTP process. Spent filter backwash and residuals collected in settling process are sent to an existing holding pond. The residuals sent to this pond settle within the pond and the clarified water overflows to Castle Creek and/or Holden-Marolt Ditch. Residuals accumulate in the pond over time and are periodically removed by dredging the pond and drying those dredged residuals within a geosynthetic textile bag called a GeoTube. The residuals within the Geotube are allowed to dry and sent to the landfill for disposal. The City Utilities Department is planning the following improvements to this area:

- Construction of a second, lined holding pond.
- Expansion of the existing holding pond and dewatering Geotube area.
- Lining and improving existing pond embankment.

These improvements are necessary for the current operations of the water plant and anticipated future needs of this Essential Public Facility.

Previous Approvals

Ordinance 7, Series of 1980 created the original City Water Plan Specially Planned Area (SPA) designation. A series of amendments have occurred since 1980 with the most significant amendment occurring in 1996 that granted Final SPA approval, Subdivision, Conditional Use Approval for Affordable Housing in the Public Zone District, Special Review for Parking, Open Space and Dimensional Requirements for Affordable Housing, 8040 Greenline Review, and GMQS Exemption for twenty-three (23) Affordable Housing units. The Affordable Housing units, known as the Water Plan Affordable Housing, have been subdivided and are no longer a part of the Property.

The City Thomas Property Subdivision Exception, Lot 4, Specially Planned Area Map, dated 27 March 1984 provided the following SPA data:

| 0 | Area of Lot: | 54.36 ac |
|---|-----------------------------------|----------|
| 0 | Existing Area Developed: | 3.83 ac |
| 0 | Total Floor Area Ratio: | 14:1 |
| 0 | Proposed Water Plant Development: | .77 ac |
| 0 | Proposed Floor Area Ratio: | 11.82:1 |

Minimum Development Set Back:
 100 feet (all sides)

Maximum Height of Structures:25 feet

o Minimum Parking:

Water Treatment Plant and Officer: 6 spacesWater Maintenance Building: 3 spaces

Caretakers House: 2 spaces (no caretake house provided nor proposed at this time)

Open Space as Developed: 50.53 ac
 Open Space After Proposed Development: 49.76 ac
 Open Space % of Lot After Development: 91.54%

We look forward to working with the City of Aspen Community Development Department, the City of Aspen Planning and Zoning Commission, and the City of Aspen City Council in connection with this application.

26.304.035 Neighborhood Outreach

In addition to traditional public noticing requirements and in order to facilitate citizen participation, the Applicant proposes a public outreach meeting to review the proposed development. A written summary of the neighborhood outreach meeting, including any documentation that was presented to the public as part of the outreach, as well as the method of public notification, will be prepared by the Applicant and will be submitted as part of the official record.

26.435.030 8040 Greenline Review

A. Applicability. The provisions of 8040 Greenline review shall apply to all development located at or above 8040 feet above mean sea level (the 8040 Greenline) in the City and all development within one hundred fifty (150) feet below, as measured horizontally, the 8040 Greenline, unless exempted pursuant to Subsection 26.435.030.B.. Development on land located in the R-15B Zone District is not subject to the 8040 Greenline review.

The Property is located above the 8040 Greenline and is subject to 8040 Greenline review.

- B. Exemption. The Community Development Director may exempt the expansion, remodeling or reconstruction of an existing 8040 Greenline development if the following standards are met:
 - 1. The development does not add more than ten percent (10%) to the floor area of the existing structure or increase the total amount of square footage of areas of the structure which are exempt from floor area calculations by more than twenty-five percent (25%); and
 - 2. The development does not require the removal of any tree for which a permit would be required pursuant to Section 15.04.450 or the applicant receives a permit pursuant to said Section; and
 - 3. The development is located such that it is not affected by any geologic hazard and will not result in increased erosion and sedimentation.
 - 4. All exemptions are cumulative. Once a development reaches the totals specified in Subsection 26.435.030.B.1, an 8040 Greenline review must be obtained pursuant to Subsection 26.435.030.C.

Not applicable as the standards for exemption will not be met.

- C. 8040 Greenline review standards. No development shall be permitted at, above or one hundred fifty (150) feet below the 8040 Greenline unless the Planning and Zoning Commission makes a determination that the proposed development complies with all requirements set forth below.
 - 1. The parcel on which the proposed development is to be located is suitable for development considering its slope, ground stability characteristics, including mine subsidence and the possibility of mudflow, rock falls and avalanche dangers. If the parcel is found to contain hazardous or toxic soils, the applicant shall stabilize and revegetate the soils or, where necessary, cause them to be removed from the site to a location acceptable to the City.

The Property is suitable for development and development will not be infeasible due to slope, ground stability characteristics, mine subsidence and the possibility of mudflow, rock falls and avalanche dangers. The Property currently contains existing structures and has been utilized for the City Water Plant without issue. If the parcel is found to contain

hazardous or toxic soils, the Applicant will stabilize and revegetate the soils or, where necessary, remove the soils from the site to a location acceptable to the City of Aspen.

2. The proposed development does not have a significant adverse affect on the natural watershed, runoff, drainage, soil erosion or have consequent effects of water pollution.

The proposed development will not have an adverse effect on the natural watershed, runoff, drainage, soil erosion or have consequent effects of water pollution. Currently, there is sufficient storm water controls in place to handle all existing and contemplated development.

3. The proposed development does not have a significant adverse affect on the air quality in the City.

The proposed development will not have a significant adverse effect on the air quality in the City. All facilities are connected to City power with no gas service proposed anticipated at this time.

4. The design and location of any proposed development, road or trail is compatible with the terrain on the parcel on which the proposed development is to be located.

The design and location of the proposed development is compatible with the terrain on the parcel and is consistent with the existing development and structures. No additional roads and no trails are proposed for the Property.

5. Any grading will minimize, to the extent practicable, disturbance to the terrain, vegetation and natural land features.

Any grading will minimize disturbance to the terrain, vegetation and natural land features to the maximum extent possible.

6. The placement and clustering of structures will minimize the need for roads, limit cutting and grading, maintain open space and preserve the mountain as a scenic resource.

The placement and clustering of structures will be consistent with the existing use pattern on the parcel and will minimize the need for additional roads, cutting and grading, will maintain open space, and preserve the mountain as a scenic resource to the maximum extent possible.

7. Building height and bulk will be minimized and the structure will be designed to blend into the open character of the mountain.

Building height and bulk will be consistent with the existing structures on the parcel and will be designed to blend into the character if the surrounding landscape.

8. Sufficient water pressure and other utilities are available to service the proposed development.

Sufficient water pressure and other utilities are currently available to service the proposed development. The Property currently contains the City of Aspen Water Treatment facility.

9. Adequate roads are available to serve the proposed development and said roads can be properly maintained.

Adequate roads are currently available to serve the proposed development. These roads are and will be properly maintained in the future.

10. Adequate ingress and egress is available to the proposed development so as to ensure adequate access for fire protection and snow removal equipment.

Adequate ingress and egress is currently available to the proposed development and can ensure adequate access for fire protection and snow removal equipment.

11. The adopted regulatory plans of the Open Space and Trails Board are implemented in the proposed development, to the greatest extent practical.

To the greatest extent practical, the adopted regulatory plans of the Open Space and Trails Board will be implemented in the proposed development.

26.445 Planned Development

26.445.010. Purpose.

The purpose of Planned Development review is to encourage flexibility and innovation in the development of land which:

A. Promotes the purposes, goals and objectives of applicable adopted regulatory plans.

In accordance with the Aspen Area Community Plan (AACP), the proposed Planned Development amendment will support an Essential Public Facility in an appropriate and respectful manner within the context of the neighborhood and the purposes, goals, and objectives of the Planned Development. Moreover, the proposed development clearly reflects and will support the operations of the Water Plant. As dictated by the AACP, the proposed development will utilize best management practices.

B. Achieves a more desirable development pattern, a higher quality design and site planning, a greater variety in the type and character of development and a greater compatibility with existing and future surrounding land uses than would be possible through the strict application of the zone district provisions.

The proposed Planned Development amendment will support the ongoing operations of this Essential Public Facility and will also provide for a more desirable development pattern, a higher quality design and site planning, and a greater compatibility with existing and future surrounding land uses than would be possible through the strict application of the zone district provisions.

C. Preserves natural and man-made site features of historic, cultural or scenic value.

In the unlikely event they exist, the proposed Planned Development amendment will preserve natural and man-made site features of historic, cultural or scenic value as applicable and to the greatest extent possible.

D. Promotes more efficient use of land, public facilities and governmental services.

The proposed Planned Development amendment will promote a more efficient use of land, directly support public facilities and governmental services through the updating and expanding existing facilities.

E. Incorporates an appropriate level of public input to the planning process to ensure sensitivity to neighborhood and community goals and objectives.

The Applicant will incorporate appropriate public input into the planning process. This collaboration with the community will ensure sensitivity to neighborhood and community goals and objectives.

F. Promotes safe and convenient transit, pedestrian, bicycle and vehicular access and circulation.

The proposed Planned Development amendment will, to the greatest extent it can, promote safe vehicular access and circulation.

G. Allows the development of mixed land uses through the encouragement of innovative design practices that warrant variations from the standard permitted zone district land uses and dimensional requirements.

Not applicable.

26.445.050. Project Review Standards.

The Project Review shall focus on the general concept for the development and shall outline any dimensional requirements that vary from those allowed in the underlying zone district. The burden shall rest upon an applicant to show the reasonableness of the development application and its conformity to the standards and procedures of this Chapter and this Title. The underlying zone district designation shall be used as a guide, but not an absolute limitation, to the dimensions which may be considered during the development review process. Any dimensional variations allowed shall be specified in the ordinance granting Project Approval. In the review of a development application for a Project Review, the Planning and Zoning Commission or the Historic Preservation Commission, as applicable, and City Council shall consider the following:

A. Compliance with Adopted Regulatory Plans. The proposed development complies with applicable adopted regulatory plans.

The proposed development will comply with applicable adopted regulatory plans.

B. Development Suitability. The proposed Planned Development prohibits development on land unsuitable for development because of natural or man-made hazards affecting the property, including flooding, mudflow, debris flow, fault ruptures, landslides, rock or soil creep, rock falls, rock slides, mining activity including mine waste deposit, avalanche or snow slide areas, slopes in excess of 30%, and any other natural or man-made hazard or condition that could harm the health, safety, or welfare of the community. Affected areas may be accepted as suitable for development if adequate mitigation techniques acceptable to the City Engineer are proposed in compliance with Title 29 – Engineering Design Standards. Conceptual plans for mitigation techniques may be accepted for this standard. The City Engineer may require specific designs, mitigation techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

The Property has been previously developed and contains existing structures which support an Essential Public Facility. The proposed development will not occur on land that is unsuitable for development because of natural or man-made hazards affecting the property, including flooding, mudflow, debris flow, fault ruptures, landslides, rock or soil creep, rock falls, rock slides, mining activity including mine waste deposit, avalanche or snow slide areas, slopes in excess of 30%, and any other natural or man-made hazard or condition that could harm the health, safety, or welfare of the community. To the best of the Applicant's knowledge, none of the hazards mentioned above exist on the Property. In the event such hazards exist, affected areas will receive adequate mitigation techniques acceptable to the City Engineer in compliance with Title 29 – Engineering Design Standards.

- C. Site Planning. The site plan is compatible with the context and visual character of the area. In meeting this standard, the following criteria shall be used:
 - 1. The site plan responds to the site's natural characteristics and physical constraints such as steep slopes, vegetation, waterways, and any natural or man-made hazards and allows development to blend in with or enhance said features.

The proposed site plan made a part of this application responds to the Property's natural characteristics and physical constraints. This will allow the proposed development to blend in with or enhance these features.

2. The project preserves important geologic features, mature vegetation, and structures or features of the site that have historic, cultural, visual, or ecological importance or contribute to the identity of the town.

To the extent these features exist on the Property, the project will preserve important geologic features, mature vegetation, and structures or features of the site that have historic, cultural, visual, or ecological importance or contribute to the identity of the town.

3. Buildings are oriented to public streets and are sited to reflect the neighborhood context. Buildings and access ways are arranged to allow effective emergency, maintenance, and service vehicle access.

To the extent possible, the proposed buildings will be appropriately orientated to public streets that allow effective access for emergency, maintenance, and service vehicles. Modifications to the existing access are not proposed as part of this application.

D. Dimensions. All dimensions, including density, mass, and height shall be established during the Project Review. A development application may request variations to any dimensional requirement of this Title. In meeting this standard, consideration shall be given to the following criteria:

All dimensions for the proposed development, including density, mass, and height will be established during the Project Review. The current allowances for the property were approved under Ordinance 18, Series 1983 and memorialized on the plat recorded at Book 16, Page 6, reception no. 259644. The proposed development will require amendment of these allowances.

1. There exists a significant community goal to be achieved through such variations.

The Water Plant is an Essential Public Facility and the all proposed development will support and aid in the ongoing operations on the Property including raw water collection, the water treatment plant, potable water distribution, and electrical distribution system.

2. The proposed dimensions represent a character suitable for and indicative of the primary uses of the project.

The proposed dimensions are fully representative of the character of the Water Plant and are indicative of the primary uses of the Property as an Essential Public Facility. The proposed development will support and aid in the ongoing operations on the Property including raw water collection, the water treatment plant, potable water distribution, and electrical distribution system.

3. The project is compatible with or enhances the cohesiveness or distinctive identity of the neighborhood and surrounding development patterns, including the scale and massing of nearby historical or cultural resources.

The area for proposed development is set apart from neighboring development and very much self-contained. Based on historic development and site survey, there is no indication of historical or cultural resources being present on the Property.

4. The number of off-street parking spaces shall be established based on the probable number of cars to be operated by those using the proposed development and the nature of the proposed uses. The availability of public transit and other transportation facilities, including those for pedestrian access and/or the commitment to utilize automobile disincentive techniques in the proposed development, and the potential for joint use of common parking may be considered when establishing a parking requirement.

Existing parking is sufficient for It is not anticipated that a substantial amount of additional parking will be required as the proposed development is to augment and support existing operations.

5. The Project Review approval, at City Council's discretion, may include specific allowances for dimensional flexibility between Project Review and Detailed Review. Changes shall be subject to the amendment procedures of Section 26.445.110 – Amendments.

If required, the Applicant may request City Council to include specific allowances for dimensional flexibility. Applicant is requesting combined reviews.

- E. Design Standards. The design of the proposed development is compatible with the context and visual character of the area. In meeting this standard, the following criteria shall be used:
 - 1. The design complies with applicable design standards, including those outlined in Chapter 26.410, Residential Design Standards, Chapter 26.412, Commercial Design Standards, and Chapter 26.415, Historic Preservation.

The design complies with II applicable design standards, including, as applicable, the Commercial Design Standards. The proposed development does not contemplate residential development. The Property is not located in an historic district nor involve historic preservation of any historically designated feature.

2. The proposed materials are compatible with those called for in any applicable design standards, as well as those typically seen in the immediate vicinity. Exterior materials are finalized during Detailed Review, but review boards may set forth certain expectations or conditions related to architectural character and exterior materials during Project Review.

Proposed materials will be compatible with those called for in any applicable design standards, as well as those used in the immediate vicinity. The Applicant has requested a combined review. Therefore exterior materials will be reviewed and approved simultaneously.

F. Pedestrian, bicycle & transit facilities. The development improves pedestrian, bicycle, and transit facilities. These facilities and improvements shall be prioritized over vehicular facilities and improvements. Any vehicular access points, or curb cuts, minimize impacts on existing or proposed pedestrian, bicycle, and transit facilities. The City may require specific designs, mitigation techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

The proposed development will not negatively impact pedestrian, bicycle, and/or transit facilities. Vehicular access points to the site currently exist and will not be modified.

G. Engineering Design Standards. There has been accurate identification of engineering design and mitigation techniques necessary for development of the project to comply with the applicable requirements of Municipal Code Title 29 – Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). The City Engineer may require specific designs, mitigation techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

The proposed development will accurately identify engineering design and mitigation techniques necessary for development of the project and will comply with the applicable requirements of Municipal Code Title 29- Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). The Applicant will provide the items required by the City Engineer, as necessary.

H. Public Infrastructure and Facilities. The proposed Planned Development shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer. The City Engineer may require specific designs, mitigation techniques, and implementation timelines be defined as part of the Detailed Review and documented within a Development Agreement.

As necessary, the proposed development will upgrade public infrastructure and facilities necessary to serve the project. Such improvements will be the sole costs of the applicant. It is not anticipated that public infrastructure and facilities, other than the public infrastructure and facilities included in this application, will be required to be upgraded.

I. Access and Circulation. The proposed development shall have perpetual unobstructed legal vehicular access to a public way. A proposed Planned Development shall not eliminate or obstruct legal access from a public way to an adjacent property. All streets in a Planned Development retained under private ownership shall be dedicated to public use to ensure adequate public and emergency access. Security/privacy gates across access points and driveways are prohibited.

The Property has unobstructed legal vehicular access to a public way. The proposed development will not eliminate or obstruct legal access from a public way to any adjacent property. Existing security gates at the entrance to the Property will remain as required by applicable regulations governing water treatment plants.

26.445.060. Use Variation Standards.

A development application may request variations in the allowed uses permitted in the zone district. The burden shall rest upon an applicant to show the reasonableness of the request and its conformity to the standards and procedures of this Chapter and this Title. The permitted and conditional uses allowed on the property according to its zoning shall be used as a guide, but not an absolute limitation, to the land uses which may be considered during the review. Any use variation allowed shall be specified in the ordinance granting Project Review approval.

Use variations are not requested at this time. The underlying zoning of Public (PUB) allows for essential governmental and public utility uses, facilities, services, and buildings.

26.445.070. Detailed Review Standards.

Detailed Review shall focus on the comprehensive evaluation of the specific aspects of the development, including utility placement, and architectural materials. In the review of a development application for

Detailed Review, the Planning and Zoning Commission, or the Historic Preservation Commission as applicable, shall consider the following:

A. Compliance with Project Review Approval. The proposed development, including all dimensions and uses, is consistent with the Project Review approval and adequately addresses conditions on the approval and direction received during the Project Review.

As a governmental entity, the Applicant is requesting review as a Major Public Project, pursuant to Sec. 26.500, Public Projects. The process required two public hearings, one at the Planning and Zoning Commission and one at City Council. The Applicant also requests a consolidated review.

B. Growth Management. The proposed development has received all required GMQS allotments, or is concurrently seeking allotments.

The existing and proposed development qualify as an Essential Public Facilities. The proposed development will adhere to the determination made by the Planning and Zoning Commission regarding employee generation and growth management. It is not anticipated that the proposed development will generate additional employees as the improvements will support existing operations. If required, an employee generation review will be requested to confirm this assertion.

C. Site Planning and Landscape Architecture. The site plan is compatible with the context and visual character of the area. In meeting this standard, the following criteria shall be used:

1. The landscape plan exhibits a well-designed treatment of exterior spaces, preserves existing significant vegetation, and provides an ample quantity and variety of ornamental plant species suitable for the Aspen area climate. Vegetation removal, protection, and restoration plans shall be acceptable to the Director of Parks and Open Space.

The site plan will be compatible with the context and visual character of the area. The proposed landscape plan will exhibit a well-designed treatment of the exterior spaces, preserve existing significant vegetation when feasible, provide an ample quantity and variety of native plant species suitable for the Aspen area climate, and will provide acceptable plans for vegetation removal, protection, and restoration.

2. Buildings and site grading provide simple, at-grade entrances and minimize extensive grade changes along building exteriors. The project meets or exceeds the requirements of the Americans with Disabilities Act and applicable requirements for emergency, maintenance, and service vehicle access. Adequate snow storage is accommodated.

The proposed development will avoid extensive grade changes and will keep grading to a minimum, as practical, while keeping entrances at-grade. The proposed project will meet or exceed the requirements of the Americans with Disabilities Act and applicable requirements for emergency, maintenance, and service vehicle access. Adequate snow storage is currently available within the site.

3. Energy efficiency or production features are integrated into the landscape in a manner that enhances the site.

When applicable, energy efficiency or production features will be integrated into the landscape in a manner that enhances the site.

4.All site lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting shall comply with the City's outdoor lighting standards.

All proposed site lighting will be designed and/or located so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting will comply with the City's outdoor lighting standards.

5. Site drainage is accommodated for the proposed development in compliance with Title 29 – Engineering Design Standards and shall not negatively impact surrounding properties.

Site drainage will be in compliance with Title 29-Engineering Design Standards and will not negatively impact surrounding properties. Site specific storm water control facilities, provided within backwash ponds, exist on the Property.

- D. Design Standards and Architecture. The proposed architectural details emphasize quality construction and design characteristics. In meeting this standard, the following criteria shall be used:
 - 1. The project architecture provides for visual interest and incorporates present-day details and use of materials respectful of the community's past without attempting to mimic history.

The proposed project architecture will be consistent with the water plant operations and, to the extent possible, provide for visual interest, incorporate present-day details and use materials that are respectful of the community's past without attempting to mimic history. The Property is an operational facility where operations are prioritized over aesthetic concerns.

2. Exterior materials are of a high quality, durability, and comply with applicable design standards, including those outlined in Chapter 26.410, Residential Design Standards, Chapter 26.412, Commercial Design Standards, and Chapter 26.415, Historic Preservation.

The proposed exterior materials will be of a high quality, durability, and will comply with applicable design standards including those outlined in Chapter 26.412, Commercial Design Standards. The materials will be the same or very similar to existing materials used at the water plant facilities. Current and proposed materiality includes structural steel buildings, CMU block construction, and a mix, as appropriate.

3. Building entrances are sited or designed to minimize icing and snow shedding effects.

Building entrances will be sited or designed to minimize icing and snow shedding effects.

4. Energy efficiency or production features are integrated into structures in a manner that enhances the architecture.

When applicable, the proposed development will integrate energy efficiency or production features into the structures in a manner that enhances the architecture.

5. All structure lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting shall comply with the City's outdoor lighting standards.

All proposed structure lighting will be designed and/or located so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting will comply with the City's outdoor lighting standards.

E. Common Parks, Open Space, Recreation Areas, or Facilities. If the proposed development includes common parks, open space, recreation areas, or common facilities, a proportionate, undivided interest is deeded in perpetuity to each lot or dwelling unit owner within the Planned Development. An adequate assurance through a Development Agreement for the permanent care and maintenance of open spaces, recreation areas, and shared facilities together with a prohibition against future development is required.

Not applicable.

F. Pedestrian, bicycle & transit facilities. The development improves pedestrian, bicycle, and transit facilities. These facilities and improvements shall be prioritized over vehicular facilities and improvements. Any new vehicular access points minimize impacts on existing pedestrian, bicycle and transit facilities.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of the Project Review and as otherwise required in the Land Use Code. These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements and to determine any required cost estimating for surety requirements, but do not need to be detailed construction documents.

The proposed development will not negatively impact pedestrian, bicycle, and/or transit facilities. Vehicular access points to the site currently exist and will not be modified.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review will comply with the applicable requirements of the Project Review and as otherwise required in the Land Use Code. The proposed development plans will provide sufficient detail to determine if the design or mitigation concepts comply with the intent of the requirements and will determine any required cost estimates for surety requirements.

G. Engineering Design Standards. There has been accurate identification of engineering design and mitigation techniques necessary for development of the proposed subdivision to comply with the applicable requirements of Municipal Code Title 29 – Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP).

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of Municipal Code Title 29 – Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements, but do not need to be detailed construction documents.

The proposed development will accurately identify engineering design and mitigation techniques necessary for development of the project and will comply with the applicable requirements of Municipal Code Title 29- Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). The Applicant will provide the items required by the City Engineer, as necessary.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review will comply with the applicable requirements of the Project Review and as otherwise required in Municipal Code Title 29-Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). The proposed development plans will provide

sufficient detail to determine if the design or mitigation concepts comply with the intent of the requirements and will determine any required cost estimates for surety requirements.

H. Public Infrastructure and Facilities. The proposed Planned Development shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of Municipal Code Title 29 – Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements, but do not need to be detailed construction documents.

Other than upgrading the public infrastructure and facilities that are the subject of this application, the Applicant will upgrade public infrastructure and facilities, as necessary, to serve the project. Such improvements will be the sole costs of the Applicant.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review will comply with the applicable requirements of the Project Review and as otherwise required in Municipal Code Title 29-Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP). The proposed development plans will provide sufficient detail to determine if the design or mitigation concepts comply with the intent of the requirements and will determine any required cost estimates for surety requirements.

I. Phasing of development plan. If phasing of the development plan is proposed, each phase shall be designed to function as a complete development and shall not be reliant on subsequent phases. Phasing shall insulate, to the extent practical, occupants of initial phases from the construction of later phases. All necessary or proportionate improvements to public facilities, payment of impact fees and fees-in-lieu, construction of any facilities to be used jointly by residents of the Planned Development, construction of any required affordable housing, and any mitigation measures shall be completed concurrent or prior to the respective impacts associated with the phase.

The Applicant wishes to provide a master plan for this Essential Public Facility that aedequately addresses current and anticipated needs. As suchphasing of the development is proposed. Each phase will function as a complete development and will not be reliant on subsequent phases. Phasing will insulate employees of the water treatment plant in an appropriate manner of existing and initial phases from the construction of later phases to the greatest extent practical. All necessary or proportionate improvements to public facilities, payment of impact fees and fee-in-lieu, and any mitigation measures will be completed concurrent or prior to the respective impacts associated with the phase.

26.445.110. Amendments.

Amendments to an approved Project Review or to an approved Detailed Review shall be reviewed according to the standards and procedures outline below. Amendments to Planned Unit Development and Specially Planned Area approvals (pre-Ordinance 36, 2013, approvals) shall also proceed according to the standards and procedures outline below and the Community Development Director shall determine the type of procedure most applicable to the requested amendment.

Not applicable.

26.470.050. (C) Calculations.

C. Employee generation review. All Essential Public Facilities shall be reviewed by the Planning and Zoning Commission to determine employee generation, pursuant to Section 26.470.110D. In addition, any applicant who believes the employee generation rate is different than that outlined herein may request an employee generation review with the Planning and Zoning Commission during a duly noticed public hearing, pursuant to Section 26.304.060.E.

The proposed development is considered Essential Public Facilities and will be reviewed by the Planning and Zoning Commission to determine employee generation. It is not anticipated that additional employee generation will result from the upgrades provided for in this application as the proposed development is in support of existing activities. If necessary, the Applicant will request an Employee Generation review.

26.470.080. General Review Standards.

All Planning and Zoning Commission and City Council applications for growth management review shall comply with the following standards.

A. Sufficient Allotments: Sufficient growth management allotments are available to accommodate the proposed development, pursuant to Subsection 26.470.040.B. Applications for multi-year development allotment, pursuant to Paragraph 26.470.110.A shall be required to meet this standard for the growth management years from which the allotments are requested.

In accordance to Subsection 26.470.040.B., the proposed development, an Essential Public Facility has no annual allotment limit.

B. Development Conformance: The proposed development conforms to the requirements and limitations of this Title, of the zone district or a site specific development plan, any adopted regulatory master plan, as well as any previous approvals, including the Conceptual Historic Preservation Commission approval, the Conceptual Commercial Design Review approval and the Planned Development – Project Review approval, as applicable.

The proposed development conforms to the requirements and limitations of this Title, the PUB zone district, and site specific development plan, any adopted regulatory master plan, as well as any previous approvals, including the Planned Development-Project Review approval, as applicable.

C. Public Infrastructure and Facilities. The proposed development shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer. Public infrastructure includes, but is not limited to, water supply, sewage treatment, energy and communication utilities, drainage control, fire and police protection, solid waste disposal, parking and road and transit services.

Other than upgrading the public infrastructure and facilities that are the subject of this application, if required, the Applicant will upgrade public infrastructure and facilities necessary to serve the project specifically water supply, sewage treatment, and energy and communication utilities. Improvements will be at the sole costs of the Applicant.

D. Affordable Housing Mitigation.

6) For Essential Public Facility development, mitigation shall be determined based on Section 26.470.110.D

As an Essential Public Facility, Affordable Housing mitigation as it applies to the proposed development, will be determined by Section 26.470.110.D.

26.470.110. (D) City Council applications.

- D. Essential Public Facilities. The development of an Essential Public Facility, upon a recommendation from the Planning and Zoning Commission, shall be approved, approved with conditions or denied by the City Council based on the following criteria:
 - 1) The Community Development Director has determined the primary use and/or structure to be an Essential Public Facility (see definition). Accessory uses may also be part of an Essential Public Facility project.
 - 2) The Planning and Zoning Commission shall determine the number of employees generated by the Essential Public Facility pursuant to Section 26.470.050.C, Employee generation review.
 - 3) Upon a recommendation from the Community Development Director and the Planning and Zoning Commission, the City Council may assess, waive or partially waive affordable housing mitigation requirements as is deemed appropriate and warranted for the purpose of promoting civic uses and in consideration of broader community goals.

The proposed development has been determined by Community Development staff that the sole use is as an Essential Public Facility. The Applicant looks forward to working with the Planning and Zoning Commission to determine the number of employees generated by the Essential Public Facility pursuant to Section 26.470.050.C, Employee generation review. It is not anticipated that employee generation will occur as all proposed development will be in support of existing operations. In the unlikely event, following employee generation review, additional employees are generated from the proposed development, the Applicant requests City Council waive all affordable housing mitigation based on broader community goals and support of this Essential Public Facility.

Approval Documents

26.490.010. Purpose.

The purpose of this Chapter is to: a) create certainty and clarity between a developer and the City regarding land use entitlements granted by the City, including certain expectations and obligations of a developer and of the City; b) improve public records regarding the character and nature of development approvals granted by the City; c) improve land records and survey monuments by establishing standards for surveys and plats; d) ensure the timely installation and maintenance of public facilities, landscape improvements, storm water improvements, and other improvements required pursuant to a land use approval; and, e) ensure the public health, safety, and welfare of the community is maintained during the construction process, including unforeseen circumstances of development.

The Applicant will submit all required documents for a Planned Development in accordance to Section 26.490, as necessary. The Applicant understands that documents submitted or recorded pursuant to this Chapter will supersede or preclude the effect of laws and policies of general applicability of the City of Aspen or those of local, State, and Federal agencies with jurisdiction.

Transportation and Parking Management

26.515.010. Purpose

This Chapter establishes unified transportation and mobility standards to promote the city's policies relating to mobility, access to employment opportunities, and sustainability. This chapter implements policies from the Aspen Area Community Plan to:

- Limit vehicle trips into Aspen to 1993 levels, and reduce peak-hour vehicle-trips to at or below 1993 levels:
- Use Transportation Demand Management tools to accommodate additional person trips in the Aspen Area; Maintain the reliability and improve the convenience of City of Aspen transit services;
- Expand and improve bicycle parking and storage within the Urban Growth Boundary;
- Improve the convenience, safety, and quality of experience for bicyclists and pedestrians on streets and trails:
- Require development to mitigate its transportation impacts; and
- Develop a strategic parking plan that manages the supply of parking and reduces the adverse impacts of the automobile.

26.515.030 Transportation Mitigation.

A. General Requirements. All development shall accommodate its projected transportation impacts as provided in this Chapter. Refer to the Transportation Impact Analysis (TIA) for project applicability.

The proposed development will accommodate its projected transportation impacts as provided in the Level One Transportation Impact Analysis (TIA) which has been made a part of this application.

B. Approved Trip Reduction Measures. Trip reduction measures, also known as Transportation Demand Management (TDM) and Multi-Modal Level of Service (MMLOS) measures, which are approved and implemented for a development pursuant to the Transportation Impact Analysis Guidelines, shall be maintained for the life of the development. These credits will be used to satisfy TIA requirements. All requirements shall be incorporated in the project's Development Agreement, pursuant to Chapter 26.490, Development Documents.

The trip reduction measures, also known as Transportation Demand Management (TDM) and Multi-Modal Level of Service (MMLOS) measures, which are enumerated in the enclosed Level One TIA, once approved, will be implemented for the development for the life of the development. All requirements shall be incorporated in the Development Agreement, pursuant to Chapter 26.490, Development Documents.

C. TIA Credits. Upon completion of the TIA analysis, the program will be reviewed for surplus measures, where credits provided over the minimum TIA requirements may be applied towards Parking Requirements.

As applicable and necessary, surplus measures, where credits have been provided over the minimum TIA requirements, will be applied towards Parking Requirements.

26.515.040 Parking Requirements.

- A. General requirements. All development shall accommodate its projected parking impacts as provided in this Chapter.
- B. Parking Requirement Minimums and Maximums.
 - 1. Parking Minimums. Development and redevelopment shall satisfy the minimum Parking Requirement, as calculated in Table 26.515-1.

Per Table 26.515-1, the proposed development will meet the parking minimums for Essential Public Facilities which will be established by Special Review. It is not anticipated that additional parking will be required as proposed development is in support of existing operations.

2. Parking Maximum. In order to create appropriate site planning and provision of parking, development and redevelopment shall not provide on-site parking in excess of 125% of the Parking Minimum requirement in the form of Reserved Parking Spaces or Accessory Parking Spaces, unless the total number of on-site spaces in excess of 125% of the Parking Requirement are provided as Public Parking Spaces.

The project will not provide on-site parking more than 125% of the Parking Minimum requirement in the form of Reserved Parking Spaces or Accessory Parking Spaces.

26.515.050. Meeting Parking Requirements.

Parking Requirements shall be satisfied through the following provisions, or a combination thereof:

1. Cash-in-lieu. Cash-in-lieu payments may be made to satisfy Parking Requirements as outlined by zone district in Table 26.515-2, and according to Section 26.515.090.

It is not anticipated that additional parking will be required. In the event additional parking is required, parking will be provided onsite and no cash-in-lieu payment will be required.

2. On-Site Parking. May be provided on-site in applicable zone districts, with Reserved and Accessory spaces not to exceed the Parking Maximums outlined below in Table 26.515-1. Shared parking may be counted provided that a Shared Parking Agreement and a shared parking analysis, as approved by the Community Development Director, is executed.

On-site parking will be provided with Reserved and Accessory spaces to not exceed the Parking Maximums as outlined in Table 26.515-1.

3. Off-Site Parking. Off-site parking may be counted toward the requirement, provided that a Shared Parking Agreement and a shared-parking analysis, as approved by the Community Development Director, is executed.

Off-site parking is not required and is not proposed with this application.

4. Mobility Commitments. Mobility Commitments, as defined in Section 26.515.010.B, may be provided, as follows: a. Where projects are TIA exempt, pre-approved alternative mobility measures may be provided to satisfy Parking Units as outlined by zone district in Table 26.515-2. b. Where projects are TIA subject, pre-approved alternative mobility measures generated over minimum requirements may be provided to satisfy Parking Units as outlined by zone district in Table 26.515-2.

Not applicable.

26.515.060. Procedures for Review.

Development and redevelopment applications shall be reviewed pursuant to the following procedures, as well as standards and the Common Development Review Procedures set forth in Chapter 26.304.

C. Review Criteria. All development and redevelopment projects are required to submit a Mobility Plan, which shall include and describe a project's mitigations for TIA and Parking Requirements. The Engineering, Transportation, and Community Development Department staff shall determine whether the project conforms to this Chapter requirements using the following standards:

1. Project TIA and the resulting mitigation program meets requirements for exempt, minor, or major project categories as outlined in the TIA Guidelines.

The Level One TIA included with this application illustrates compliance with all requirements for major project categories.

2. Project provides full mitigation for the Parking Requirements pursuant to Section 26.515.050.

The project will fully meet required parking onsite.

3. If existing development is expanded, additional Parking Requirements shall be provided for that increment of the expansion.

Parking will be provided for any incremental expansion of development, as required. It is not anticipated that additional parking will be required as proposed development will be in support of existing activities.

4. If existing development is redeveloped, on-site parking deficits may not be maintained unless all parking, or at least 20 spaces are provided as Public Parking.

Not applicable

Projects failing to meet the requirements of this section may apply for a variation to the Planning and Zoning Commission through the Special Review process (Section 26.430 and Section 26.515.080).

Applicable parking requirements will be met onsite and a variance is not anticipated to be required at this time.

26.515.070. Off-Street Parking Requirements.

A. Applicability. Where off-street parking spaces are provided as part of a Mobility Plan, the regulations in Sections 26.515.070.(B-I) apply.

The proposed development does not include off-street parking.

26.575.020 Calculations and Measurements

A. Purpose. This section sets forth methods for measuring floor area, height, setbacks, and other dimensional aspects of development and describes certain allowances, requirements and other prescriptions for a range of structural components, such as porches, balconies, garages, chimneys, mechanical equipment, projections into setbacks, etc. The definitions of the terms are set forth at Section 26.104.100 – Definitions.

Floor area, height, setbacks, and other dimensional aspects of the proposed development will be provided pursuant to the Planned Development dimensional limitations. The area calculation sheets describe all allowances, requirements and other prescriptions for a range of structural components, such as porches, balconies, garages, chimneys, mechanical equipment, projections into setbacks, etc.

26.600 Impact Fees and Dedications

26.610.010. Purpose and intent.

For residents and visitors, parks and recreation facilities make up a significant part of the community character of the City. As a result of growth, increased pressure is placed on existing parks and recreation facilities necessitating acquisition of new park lands and development of additional recreation facilities in order to maintain the current level of service. In order to maintain the current community standards for acquisition of open space and development of parks and recreation facilities, the City finds it necessary to impose a Park Development impact fee on new development.

Transportation demand management and air quality capital facilities ensure the mobility of residents, workers and visitors through multi-modal solutions, as well as clean air for the community. The Aspen Area Community Plan directs the City to maintain traffic levels at or below 1993 levels in order to protect our environment and quality of life, and the City has invested in capital facilities to do so. As new development and growth occur, increased pressure is placed upon our existing facilities, necessitating expansion of these capital facilities to maintain the current level of service. In order to maintain the current community standards for transportation demand management and air quality, the City finds it necessary to impose a Transportation Demand Management/Air Quality impact fee on new development.

This Chapter is enacted for the purpose of implementing the City's plans for capital facilities by requiring that new development pay for its fair share of such facilities through the imposition of impact fees that will be used to finance, defray or reimburse all or a portion of the costs incurred by the City to serve new development. (Ord. No. 33, 2006, §1)

26.610.020. Applicability.

Unless expressly exempted, the Park Development impact fee and the Transportation Demand Management (TDM)/Air Quality impact fee shall be assessed upon all development within the City which contains residential floor area or net leasable commercial space.

The proposed development does not contain residential floor area nor net leasable commercial space; the proposed development is exempt.

26.610.100. Waiver of fees. Whenever the City Council determines that any part of a proposed development constitutes an affordable housing development or an Essential Public Facility, as defined by this Title, and wishes to subsidize the construction, the City Council may exempt that part of the development from the application of the impact fees or may reduce by any amount the fees imposed by this Chapter. As an economic development incentive, a lodging development may apply for a waiver of the impact fees. An application for a waiver must be made and acted upon by the City Council prior to the submission of a building permit application. Retroactive waivers are not permitted.

The proposed development has been determined by Staff to be an Essential Public Facility.

26.620.020.030. School Land Dedication / Exemptions

Any development considered nonresidential development, as defined by this Chapter, is exempt from the school land dedication.

The proposed development does not contain residential floor area and is therefore considered nonresidential development that is exempt from school land dedications.

26.710.250 Public (PUB).

A. Purpose. The purpose of the Public (PUB) Zone District is to provide for the development of governmental, quasi-governmental and nonprofit facilities for cultural, educational, civic and other nonprofit purposes.

- B. Permitted uses. The following uses are permitted as of right in the Public (PUB) Zone District:
 - 1. Library;
 - 2. Museum;
 - 3. Post office;
 - 4. Hospital;
 - 5. Essential governmental and public utility uses, facilities, services and buildings (excluding maintenance shops);
 - 6. Public transportation stop;
 - 7. Terminal building and transportation-related facilities;
 - 8. Public surface and underground parking areas;
 - 9. Fire station:
 - 10. Public and private school;
 - 11. Public park;
 - 12. Arts, cultural and recreational activities, buildings and uses;
 - 13. Accessory buildings and uses;
 - 14. Public and private nonprofit uses providing a community service; and
 - 15. Child care center.

The proposed development in this district is to serve essential governmental uses which include the expansion of the existing administration building and potential expansion of the reservoir.

- C. Conditional uses. The following uses are permitted as conditional uses in the Public (PUB) Zone District, subject to the standards and procedures established in Chapter 26.425.
 - 1. Maintenance shop.
 - 2. Affordable housing.

The proposed development proposes a conditional use, the development of a new maintenance and vehicle storage structure.

D. Dimensional requirements.

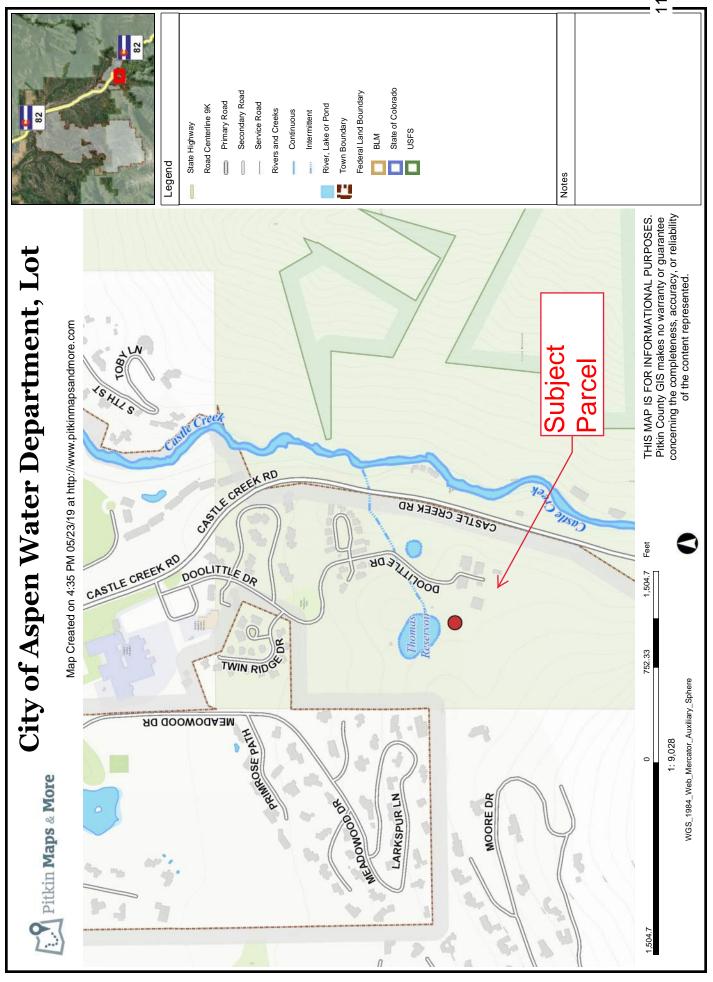
The dimensional requirements which shall apply to all permitted and conditional uses in the Public (PUB) Zone District shall be set by the adoption of a Final Planned Development approval granted pursuant to the provisions of Chapter 26.445, Planned Development.

The current dimensional allowances for the property were approved under Ordinance 18, Series 1983 and memorialized on the plat recorded at Book 16, Page 6, reception no. 259644. The proposed development will require amendment of these allowances.

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

| Project Name and Address: Water Plant Parcel ID # (REQUIRED) 2735132048 | Subdivision, 480 Doolittle Drive, Aspen, CO 81611 |
|--|--|
| | |
| APPLICANT: | |
| | Asset Department, c/o Jeff Pendarvis, Facilities and Asset Manager |
| 130 S Calona Stroot As | spon CO 91411 |
| Address: 130 S, Galena Street, As | speri, CO 61611 |
| Phone #: 970-429-2786 | email: jeff.pendarvis@cityofaspen.com |
| REPRESENTIVATIVE: | |
| Name: Patrick S. Rawley, AICP, ASL | _A, Stan Clauson Associates, Inc. |
| Address: 412 N. Mill Street, Aspen, Co | 0 |
| Dharatt. 070 025 2222 | and the atrick as a galanning com |
| Phone#: <u>970-925-2323</u> | email: patrick@scaplanning.com |
| planning process for the water planessential Public Facility. Proposed development consists of: Reservoir expansion for surface and Expansion of the existing administ. New maintenance and vehicle st. New chlorination structure and to. Expansion of residual dewatering. No new employees will be generated. Review: Administrative or Board Review. Staff for complete application and City Council. | reas and volume; tration building; torage structure; anks; and |
| Required Land Use Review(s): | |
| Major Public Project Growth Management Quota System (GM) | OS) required fields: |
| Growth Management Quota System (Givi | Qs) required fields: |
| Net Leasable square footage | Lodge Pillows Free Market dwelling units |
| Affordable Housing dwelling units | Essential Public Facility square footage X |
| lave you included the following? | FEES DUE: \$ _\$7,800.00 ** |
| Pre-Application Conference Summary Signed Fee Agreement HOA Compliance form All items listed in checklist on PreApplicati | ** - This is a City of Aspen project and qualifies for a 50% fee waiver. This fee waiver is requested as part of this application. |



Parcel Detail Page 1 of 2

Pitkin County Assessor

Parcel Detail Information

Assessor Property Search | Assessor Subset Query | Assessor Sales Search

Clerk & Recorder Reception Search | Treasurer Tax Search Search

GIS Map | GIS Help

Basic Building Characteristics | Value Summary

<u>Parcel Detail</u> | <u>Value Detail</u> | <u>Sales Detail</u> | <u>Residential/Commercial Improvement Detail</u> <u>Owner Detail</u> | <u>Land Detail</u> | <u>Photographs</u>

| Tax | Account | Parcel | Property | 2017 Mill |
|------|---------|--------------|----------|-----------|
| Area | Number | Number | Type | Levy |
| 001 | R016346 | 273513204825 | EXEMPT | 31.806 |

Primary Owner Name and Address

| CITY OF ASPEN | |
|-----------------|--|
| 130 S GALENA ST | |
| ASPEN, CO 81611 | |

Additional Owner Detail

Legal Description

Subdivision: WATER PLANT AFFORDABLE HOUSING Lot: 25 WATER TREATMENT PLANT SITE

Location

| Physical Address: | 480 DOOLITTLE DR ASPEN |
|-------------------|-----------------------------------|
| Physical Address: | 500 DOOLITTLE DR ASPEN |
| Subdivision: | WATER PLANT AFFORDABLE HOUSING |
| Land Acres: | |
| Land Sq Ft: | 0 |

Parcel Detail Page 2 of 2

2018 Property Value Summary

| | Actual Value | Assessed Value |
|---------------|--------------|----------------|
| Land: | 10,000,000 | 2,900,000 |
| Improvements: | 12,257,700 | 3,554,730 |
| Total: | 22,257,700 | 6,454,730 |

| Sale Date: | |
|-------------|--|
| Sale Price: | |

Additional Sales Detail

Basic Building Characteristics

| Number of Residential Buildings: | 1() |
|----------------------------------|-----|
| Number of Comm/Ind Buildings: | 0 |

No Building Records Found

Top of Page
Assessor Database Search Options

Assessor Home Page
Pitkin County Home Page

The Pitkin County Assessor's Offices make every effort to collect and maintain accurate data. However, Good Turns Software and the Pitkin County Assessor's Offices are unable to warrant any of the information herein contained.

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CITY OF ASPEN WATER PLANT CAMPUS

(970) 704-0311

A PORTION OF LOT 25, FINAL PLAT OF CITY THOMAS PROPERTY Line Table SW_4^1 OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M. Line # Direction Length L21 N28* 53' 08"E 129.70' CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO L22 N53* 45' 35"W 15.78' SHEET 1 OF 2 L23 S23* 36' 01"W 134.55'

| 5 | S86° 44' 23"W | 21.00' | | | | | | | |
|---|---------------|--------|---------|---------|---------|---------|------------|-----------------|--------|
| 5 | N3° 15' 37"W | 1.45' | | | | | | | |
| 7 | S86° 44' 23"W | 16.85' | | | | Curve | Table | | |
| 3 | S86° 44' 23"W | 15.65' | Curve # | Length | Radius | Tangent | Delta | Chord Direction | Chord |
| 9 | S3* 15' 37"E | 30.85' | C1 | 85.04' | 175.00' | 43.38' | 27*50'37" | S84° 14' 31"W | 84.21 |
| 0 | S85° 59' 22"W | 34.20' | C2 | 307.18' | 125.00' | 351.04' | 140*48'01" | S39° 16' 47"E | 235.51 |
| 1 | N13* 16' 18"W | 15.20' | | | | | | | |

L24 N3* 15' 37"W 2.00'

Line Table

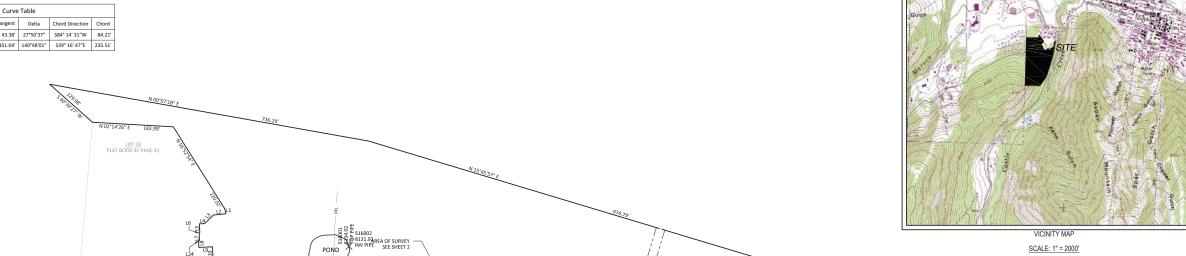
Line # Direction Length

L1 S76° 14' 00"W 11.51'

L2 S6* 58' 46"E 28.56'

L3 N45* 14' 19"W 27.92'

L4 N3° 15' 37"W 11.83'



NOTES

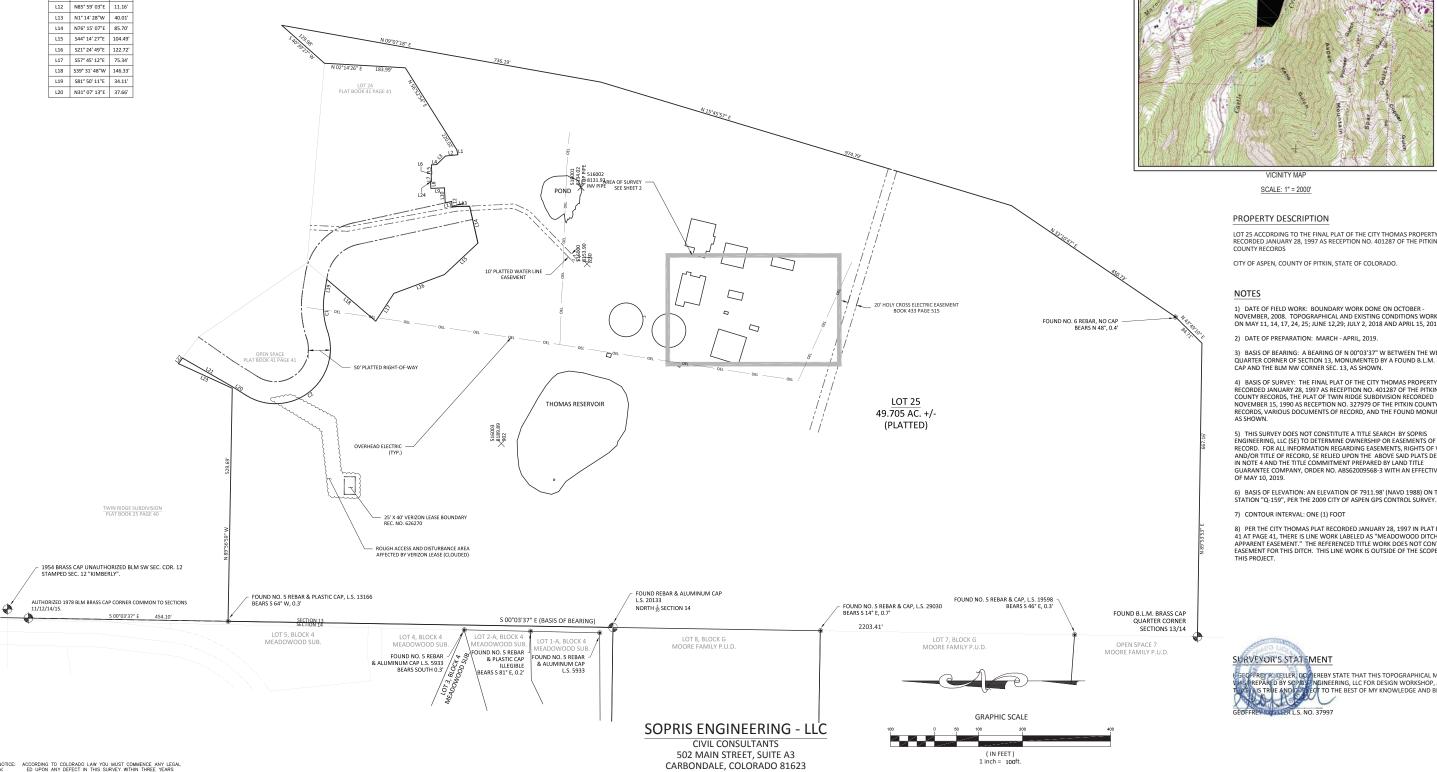
1) DATE OF FIELD WORK: BOLINDARY WORK DONE ON OCTOBER NOVEMBER, 2008. TOPOGRAPHICAL AND EXISTING CONDITIONS WORK DONE ON MAY 11, 14, 17, 24, 25; JUNE 12,29; JULY 2, 2018 AND APRIL 15, 2019.

- 3) BASIS OF BEARING: A BEARING OF N 00°03'37" W BETWEEN THE WEST QUARTER CORNER OF SECTION 13, MONUMENTED BY A FOUND B.L.M. BRASS CAP AND THE BLM NW CORNER SEC. 13, AS SHOWN.
- 4) BASIS OF SURVEY: THE FINAL PLAT OF THE CITY THOMAS PROPERTY RECORDED JANUARY 28, 1997 AS RECEPTION NO. 401287 OF THE PITKIN COUNTY RECORDS, THE PLAT OF TWIN RIDGE SUBDIVISION RECORDED NOVEMBER 15, 1990 AS RECEPTION NO. 327979 OF THE PITKIN COUNTY RECORDS, VARIOUS DOCUMENTS OF RECORD, AND THE FOUND MONUMENTS, AS SHOWN.
- 5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID PLATS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. ABS62009568-3 WITH AN EFFECTIVE DATE
- 6) BASIS OF ELEVATION: AN ELEVATION OF 7911.98' (NAVD 1988) ON THE NGS STATION "Q-159", PER THE 2009 CITY OF ASPEN GPS CONTROL SURVEY.

7) CONTOUR INTERVAL: ONE (1) FOOT

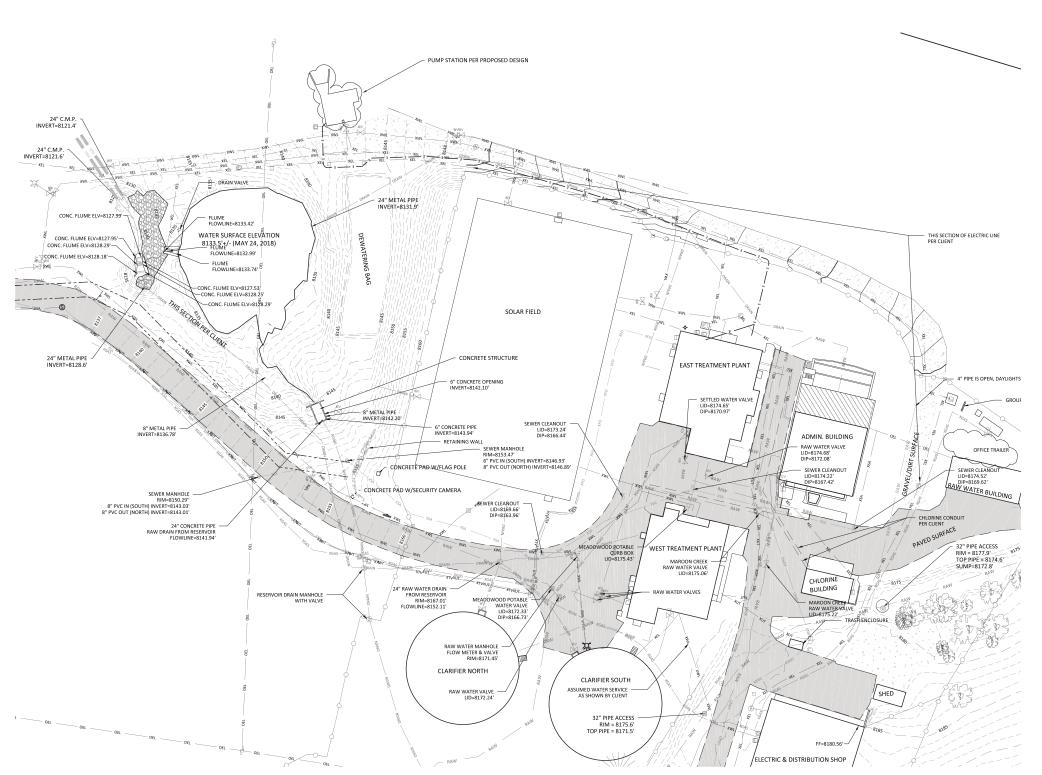
8) PER THE CITY THOMAS PLAT RECORDED JANUARY 28, 1997 IN PLAT BOOK 41 AT PAGE 41, THERE IS LINE WORK LABELED AS "MEADOWOOD DITCH APPARENT EASEMENT." THE REFERENCED TITLE WORK DOES NOT CONTAIN AN EASEMENT FOR THIS DITCH. THIS LINE WORK IS OUTSIDE OF THE SCOPE OF

SURVEYOR'S STATEMENT EREBY STATE THAT THIS TOPOGRAPHICAL MAP NGINEERING, LLC FOR DESIGN WORKSHOP, AND GT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CITY OF ASPEN WATER PLANT CAMPUS

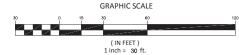
A PORTION OF LOT 25, FINAL PLAT OF CITY THOMAS PROPERTY $SW^{1}_{\!\!\!/4}$ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M. CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO SHEET 2 OF 2



EXISTING LEGEND

| XWL | xwL | EXISTING WATER LINE |
|--------------|----------|--------------------------------|
| XSA | XSA | EXISTING SANITARY SEWER LINE |
| RAW | | EXISTING RAW WATER LINE |
| ——— XGAS ——— | — XGAS — | EXISTING GAS |
| —— хит —— | — хит —— | EXISTING TELEPHONE |
| — XEL — | — XEL —— | EXISTING UNDERGROUND ELECTR |
| | | EXISTING OVERHEAD ELECTRIC |
| xTv | — xtv —— | EXISTING CABLE |
| ABND | — ABND — | EXISTING ABANDONED UTILITY LIN |
| DRAI | N | EXISTING RAW WATER DRAIN LINE |
| -0 | o | EXISTING FENCE |
| | G | EXISTING GAS METER |
| | S | EXISTING SEWER MANHOLE |
| | wv × | EXISTING WATER VALVE |
| | Ť | EXISTING CURB STOP |
| | Œ | EXISTING ELECTRIC METER |
| | | EXISTING TELEPHONE PEDESTAL |
| | | EXISTING CATV PEDESTAL |
| | p: | EXISTING FIRE HYDRANT |
| | Ē | EXISTING ELECTRIC TRANSFORMER |
| | (E) | EXISTING ELECTRIC MANHOLE |
| | £23 | EXISTING DECIDUOUS TREE |
| | ** | EXISTING CONIFER TREE |







SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS 502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO 81623 (970) 704-0311 PLAT OF

LOT 25, CITY THOMAS PROPERTY FINAL P.D.

LOT 25, FINAL PLAT OF CITY THOMAS PROPERTY

SW¹/₄ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M.

CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 2

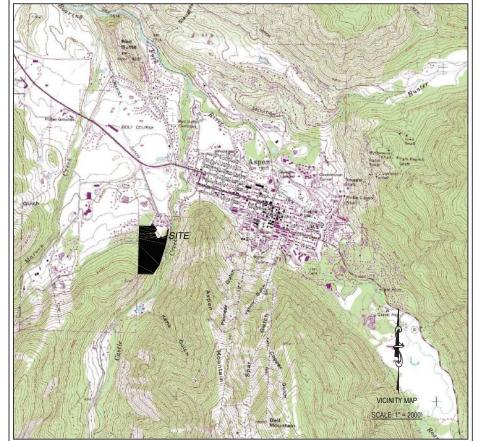
CERTIFICATE OF OWNERSHIP AND DEDICATION:

TITLE CERTIFICATE

THE UNDERSIGNED, A DULY-AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, REGISTERED TO DO BUSINESS IN PITKIN COUNTY, COLORADO, DOES HEREBY CERTIFY THAT THE ENTITY LISTED AS OWNER ON THIS PLAT DOES HOLD FEE SIMPLE TITLE TO THE REAL PROPERTY DESCRIBED HEREIN, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT THOSE LISTED ON THE TITLE COMMITMENT REFERENCED IN SURVEY NOTES.

ALTHOUGH WE BELIEVE THE FACTS STATED ON THIS PLAT ARE TRUE, THIS CERTIFICATE IS NOT TO BE CONSTRUED AS AN ABSTRACT OF TITLE, NOR AN OPINION OF TITLE, NOR A GUARANTY OF TITLE, AND IT IS UNDERSTOOD AND AGREED THAT STEWART TITLE COMPANY, NEITHER ASSUMES NOR WILL BE CHARGED WITH ANY FINANCIAL OBLIGATION OR LABILITY WHATSOEVER ON ANY STATEMENT CONTAINED EHREIN AND HEREBY AGREES THAT ANY FORECLOSURE OR OTHER ENFORCEMENT ACTION UNDER SUCH DEED OF TRUST SHALL NOT CAUSE A TERMINATION OF THIS PLAT OR INVALIDATE THIS PLAT.

| ADDRESS:? | | | | |
|--|---------------------------------|--------|-------------|--------------------------|
| STATE OF COLORADO |) | | | |
| COUNTY OF PITKIN |) SS) | | | |
| THE TITLE CERTIFICATE V GUARANTEE COMPANY | WAS ACKNOWLEDGED BEFORE ME THIS | DAY OF | _, 2018, BY | AS TITLE OFFICER OF LANG |
| WITNESS MY HAND AND | O OFFICIAL SEAL | | | |
| | | | | |
| NOTABY DUBLIC | | | | |



NOTES

- 1) DATE OF FIELD WORK: BOUNDARY WORK DONE ON OCTOBER NOVEMBER, 2008. TOPOGRAPHICAL AND EXISTING CONDITIONS WORK DONE ON MAY 11, 14, 17, 24, 25; JUNE 12,29; JULY 2, 2018 AND APRIL 15, 2019.
- 2) DATE OF PREPARATION: MARCH MAY, 2019.
- 3) BASIS OF BEARING: A BEARING OF N 00°03'37" W BETWEEN THE WEST QUARTER CORNER OF SECTION 13, MONUMENTED BY A FOUND B.L.M. BRASS CAP AND THE BLM NW CORNER SEC. 13, AS SHOWN.
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- 9) THE ADDRESS IS 480 DOOLITTLE DR., ASPEN CO 81611

|--|

MAYOR, STEVE SKADRON

CITY ENGINEER'S REVIEW

CITY ENGINEER

COMMUNITY DEVELOPMENT DEPARTMENT REVIEW

THIS PLAT OF LOT 25, CITY THOMAS PROPERTY FINAL P.D WAS REVIEWED BY THE CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT THIS _______ DAY OF ______, 2019.

DIRECTO

SURVEYOR'S CERTIFICATE

I, GEOFFREY R. XELLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT ON APRIL 15, 2019 A SURVEY OF THE HEREIN DESCRIBED PROPERTY WAS PERFORMED UNDER MY SUPERVISION AND DIRECTION, IN ACCORDANCE WITH COLORADO REVISED STATUTES 1973, TITLS, ARTICLE 51, AS AMENDED FROM TIME TO TIME, AND THAT THIS PLAYOF LOT 25, CITY THOMAS PROPERTY FINAL D A CCURATELY AND SUBSTANTIAL DEPICTS AND INSERT. THE PROPERTY OF THE PRO

GEOFFREY R. KELL

CLERK AND RECORDER'S ACCEPTANCE

THIS PLAT OF LOT 25, CITY THOMAS PROPERTY FINAL P.D IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO THIS ______ DAY OF _________. 2019 IN PLAT BOOK ______ AT PAGE _______, AS RECEPTION NO. _______.

PITKIN COUNTY CLERK AND RECORDER

SOPRIS ENGINEERING - LLC

CIVIL CONSULTANTS 502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO 81623 (970) 704-0311

LOT 25, CITY THOMAS PROPERTY FINAL P.D. LOT 25, FINAL PLAT OF CITY THOMAS PROPERTY SW¹/₄ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M. CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO SHEET 2 OF 2 Line # Direction Length Line # Direction Length L21 N28* 53' 08"E 129.70' L22 N53* 45' 35"W 15.78' L3 N45* 14' 19"W 27.92' L23 S23* 36' 01"W 134.55' L24 N3* 15' 37"W 2.00' Curve Table L7 S86° 44' 23"W 16.85'
 Curve #
 Length
 Radius
 Tangent
 Delta
 Chord Direction
 Chord

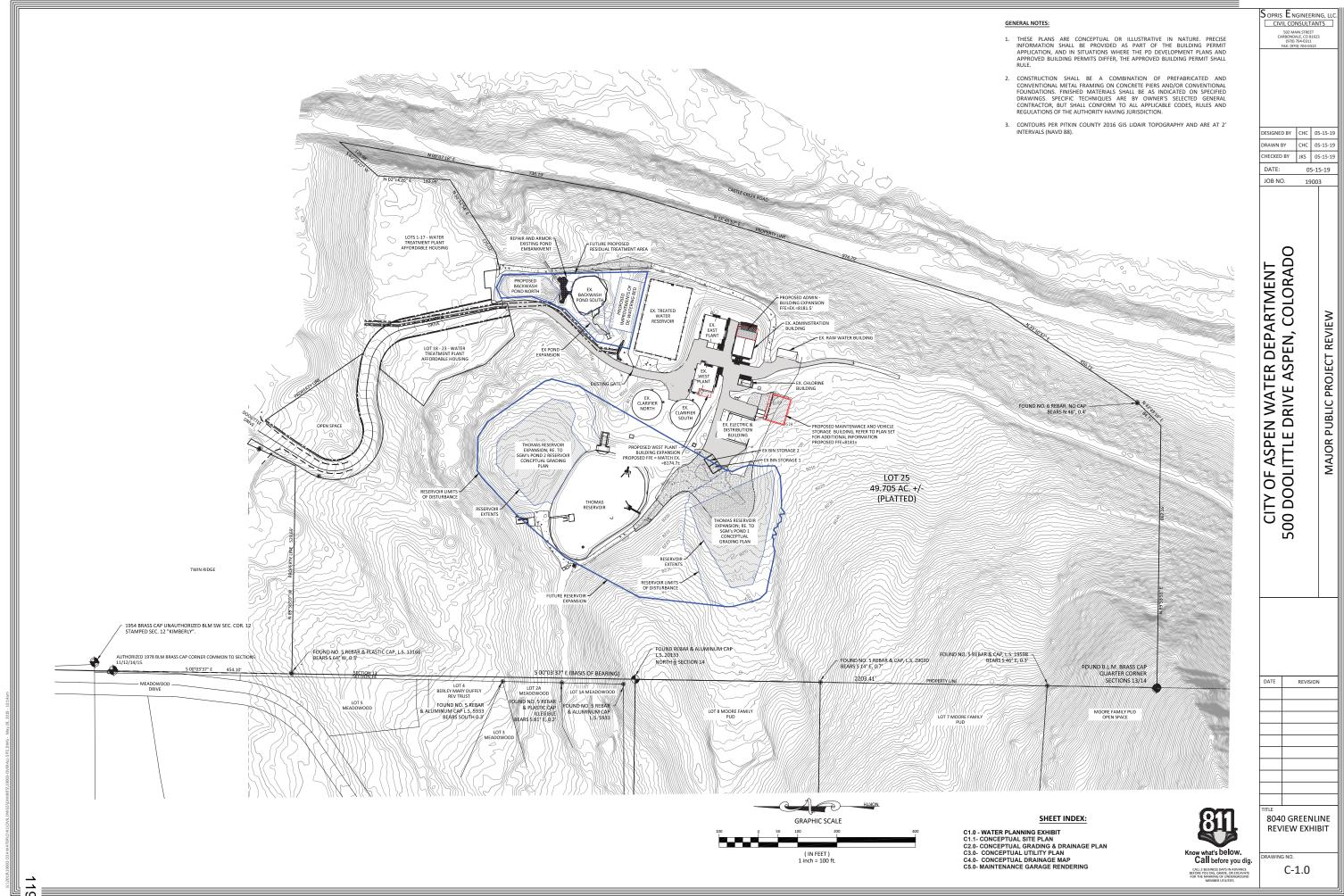
 C1
 85.04¹
 175.00¹
 43.38¹
 27*50'37¹¹
 S84*14'31"W
 84.21¹
 L9 S3* 15' 37"E 30.85' L10 S85° 59' 22"W 34.20' C2 307.18' 125.00' 351.04' 140°48'01" S39° 16' 47"E 235.51' L11 N13* 16' 18"W 15.20' L13 N1° 14' 28"W 40.01' L14 N76° 15' 07"E 85.70' L15 S44* 14' 27"E 104.49' L16 S21* 24' 49"E 122.72' L17 S57* 45' 12"E 75.34' L18 S39° 31' 48"W 146.33' L19 S81* 50' 11"E 34.11' L20 N31° 07' 13"E 37.66' LOT 25 THOMAS RESERVOIR 49.705 AC. +/-(PLATTED) (IN FEET) 1 inch = 100ft. TWIN RIDGE SUBDIVISION PLAT BOOK 25 PAGE 40 - FOUND REBAR & ALUMINUM CAP L.S. 20133 NORTH 16 SECTION 14 FOUND NO. 5 REBAR & PLASTIC CAP, L.S. 13166 BEARS S 64° W, 0.3' FOUND NO. 5 REBAR & CAP, L.S. 19598 BEARS S 46° E, 0.3 FOUND B.L.M. BRASS CAP QUARTER CORNER S 00°03'37" E (BASIS OF BEARING) SECTIONS 13/14 LOT 5, BLOCK 4 MEADOWOOD SUE LOT 8, BLOCK G MOORE FAMILY P.U.D. LOT 7, BLOCK G MOORE FAMILY P.U.D. OUND NO. 5 REBAR & PLASTIC CAP ILLEGIBLE BEARS S 81° E, 0.2' FOUND NO. 5 REBAR & ALUMINUM CAP L.S. 5933 BEARS SOUTH 0.3' FOUND NO. 5 REBAR & ALUMINUM CAP L.S. 5933

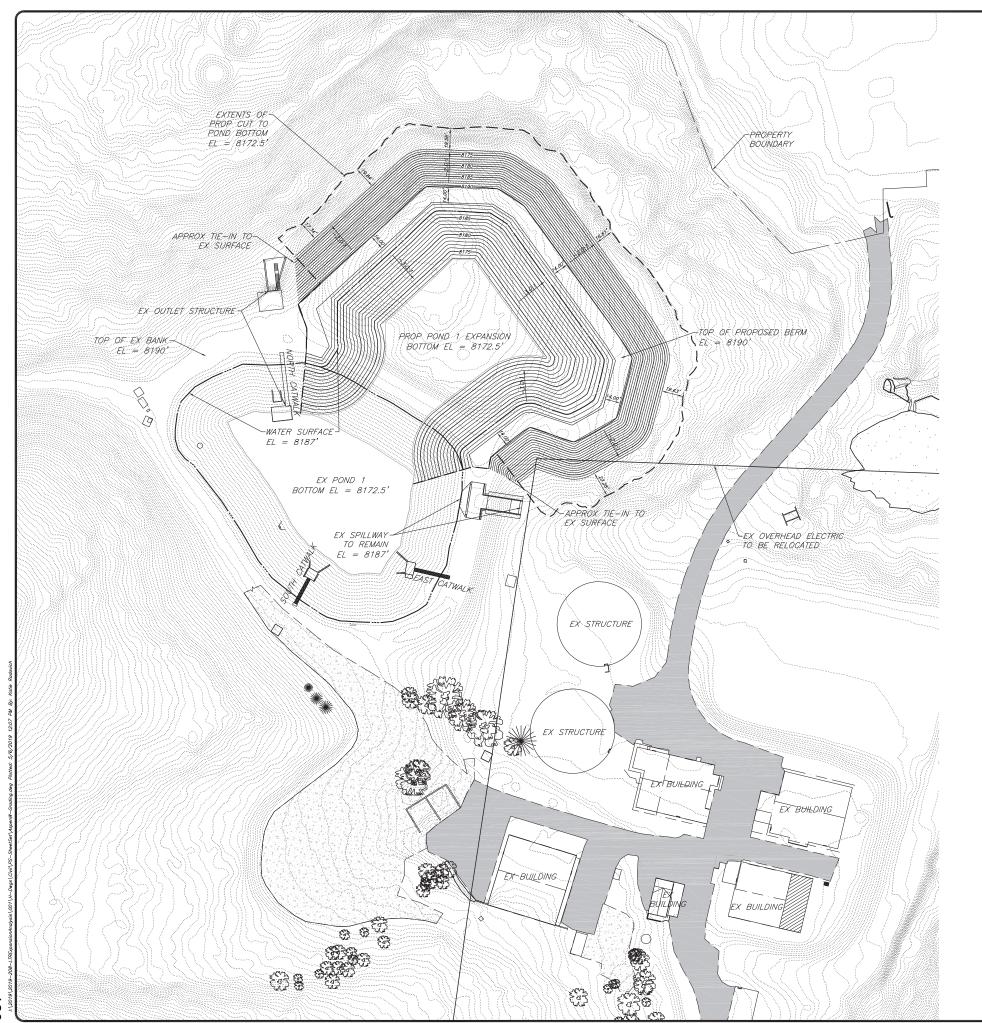
CE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION IN ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN

CIVIL CONSULTANTS 502 MAIN STREET, SUITE A3 CARBONDALE, COLORADO 81623 (970) 704-0311

SOPRIS ENGINEERING - LLC

5/27/2019 - 19051 GRK - G:\2019\19051 COA WATER PLANT PD\SURVEY\Survey DWGs\Working Base Dwgs\19051 PLAT BASE





| AVG END AVG END | | | | | | |
|-----------------|-----------|-------|-----------|------------|-----------|--|
| | AREA | DEPTH | INC. VOL. | TOTAL VOL. | TOTAL VC | |
| ELEV | (sq. ft.) | (ft) | (cu. ft.) | (cu. ft.) | (ac. ft., | |
| 8,172.500 | 14,934.13 | 0.0 | N/A | 0.00 | 0.0 | |
| 8,173.000 | 15,681.98 | 0.500 | 7654.03 | 7654.03 | 0.18 | |
| 8,174.000 | 17,233.08 | 1.500 | 16457.53 | 24111.56 | 0.55 | |
| 8,175.000 | 18,845.03 | 2.500 | 18039.05 | 42150.61 | 0.97 | |
| 8,176.000 | 20,517.85 | 3.500 | 19681.44 | 61832.06 | 1.42 | |
| 8,177.000 | 22,251.54 | 4.500 | 21384.70 | 83216.75 | 1.91 | |
| 8,178.000 | 24,046.09 | 5.500 | 23148.81 | 106365.57 | 2.44 | |
| 8,179.000 | 25,901.50 | 6.500 | 24973.80 | 131339.36 | 3.02 | |
| 8,180.000 | 27,817.79 | 7.500 | 26859.65 | 158199.01 | 3.63 | |
| 8,181.000 | 29,794.93 | 8.500 | 28806.36 | 187005.37 | 4.29 | |
| 8,182.000 | 31,832.94 | 9.500 | 30813.94 | 217819.30 | 5.00 | |
| 8,183.000 | 33,931.81 | 10.50 | 32882.38 | 250701.68 | 5.76 | |
| 8,184.000 | 36,091.55 | 11.50 | 35011.68 | 285713.36 | 6.56 | |
| 8,185.000 | 38,312.16 | 12.50 | 37201.86 | 322915.22 | 7.41 | |
| 8,186.000 | 40,783.06 | 13.50 | 39547.61 | 362462.83 | 8.32 | |
| 8,187.000 | 42,908.13 | 14.50 | 41845.60 | 404308,43 | 9.28 | |

| PROF | | | XISTING PL ORAGE TAE | LUS EXPAN. BLE | SION) |
|-----------|-------------------|---------------|-----------------------------------|------------------------------------|---------------------------------|
| ELEV | AREA (sq. ft.) | DEPTH (ft) | AVG END INC. VOL. (cu. ft.) | AVG END TOTAL VOL. (cu. ft.) | AVG EN TOTAL VO (ac. ft., |
| 8,172.500 | 30,576.13 | 0.0 | 0.0 | 0.0 | 0.0 |
| 8,173.000 | 31,949.74 | 0.500 | 15631.47 | 15631.47 | 0.36 |
| 8,174.000 | 34,765.78 | 1.500 | 33357.76 | 48989.23 | 1.12 |
| 8,175.000 | 37,669.53 | 2.500 | 36217.65 | 85206.88 | 1.96 |
| 8,176.000 | 40,638.69 | 3.500 | 39154.11 | 124360.99 | 2.85 |
| 8,177.000 | 43,671.25 | 4.500 | 42154.97 | 166515.96 | 3.82 |
| 8,178.000 | 46,763.98 | 5.500 | 45217.62 | 211733.58 | 4.86 |
| 8,179.000 | 49,916.07 | 6.500 | 48340.03 | 260073.60 | 5.97 |
| 8,180.000 | 53,127.32 | 7.500 | 51521.70 | 311595.30 | 7.15 |
| 8,181.000 | 56,397.63 | 8.500 | 54762.48 | 366357.77 | 8.41 |
| 8,182.000 | 59,726.85 | 9.500 | 58062.24 | 424420.01 | 9.74 |
| 8,183.000 | 63,114.81 | 10.50 | 61420.83 | 485840.84 | 11.15 |
| 8,184.000 | 66,561.32 | 11.50 | 64838.06 | 550678.90 | 12.64 |
| 8,185.000 | 70,066.16 | 12.50 | 68313.74 | 618992.64 | 14.21 |
| 8,186.000 | 73,629.00 | 13.50 | 71847.58 | 690840.22 | 15.86 |
| 8,187.000 | 77,249.53 | 14.50 | 75439.26 | 766279.48 | 17.59 |

<u>LEGEND</u>

5' CONTOUR-EXISTING LIDAR

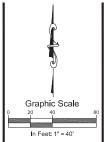
5 CONTOUR-EXISTING LIDAR
10' CONTOUR-EXISTING LIDAR
11' CONTOUR-PROPOSED EMBANKMENT SURFACE
5' CONTOUR-PROPOSED EMBANKMENT SURFACE
WATER SURFACE ELEVATION

POND BOTTOM

EXTENTS OF ORIGINAL CUT TO POND BOTTOM EL

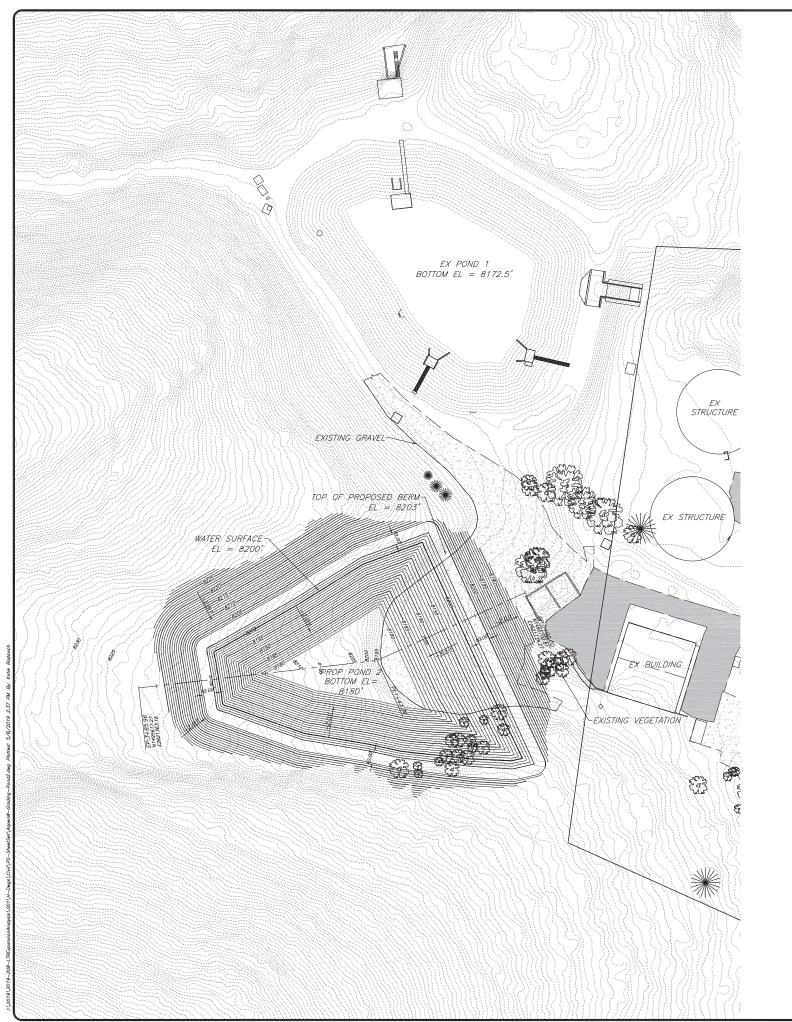
NOTE: ALL ELEVATIONS ARE BASED ON PITKIN CO 2' LIDAR DATA

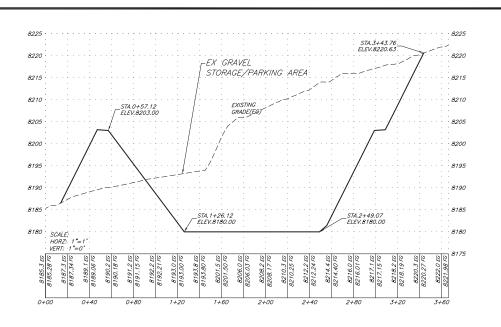
| 2:1 Outer Side Slopes | Surface Area (AC) | CUT (CY) | FILL (CY) | NET (CY) (1.2 FILL FACTOR) |
|---|----------------------|----------|-----------|----------------------------------|
| Cut hill to pond bottom Elev = 8172.5' | 2.15 | 62026 | | |
| Construct pond expansion embankment | | | 23059 | 34356 <cut></cut> |



Aspen Water Treatment Reservoir Expansion Pitkin County, Colorado







| Pond 2 (2:1 inside pond slopes) Stage Storage Table | | | | | | |
|--|-------------------|---------------|-----------------------------------|------------------------------------|------------------------------------|--|
| ELEV | AREA (sq. ft.) | DEPTH (ft) | AVG END INC. VOL. (cu. ft.) | AVG END TOTAL VOL. (cu. ft.) | AVG END TOTAL VOL. (ac. ft.) | |
| 8,180.000 | 6,468.74 | 0.0 | 0.0 | 0.0 | 0.0 | |
| 8,181.000 | 7,339.55 | 1.000 | 6904.14 | 6904.14 | 0.16 | |
| 8,182.000 | 8,261.66 | 2.000 | 7800.60 | 14704.75 | 0.34 | |
| 8,183.000 | 9,229.81 | 3.000 | 8745.73 | 23450.48 | 0.54 | |
| 8,184.000 | 10,244.46 | 4.000 | 9737.13 | 33187.62 | 0.76 | |
| 8,185.000 | 11,297.39 | 5.000 | 10770.92 | 43958.54 | 1.01 | |
| 8,186.000 | 12,399.56 | 6.000 | 11848.47 | 55807.02 | 1.28 | |
| 8,187.000 | 13,545.61 | 7.000 | 12972.59 | 68779.60 | 1.58 | |
| 8,188.000 | 14,737.45 | 8.000 | 14141.53 | 82921.13 | 1.90 | |
| 8,189.000 | 15,975.92 | 9.000 | 15356.69 | 98277.82 | 2.26 | |
| 8,190.000 | 17,262.27 | 10.00 | 16619.10 | 114896.91 | 2.64 | |
| 8,191.000 | 18,592.31 | 11.00 | 17927.29 | 132824.21 | 3.05 | |
| 8,192.000 | 19,963.76 | 12.00 | 19278.03 152102.24 | | 3.49 | |
| 8,193.000 | 21,382.07 | 13.00 | 20672.91 | 172775.15 | 3.97 | |
| 8,194.000 | 22,842.06 | 14.00 | 22112.07 | 194887.22 | 4.47 | |
| 8,195.000 | 24,352.04 | 15.00 | 23597.05 | 218484.27 | 5.02 | |
| 8,196.000 | 25,893.92 | 16.00 | 25122.98 | 243607.25 | 5.59 | |
| 8,197.000 | 27,491.10 | 17.00 | 26692.51 | 270299.76 | 6.21 | |
| 8,198.000 | 29,133.84 | 18.00 | 28312.47 | 298612.23 | 6.86 | |
| 8,199.000 | 30,819.26 | 19.00 | 29976.55 | 328588.78 | 7.54 | |
| 8,200.000 | 32,544.13 | 20.00 | 31681.70 | 360270.48 | 8.27 | |

| 2:1 Inner Pond Slopes (Dam face = 3:1) | Surface Area (AC) | CUT (CY) | FILL (CY) | NET (CY) (1.2 FILL FACTOR) |
|--|----------------------|----------|-----------|----------------------------------|
| Embankment 13' above, 10' below existing ground (23 ft total height) | 0.75 | 20938 | 4249 | 16690 <cut></cut> |

<u>LEGEND</u>

- 5' CONTOUR-EXISTING LIDAR

 10' CONTOUR-EXISTING LIDAR

 1' CONTOUR-PROPOSED EMBANKMENT SURFACE

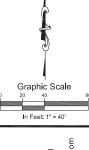
 5' CONTOUR-PROPOSED EMBANKMENT SURFACE

 WATER SURFACE ELEVATION

 POND BOTTOM

 EXTENTS OF ORIGINAL CUT TO POND BOTTOM EL

NOTE: ALL ELEVATIONS ARE BASED ON PITKIN CO 2' LIDAR DATA



Aspen Water Treatment Reservoir Expansion Pitkin County, Colorado



Pond 1 Expansion Grading Plan 2:1 Outer Slopes

Attachment 6b

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Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION



— EXISTING PAINTED FASCIA

ADMIN BUILDING - LOOKING SOUTHEAST



ADMIN BUILDING - LOOKING NORTHWEST



- LOCATION OF PROPOSED ADDITION

- EXISTING STUCCO

- EXISTING PAINTED CMU VENEER

ADMIN BUILDING - LOOKING SOUTHWEST

FOR CITY OF ASPEN

ADMIN BUILDING - LOOKING EAST

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE: EXIST MATERIAL AND BUILDING IMAGES -ADMIN BLDG SCALE:

A0.1.1

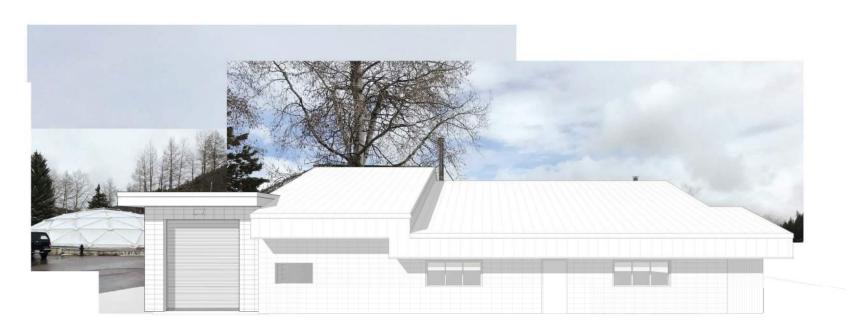




PERSPECTIVE VIEW - PROPOSED ADMIN BUILDING LOOKING SOUTHEAST



 ${\tt PERSPECTIVE\ VIEW\ -\ PROPOSED\ WEST\ PLANT\ LOOKING\ SOUTHEAST}$



PERSPECTIVE VIEW - PROPOSED WEST PLANT LOOKING NORTH

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Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

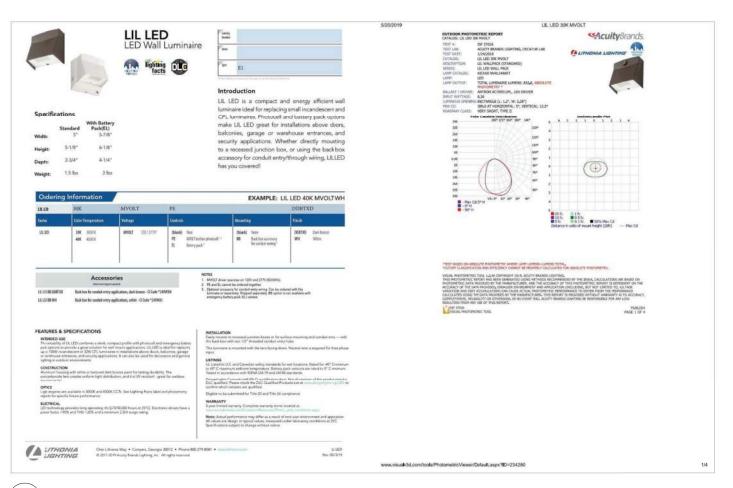
500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

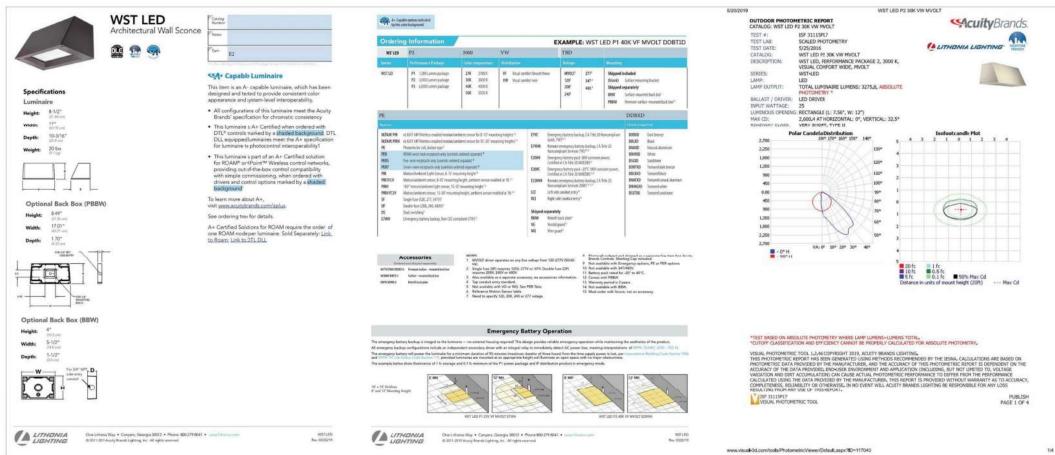
PROPOSED IMAGES AND RENDERINGS

SCALE: As indicated



LIGHTING FIXTURE - E1

A0.0.3 SCALE: 12" = 1'-0"



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Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

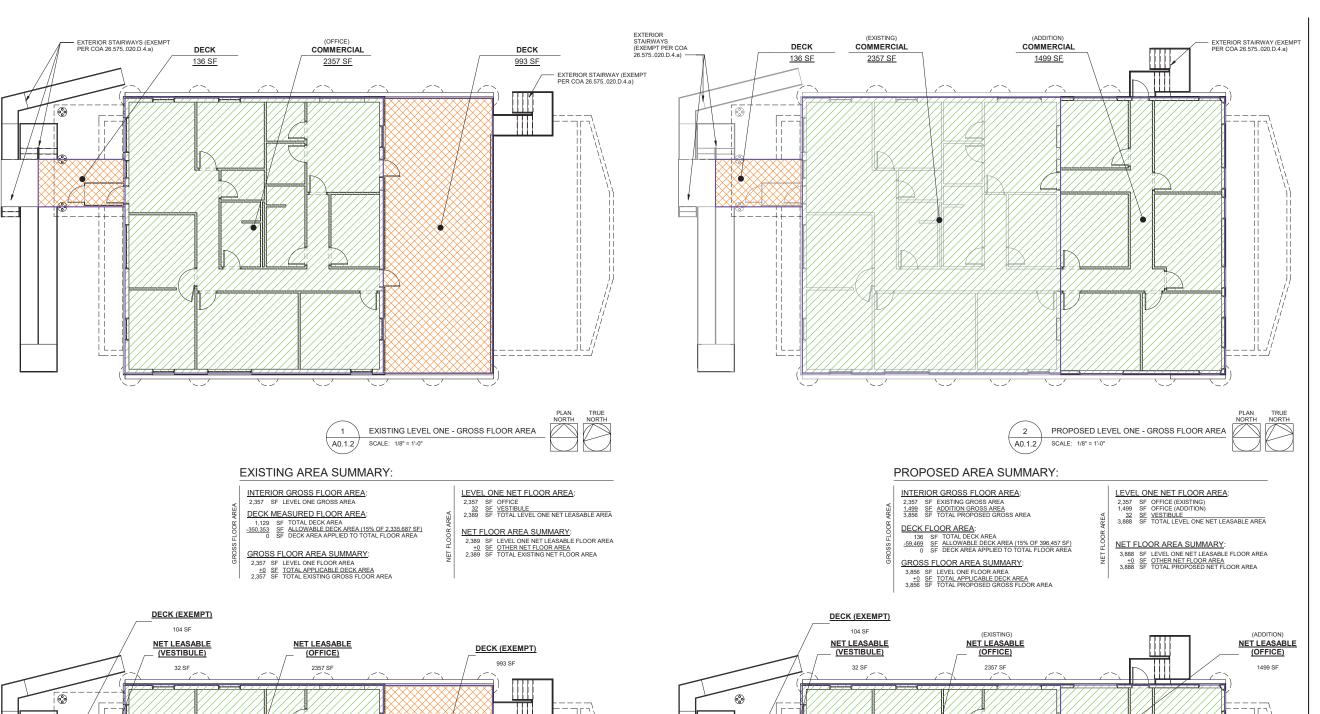
500 DOOLITTLE DRIVE ASPEN, CO 81611

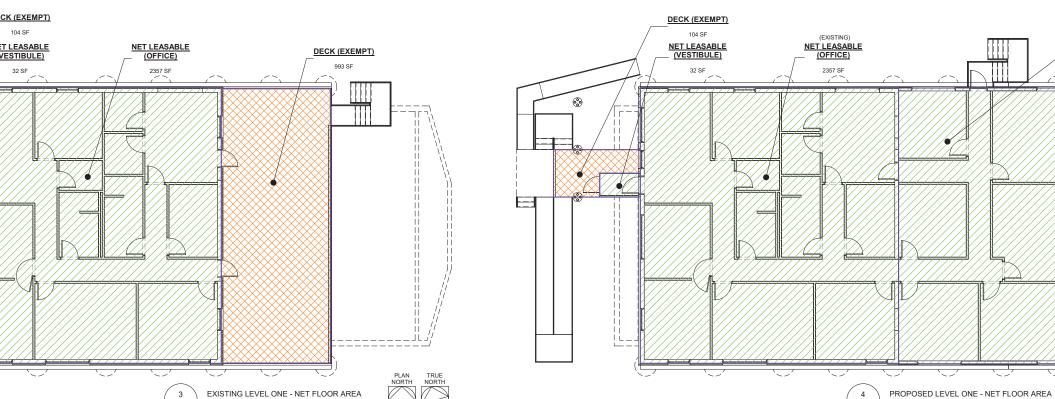
PROJECT NO: 21906.00

SHEET TITLE: LIGHTING CUTSHEETS

SCALE: 12" = 1'-0"

A0.0.3





A0.1.2

SCALE: 1/8" = 1'-0"

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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

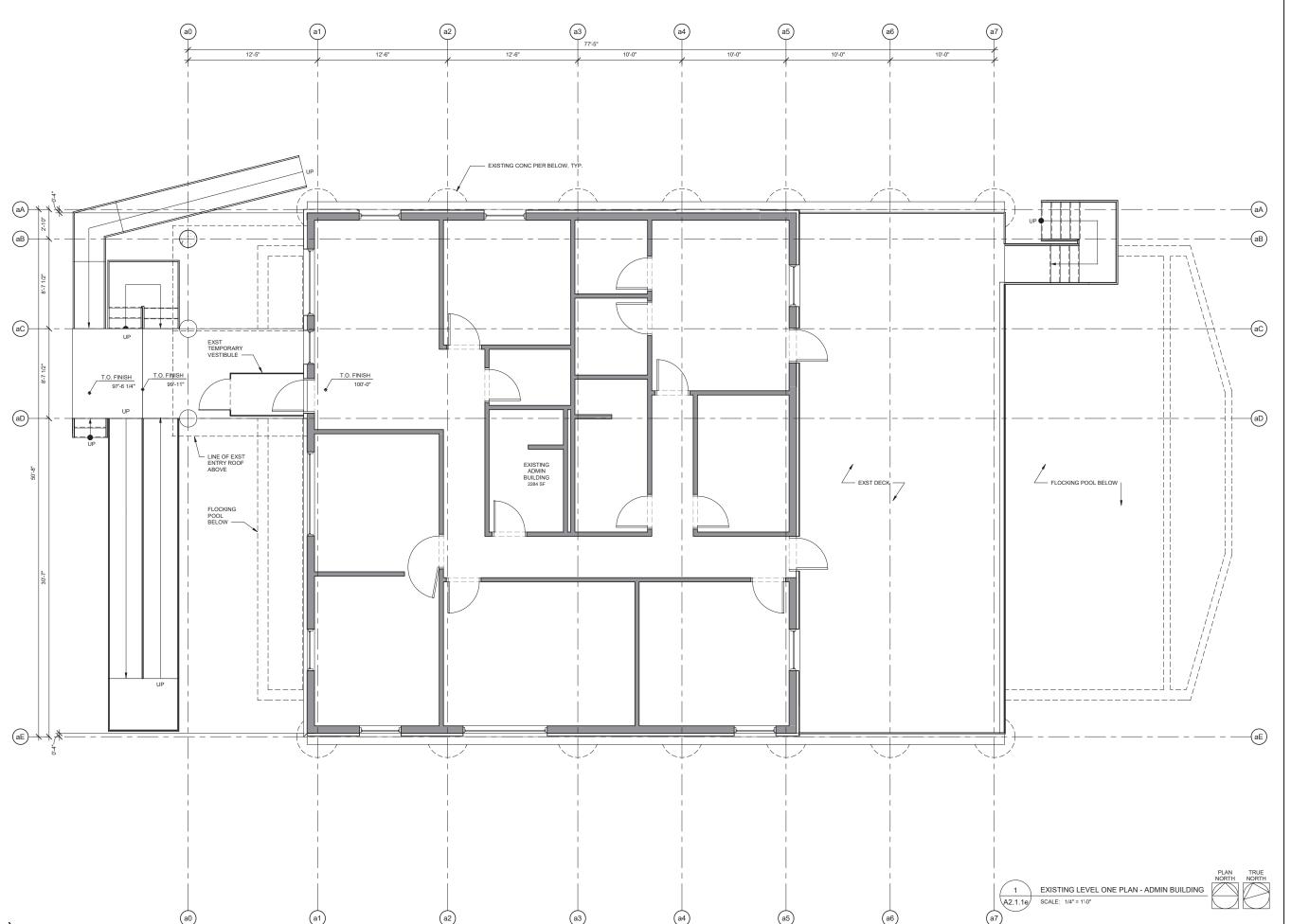
FLOOR AREA CALCULATIONS -ADMIN BUILDING SCALE: 1/8" = 1'-0"

A0.1.2

A0.1.2

SCALE: 1/8" = 1'-0"

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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

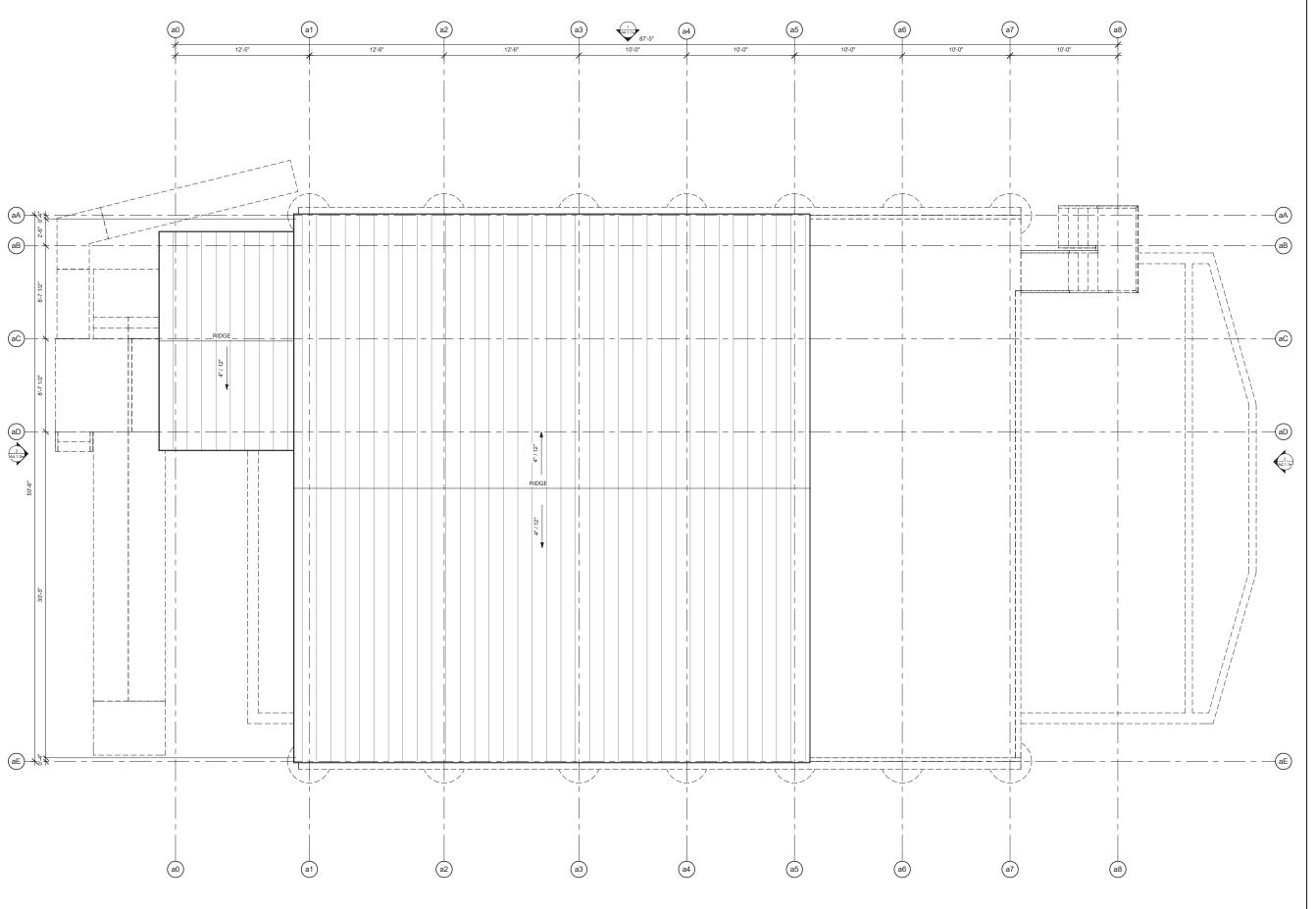
500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

EXISTING LEVEL ONE FLOOR PLAN -ADMIN. BLDG. SCALE: 1/4" = 1'-0"

A2.1.1e



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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

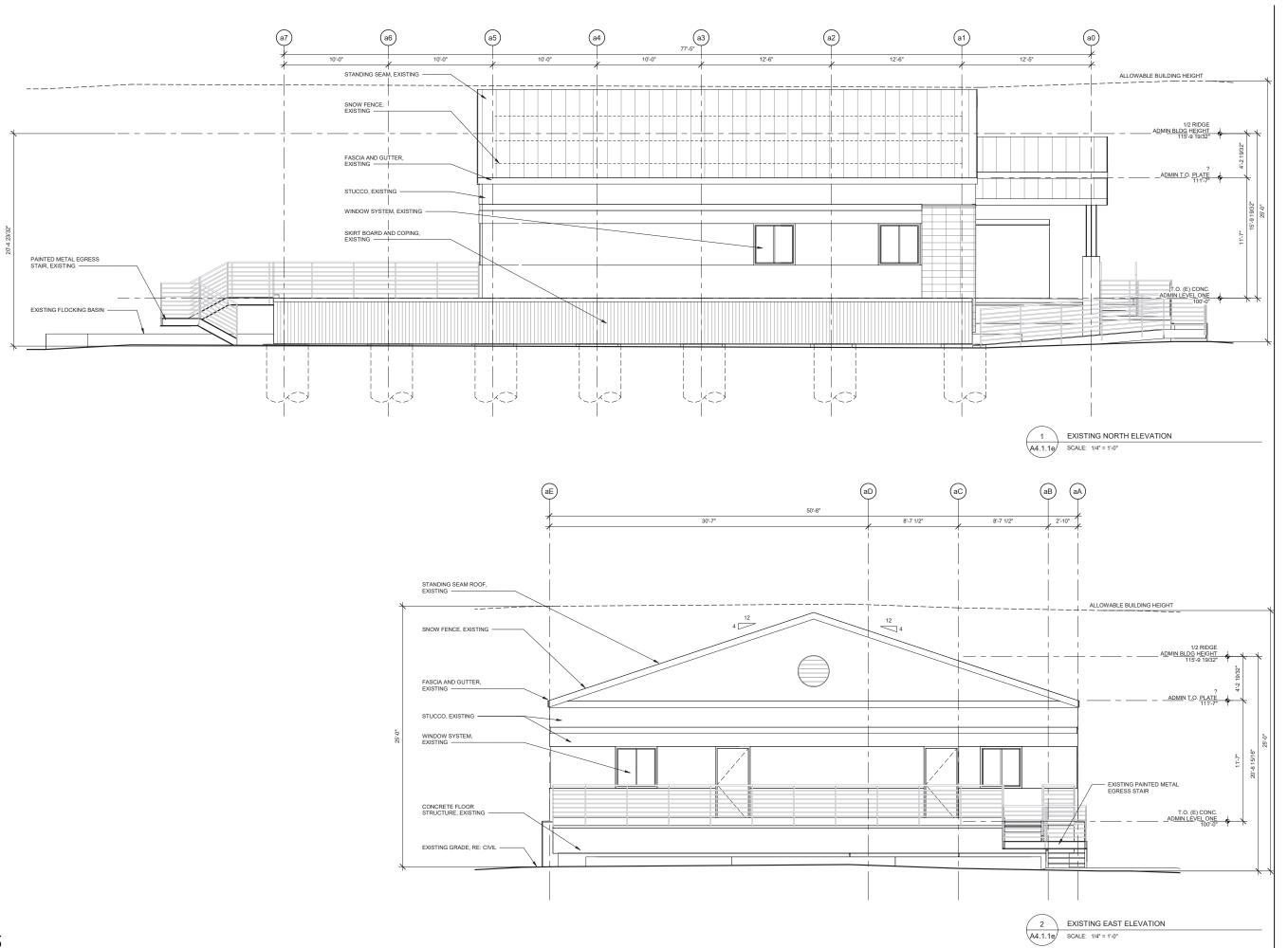
500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

EXISTING ROOF LEVEL PLAN -ADMIN. BLDG. SCALE: 1/4" = 1'-0"

A2.1.2e





1830 blake st. denver, co 80202 303.308.1373

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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

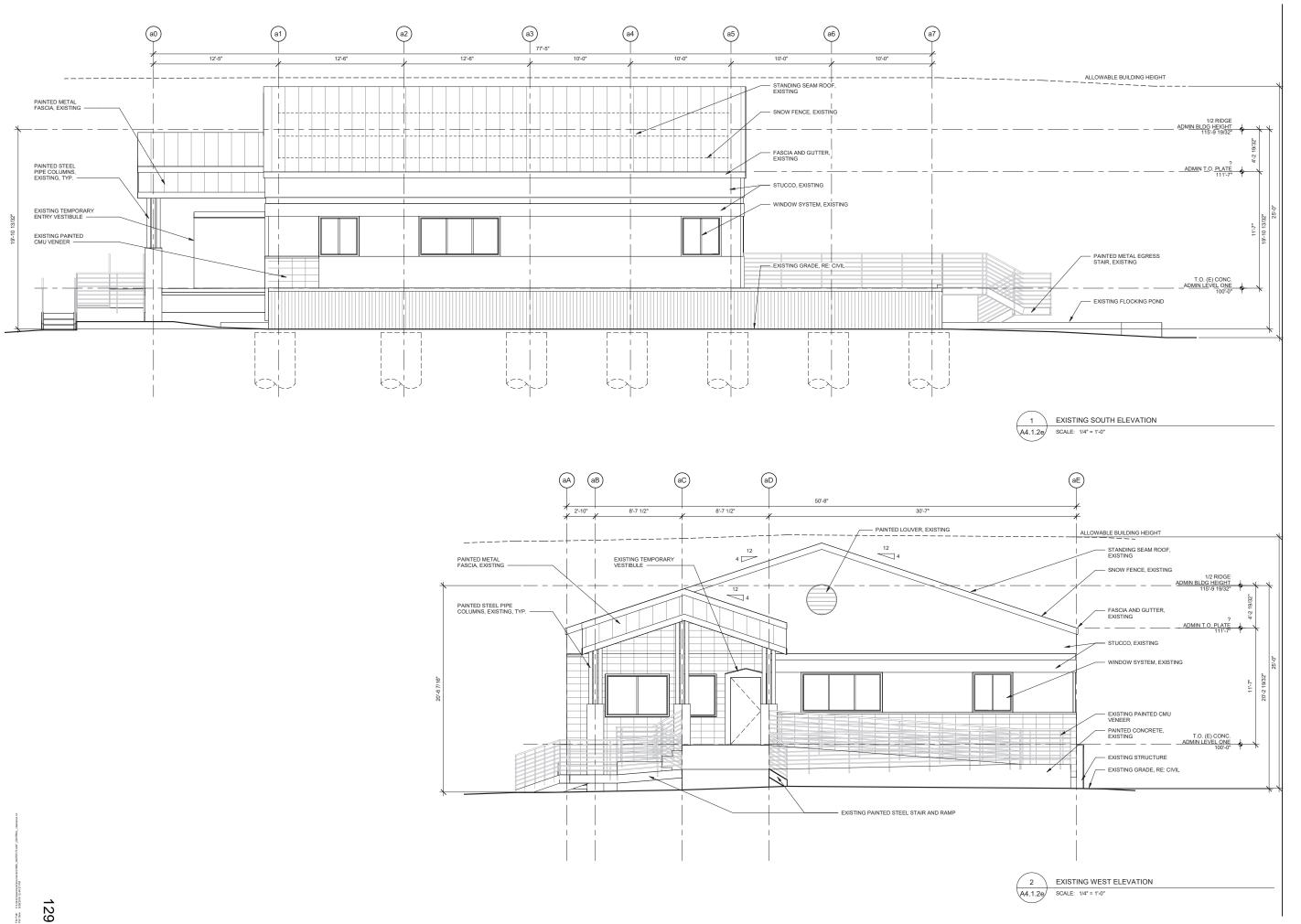
PROJECT NO: 21906.00

SHEET TITLE:

EXISTING EXT. ELEVATIONS -ADMIN. BLDG.

SCALE: 1/4" = 1'-0"

A4.1.1e



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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

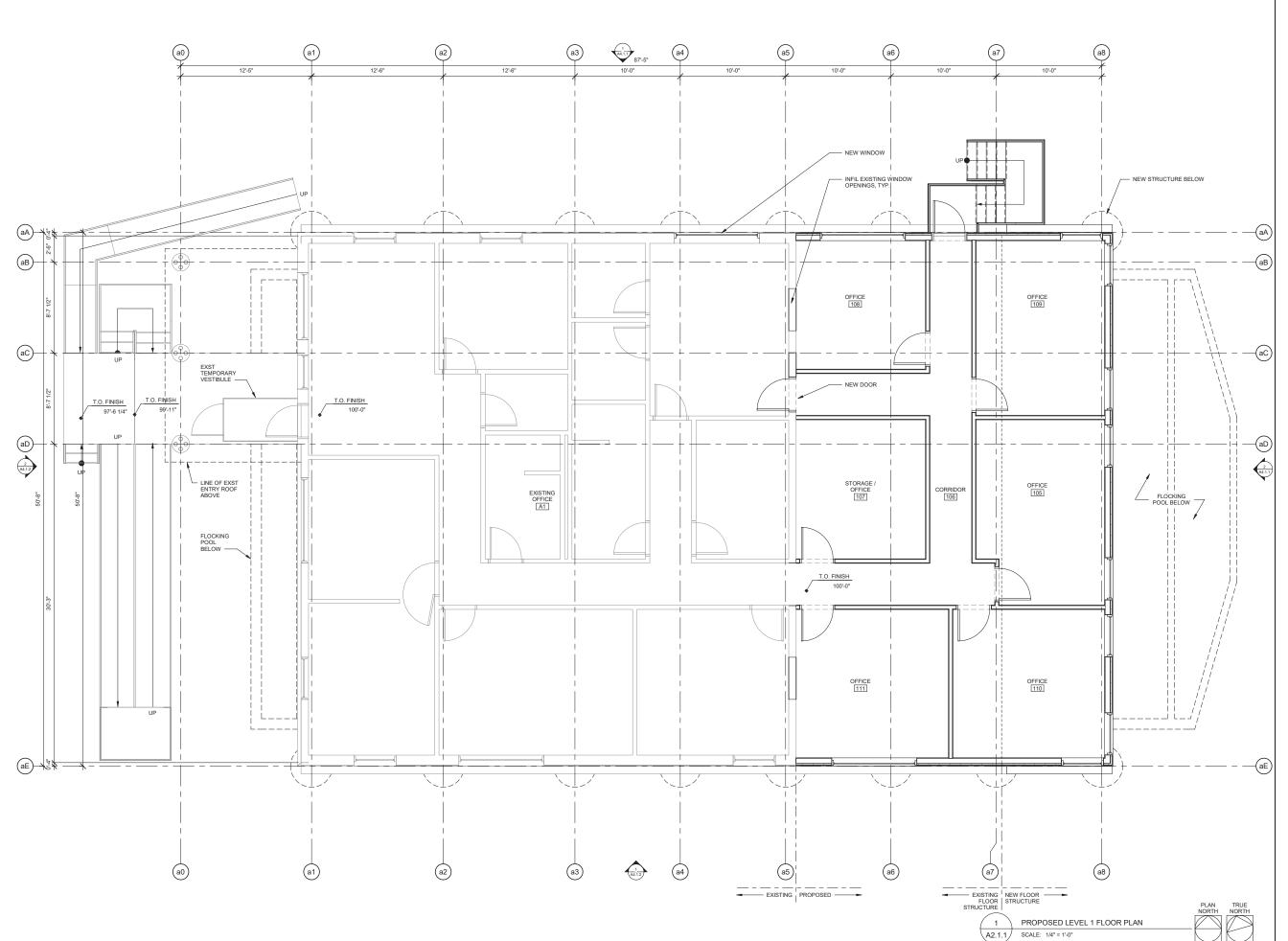
500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

EXISTING EXT. **ELEVATIONS** -ADMIN. BLDG SCALE: 1/4" = 1'-0"

A4.1.2e



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500 w. main st. 1830 blal aspen, co 81611 denver, co 8 970.544.9006 303.308.

Consultant

Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

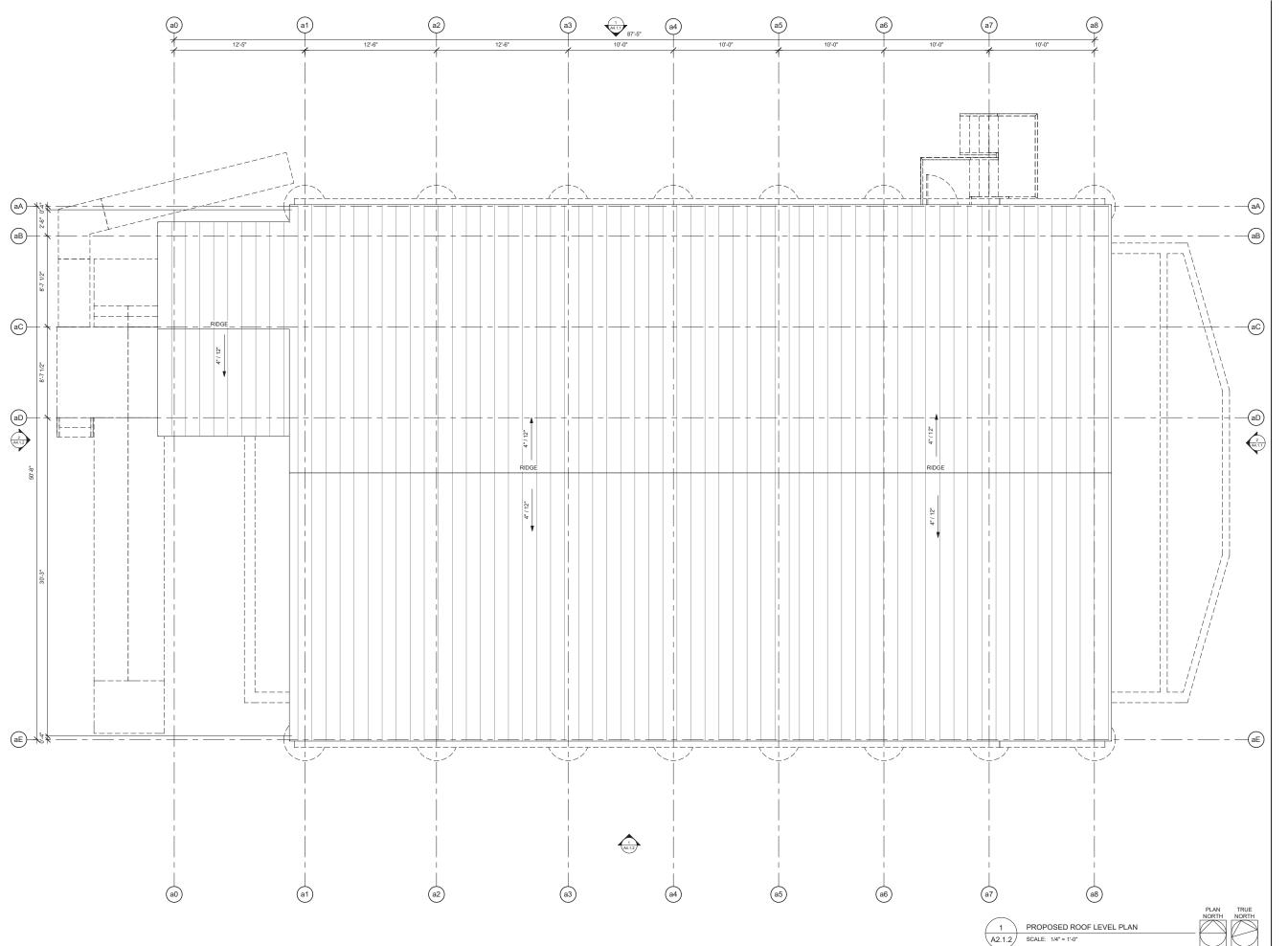
PROJECT NO: 21906.00

SHEET TITLE:

PROPOSED LEVEL ONE FLOOR PLAN -ADMIN BLDG SCALE: 1/4" = 1'-0"

A2.1.1

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aspen, co 81611 denver, co
970.544.9006 303.30

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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

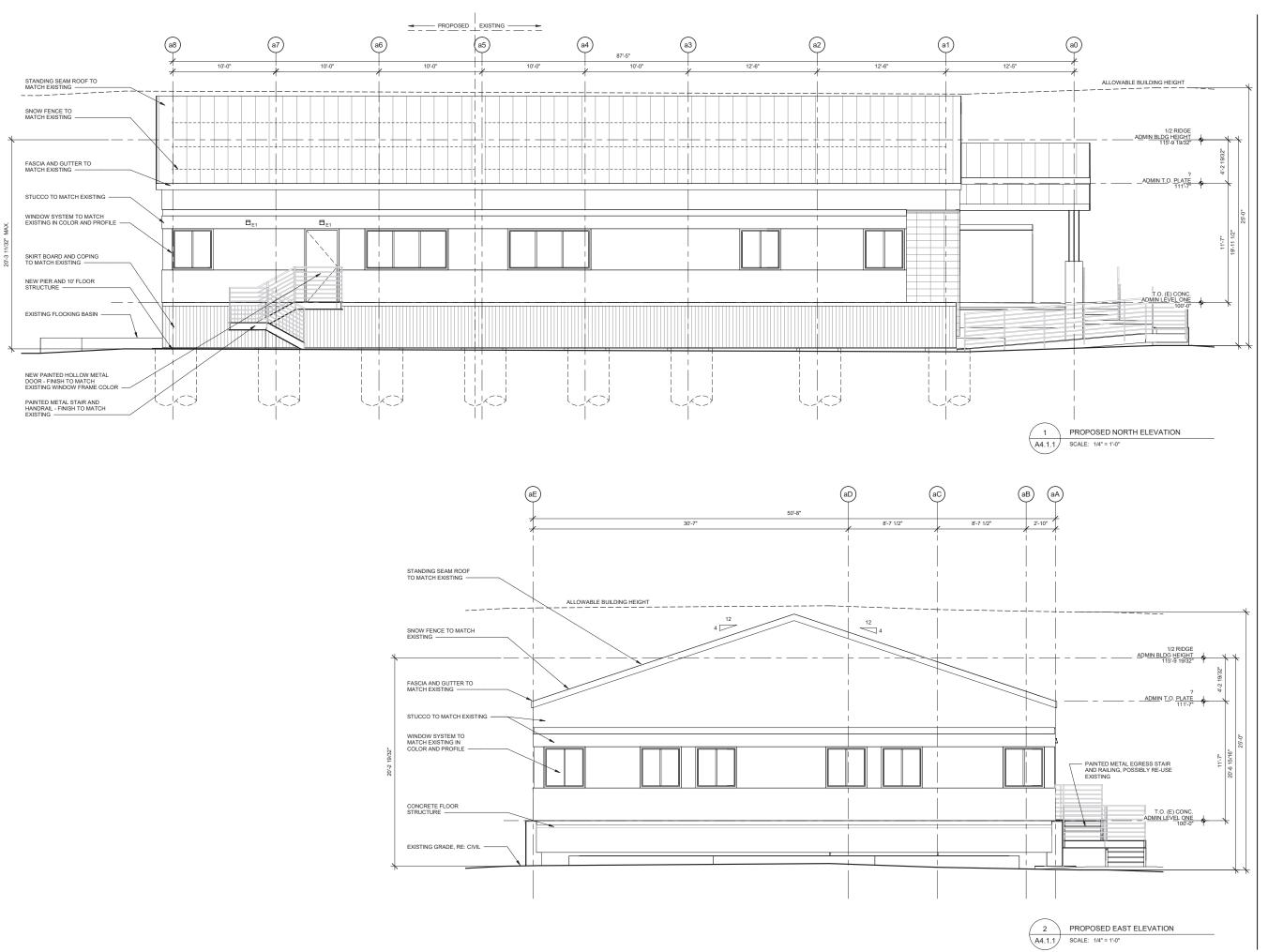
500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

PROPOSED ROOF LEVEL PLAN -ADMIN. BLDG. SCALE: 1/4" = 1'-0"

A2.1.2

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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

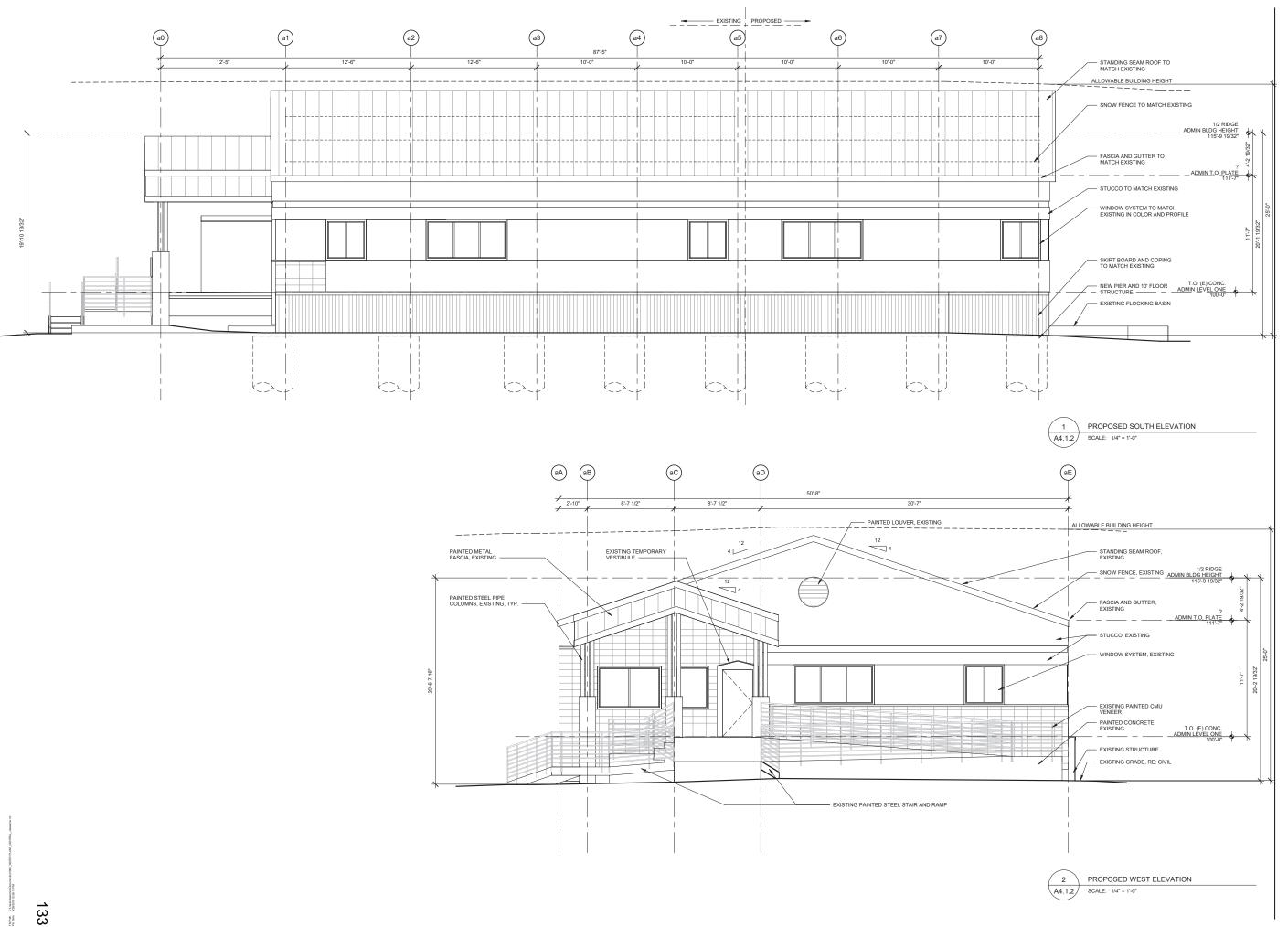
PROJECT NO: 21906.00

SHEET TITLE:

PROPOSED EXT. ELEVATIONS -ADMIN. BLDG.

SCALE: 1/4" = 1'-0" **A4.1.1**

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Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

PROPOSED EXT. **ELEVATIONS** -ADMIN. BLDG. SCALE: 1/4" = 1'-0"

A4.1.2

Attachment 6c









WEST PLANT - LOOKING EAST

— EXISTING PAINTED WOOD SIDING

- LOCATION OF PROPOSED ADDITION



WEST PLANT - LOOKING NORTH



500 w. main st. aspen, co 81611 970.544.9006

Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

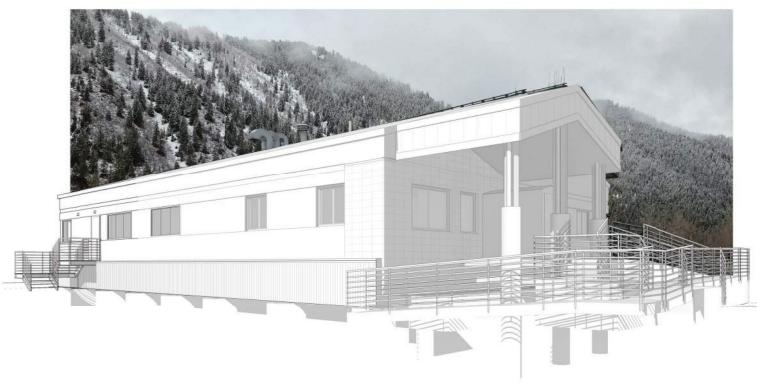
500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:

EXIST MATERIAL AND BUILDING IMAGES -WEST PLANT

A0.2.1

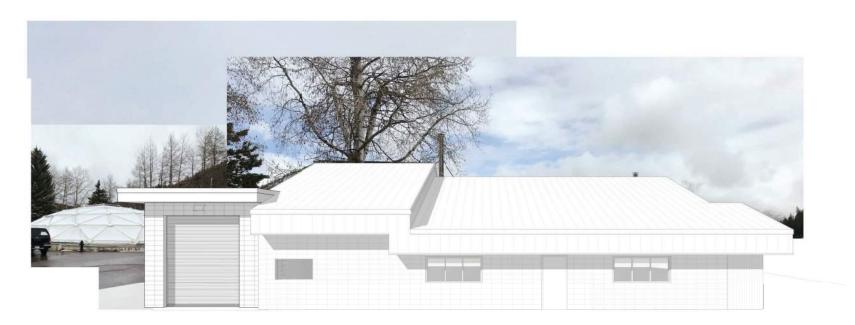




PERSPECTIVE VIEW - PROPOSED ADMIN BUILDING LOOKING SOUTHEAST



PERSPECTIVE VIEW - PROPOSED WEST PLANT LOOKING SOUTHEAST



PERSPECTIVE VIEW - PROPOSED WEST PLANT LOOKING NORTH

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FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

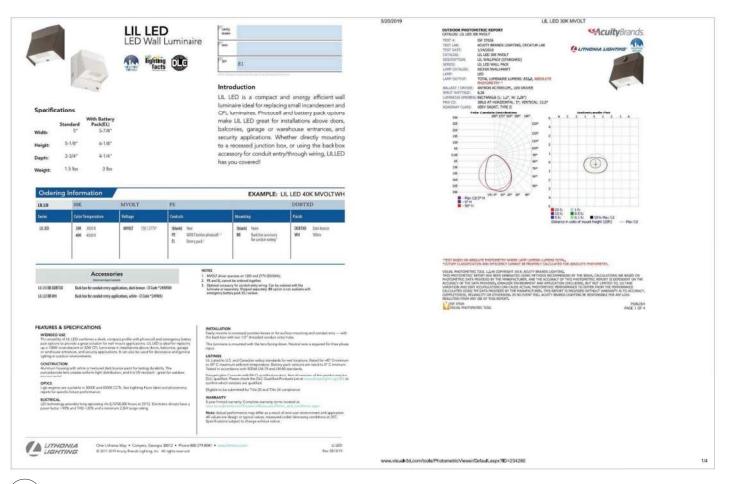
SHEET TITLE:

PROPOSED IMAGES AND RENDERINGS

SCALE: As indicated

40.0.2

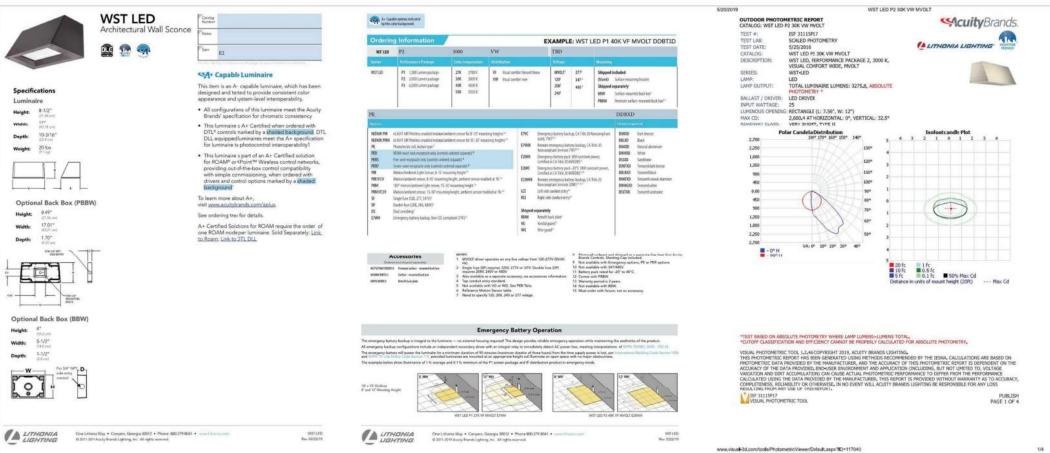
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LIGHTING FIXTURE - E1

A0.0.3 SCALE: 12" = 1'-0"



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SHEET TITLE: LIGHTING CUTSHEETS

SCALE: 12" = 1'-0" A0.0.3

Height: 8-1/2*

Optional Back Box (PBBW) Height: 8.49° (21.56-cm)

Optional Back Box (BBW)

W For 34" MPT D. sales writer conclusion

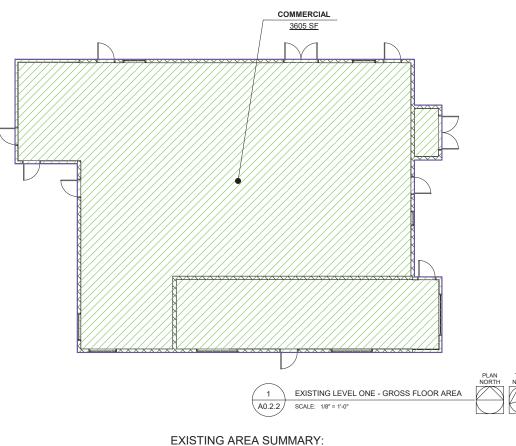
Height: 4"

Width: 5-1/2*

Depth: 1-1/2**

HOROTOPIC TO

Width: Depth: 10-3/16* Weight: 20 Ros



INTERIOR GROSS FLOOR AREA:

| DECK MEASURED FLOOR AREA:
| 0 | SF | TOTAL DECK AREA |
|-59.469 | SF | ALLOWABLE DECK AREA (15% OF 2.335.687 SF) |
| 0 | SF | DECK AREA APPLIED TO TOTAL FLOOR AREA |

GROSS FLOOR AREA SUMMARY:

3,605 SF LEVEL ONE FLOOR AREA

+0 SF TOTAL APPLICABLE DECK AREA

3,605 SF TOTAL EXISTING GROSS FLOOR AREA

LEVEL ONE NET FLOOR AREA:

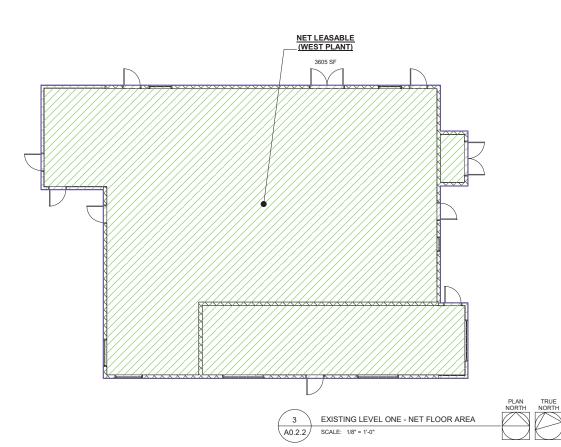
3,605 SF OFFICE
3,605 SF TOTAL LEVEL ONE NET LEASABLE AREA

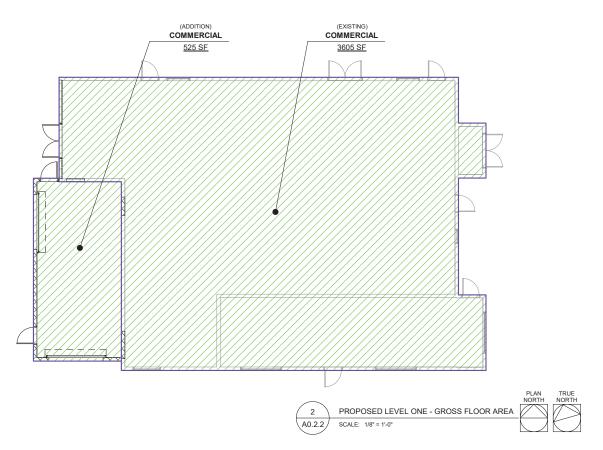
NET FLOOR AREA SUMMARY:

3.605 SF LEVEL ONE NET LEASABLE FLOOR AREA

40 SF OTHER NET FLOOR AREA

7.605 SF TOTAL EXISTING NET FLOOR AREA





PROPOSED AREA SUMMARY:

INTERIOR GROSS FLOOR AREA:

3,605 SF EXISTING GROSS AREA 525 SF ADDITION GROSS AREA 4,130 SF TOTAL PROPOSED GROSS AREA

GROSS FLOOR AREA SUMMARY:
4,130 SF LEVEL ONE FLOOR AREA
40 SF TOTAL APPLICABLE DECK AREA
4,130 SF TOTAL PROPOSED GROSS FLOOR AREA

LEVEL ONE NET FLOOR AREA:

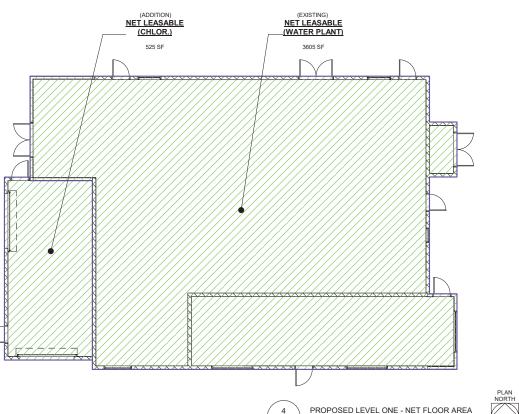
3,605 SF WATER PLAN (EXISTING)
525 SF CHLORINATION SHED (ADDITION)
4,130 SF TOTAL LEVEL ONE NET LEASABLE AREA

NET FLOOR AREA SUMMARY:

4.130 SF LEVEL ONE NET LEASABLE FLOOR AREA

40 SF OTHER NET FLOOR AREA

4.130 SF TOTAL PROPOSED NET FLOOR AREA



SCALE: 1/8" = 1'-0"

A0.2.2

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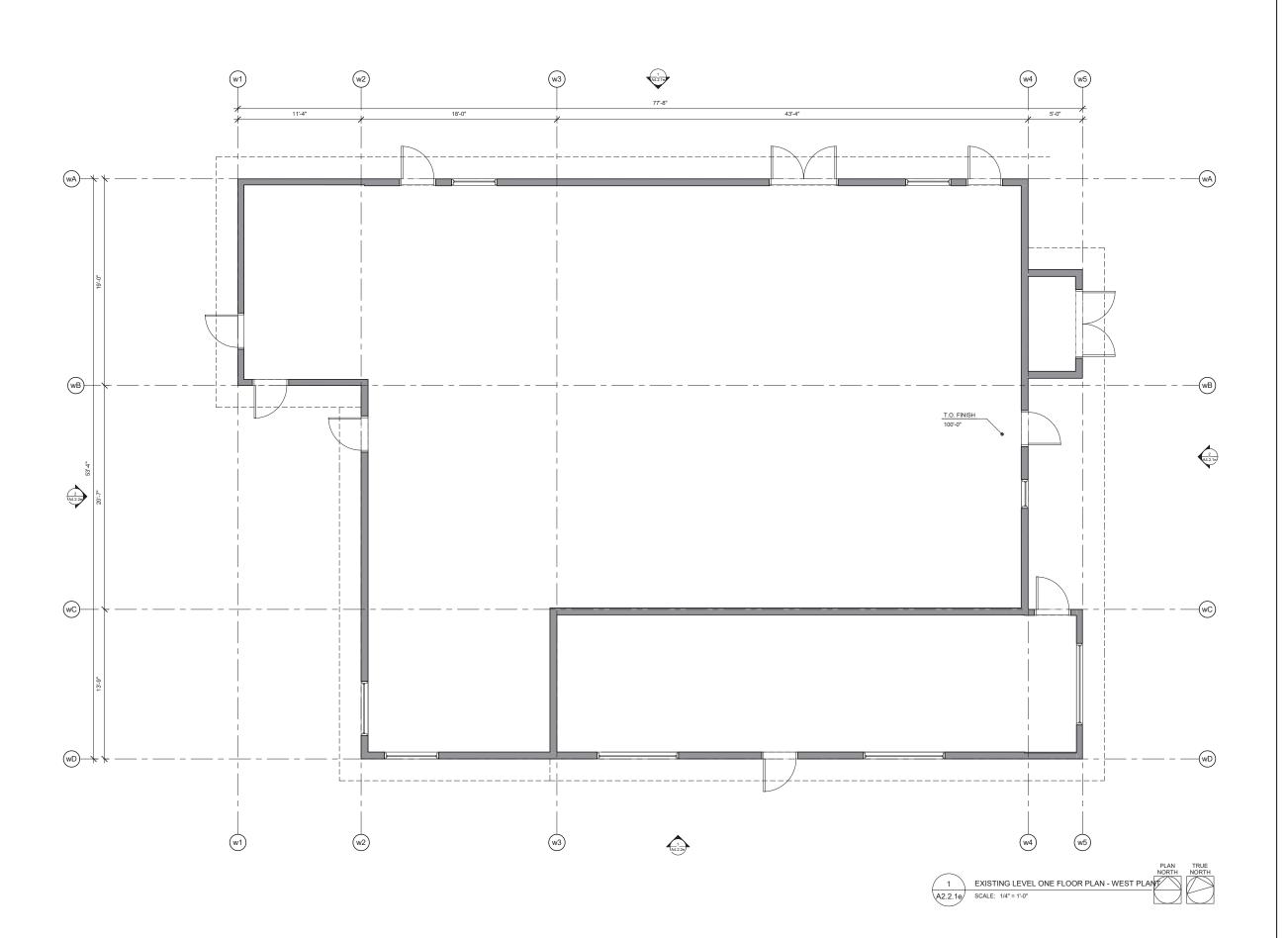
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SHEET TITLE:

FLOOR AREA CALCULATIONS -WEST PLANT SCALE: 1/8" = 1'-0"

A0.2.2

137



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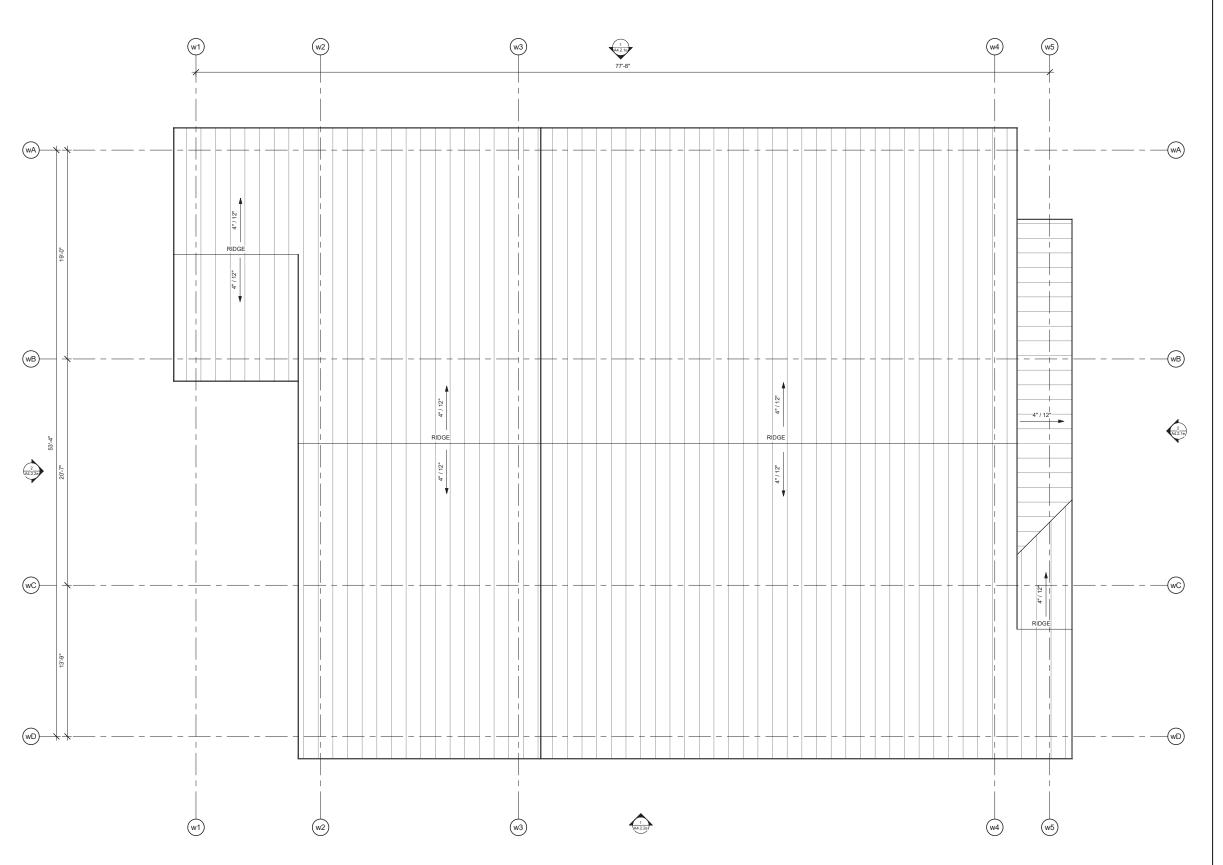
SHEET TITLE:

EXISTING LEVEL ONE PLAN - WEST PLANT

SCALE: 1/4" = 1'-0"

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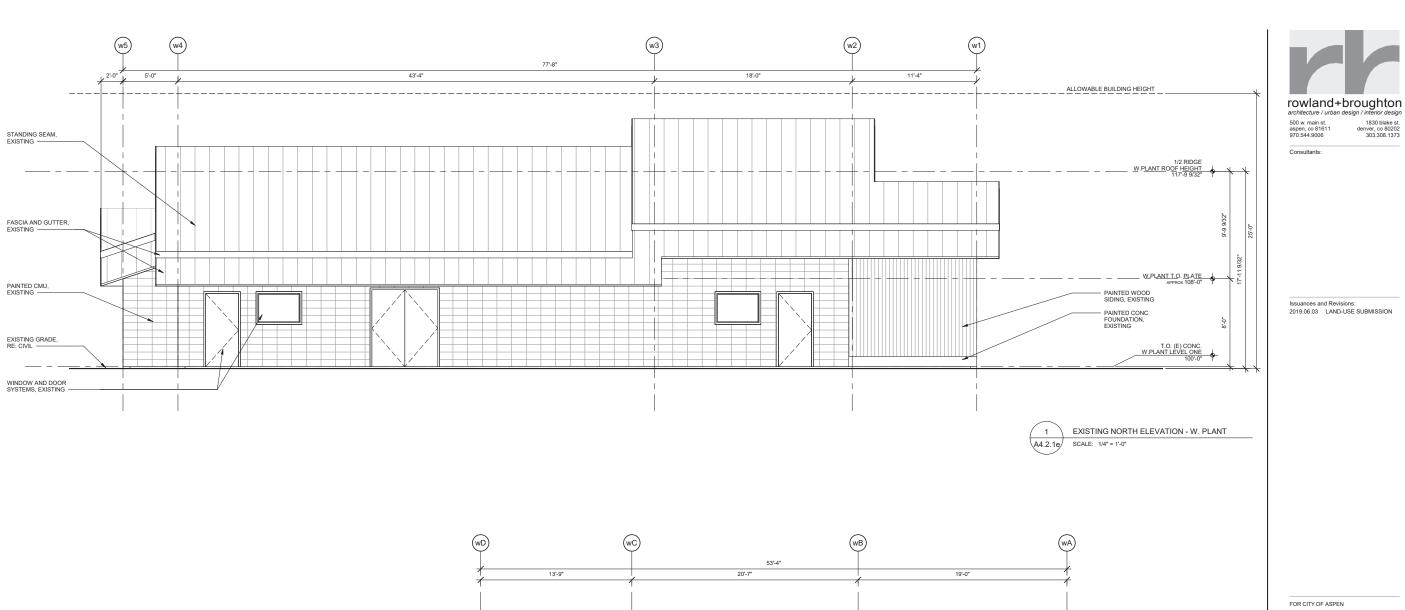
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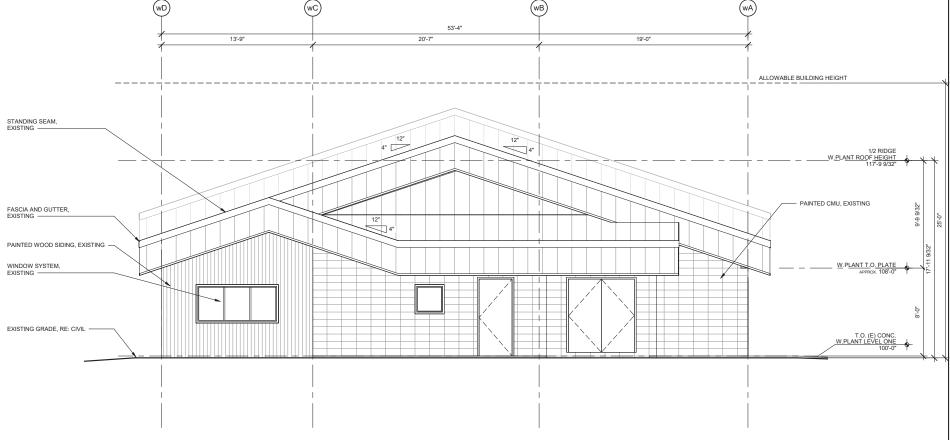
EXISTING ROOF LEVEL PLAN -WEST PLANT

SCALE: 1/4" = 1'-0"

A2 2 2e

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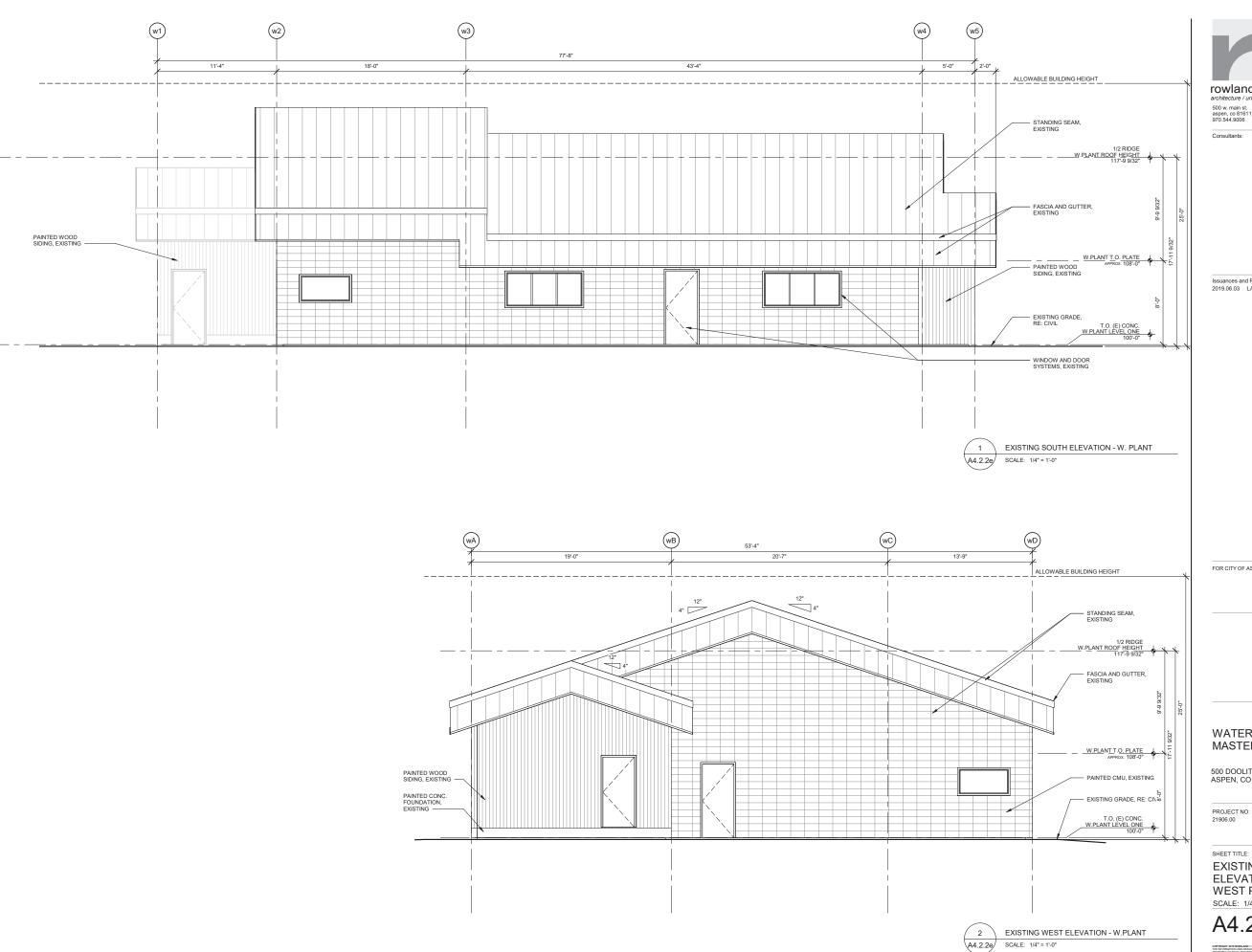
WATER PLANT MASTER PLAN

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PROJECT NO: 21906.00

SHEET TITLE: EXISTING EXT. ELEVATIONS -WEST PLANT SCALE: 1/4" = 1'-0"

A4.2.1e



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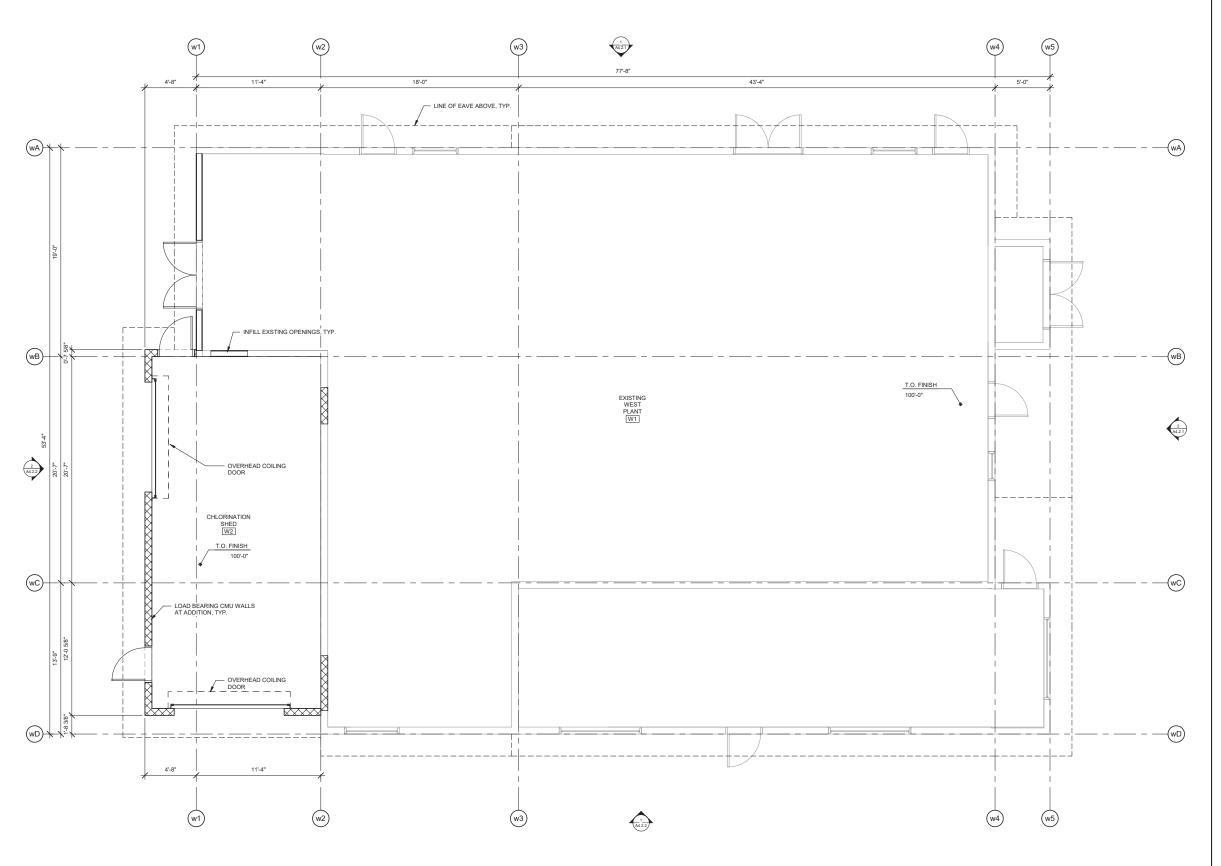
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PROJECT NO: 21906.00

SHEET TITLE:

EXISTING EXT. ELEVATIONS -WEST PLANT SCALE: 1/4" = 1'-0"

A4.2.2e



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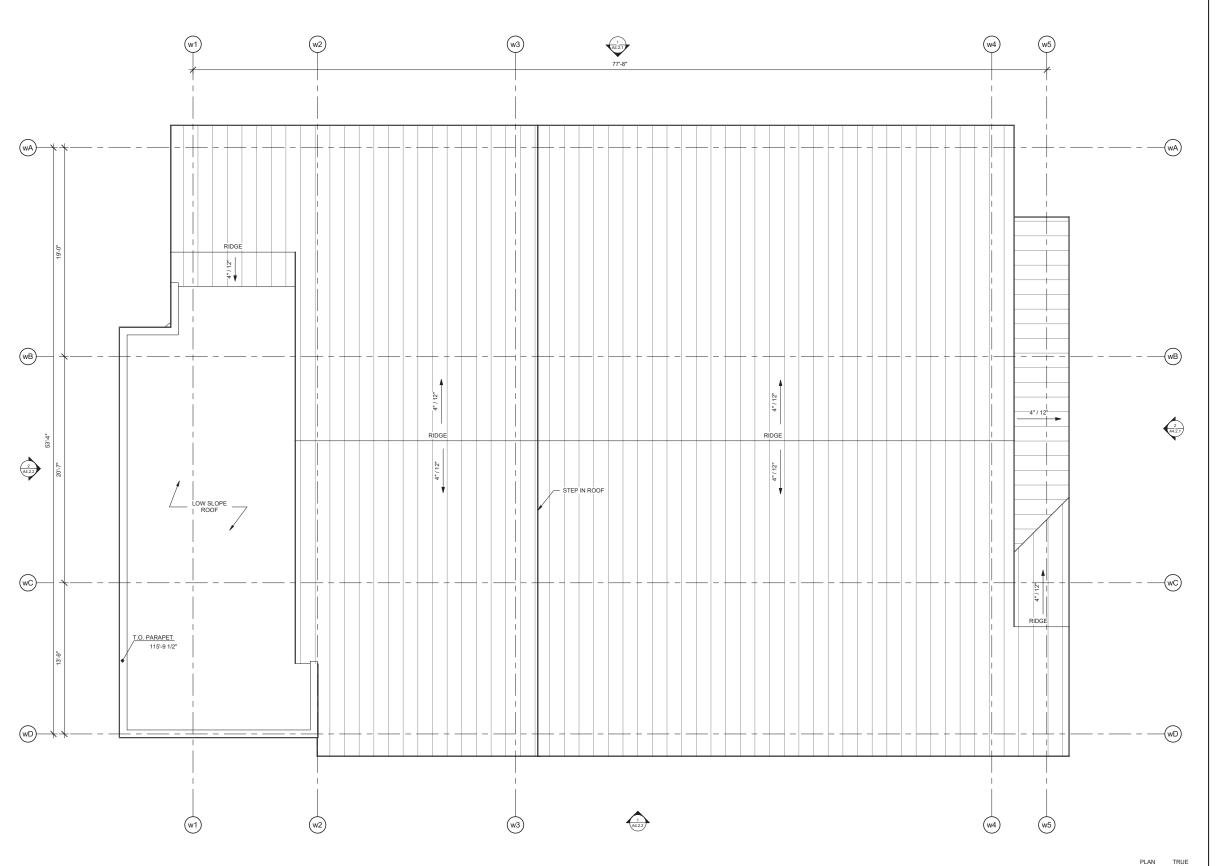
SHEET TITLE:

PROPOSED LEVEL ONE FLOOR PLAN -WEST PLANT SCALE: 1/4" = 1'-0"

A2.2.1

1 PROPOSED LEVEL ONE PLAN - WEST PLANT
A2.2.1 SCALE: 1/4" = 1'-0"

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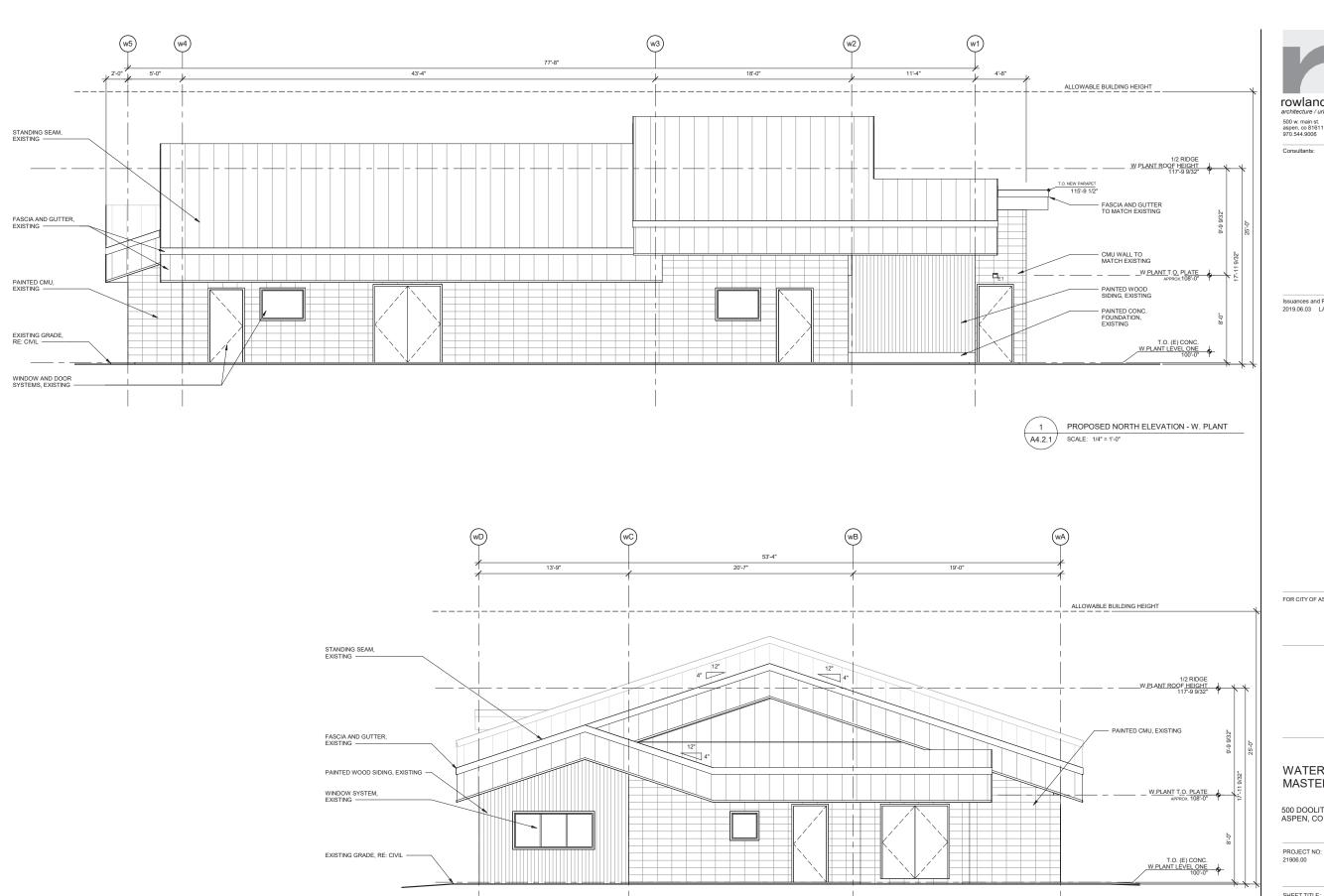
SHEET TITLE:

PROPOSED ROOF LEVEL PLAN -WEST PLANT SCALE: 1/4" = 1'-0"

A2.2.2

PROPOSED ROOF LEVEL PLAN - WEST PLANT
A2.2.2 SCALE: 1/4" = 1'.0"

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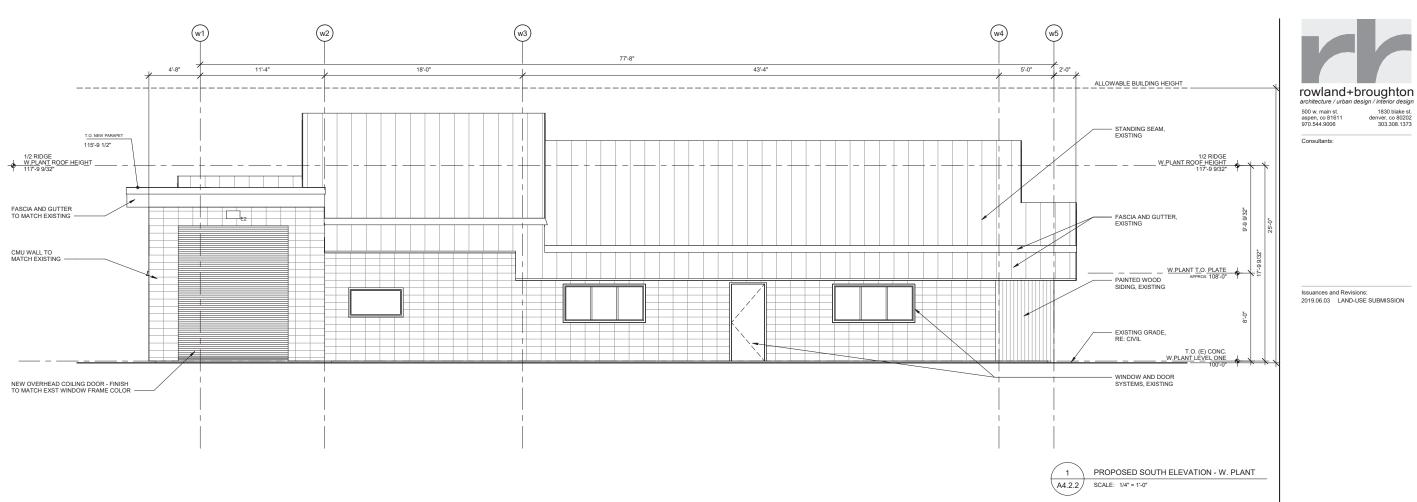
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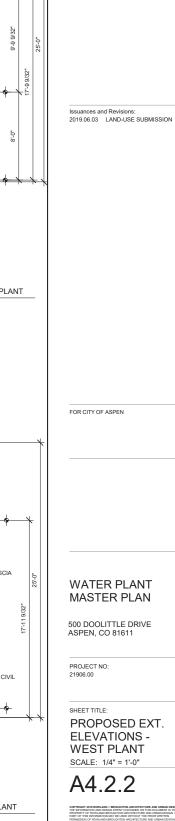
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PROPOSED EXT. **ELEVATIONS** -WEST PLANT SCALE: 1/4" = 1'-0"

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3:12 TO 7:12 ROOF PITCH SHALL BE MEASURED FROM THE GROUND TO A POINT OF THE ROOF VERTICALLY HALFWAY BETWEEN EAVE POINT AND RIDGE



S OPRIS E NGINEERING, LLC.
CIVIL CONSULTANTS
S02 MAIN STREET
CARBONDALE. CO 8 8023
(970) 704-0311
FAX: (970)-704-0313

DESIGNED BY CHC 05-15-19

DRAWN BY CHC 05-15-19

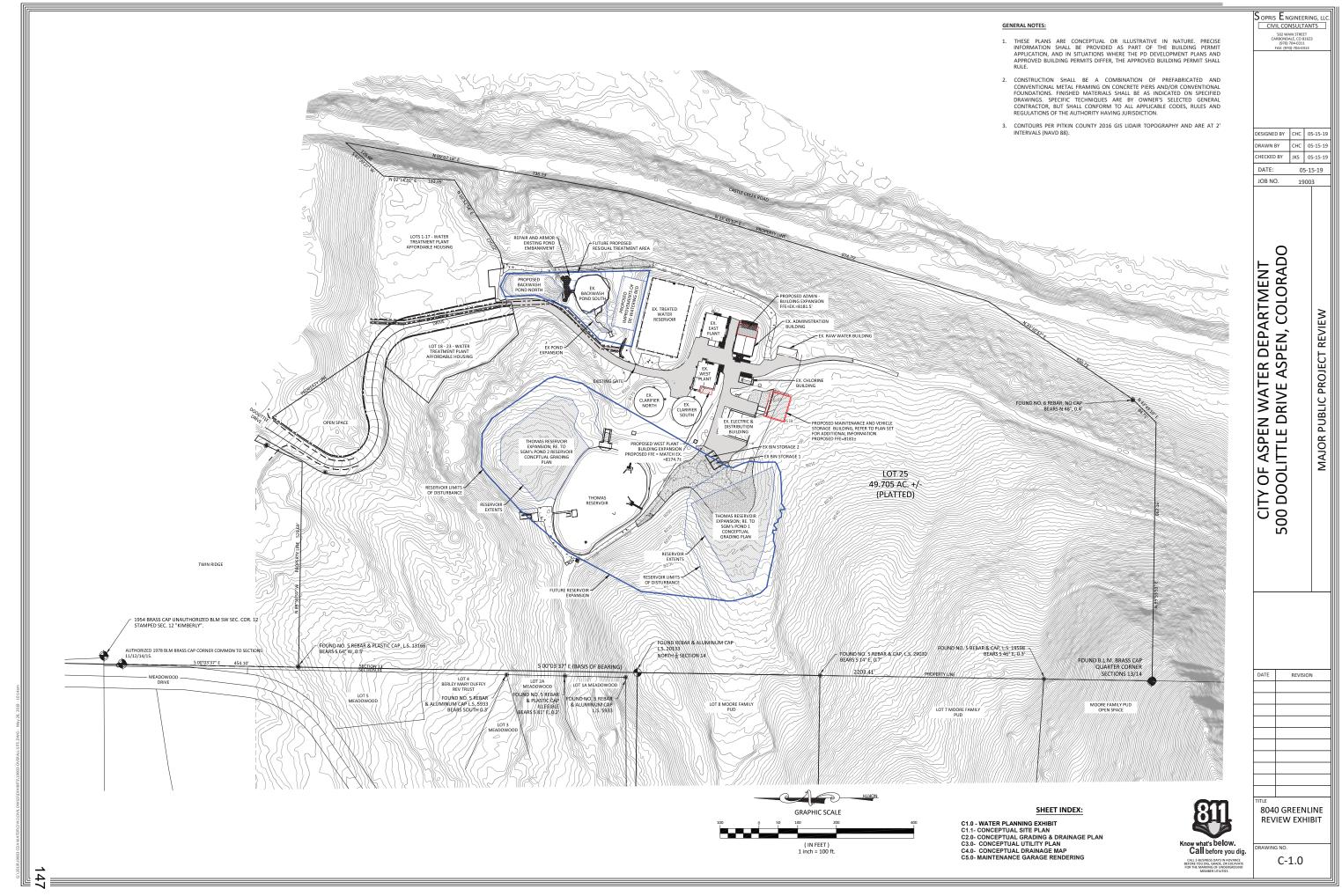
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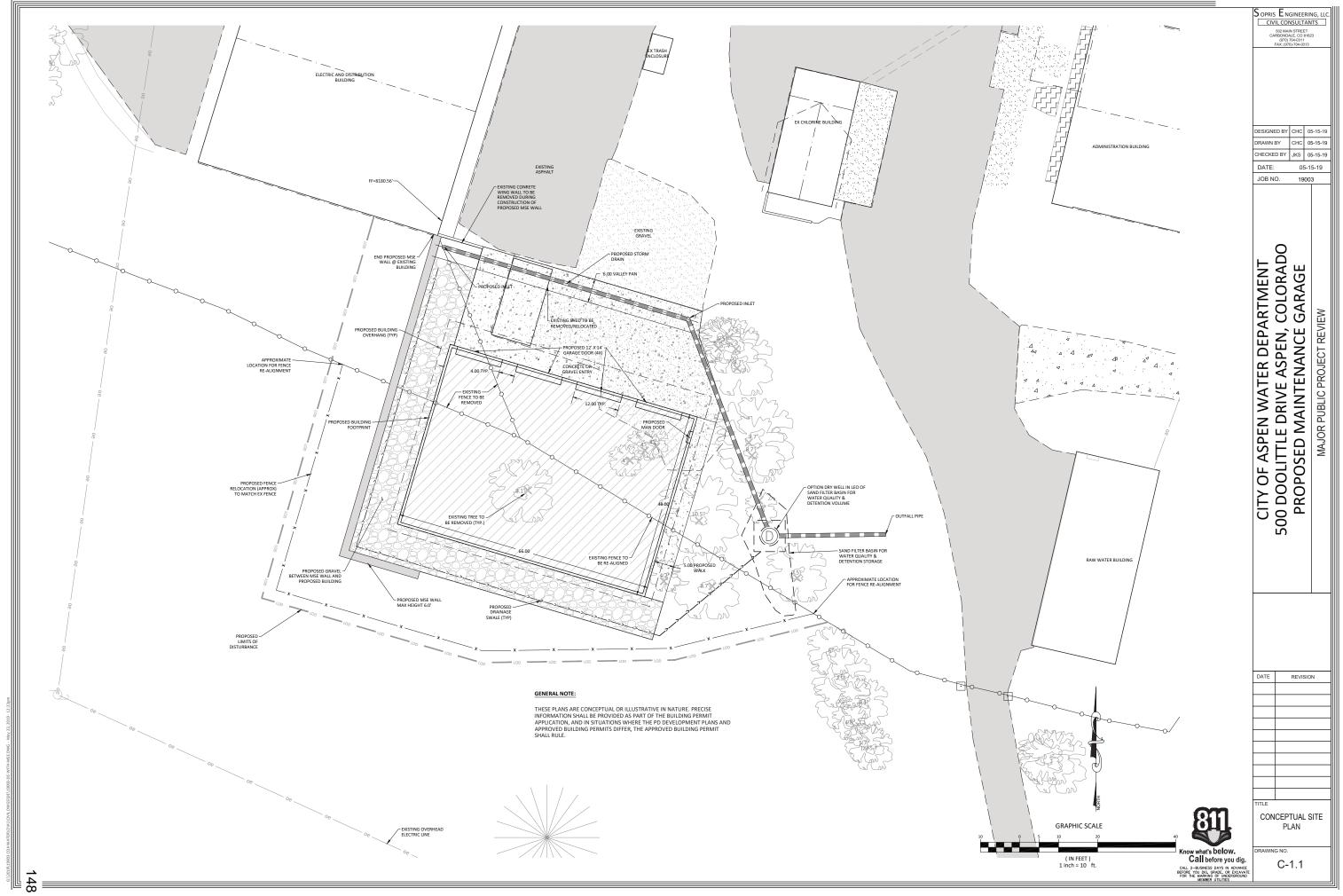
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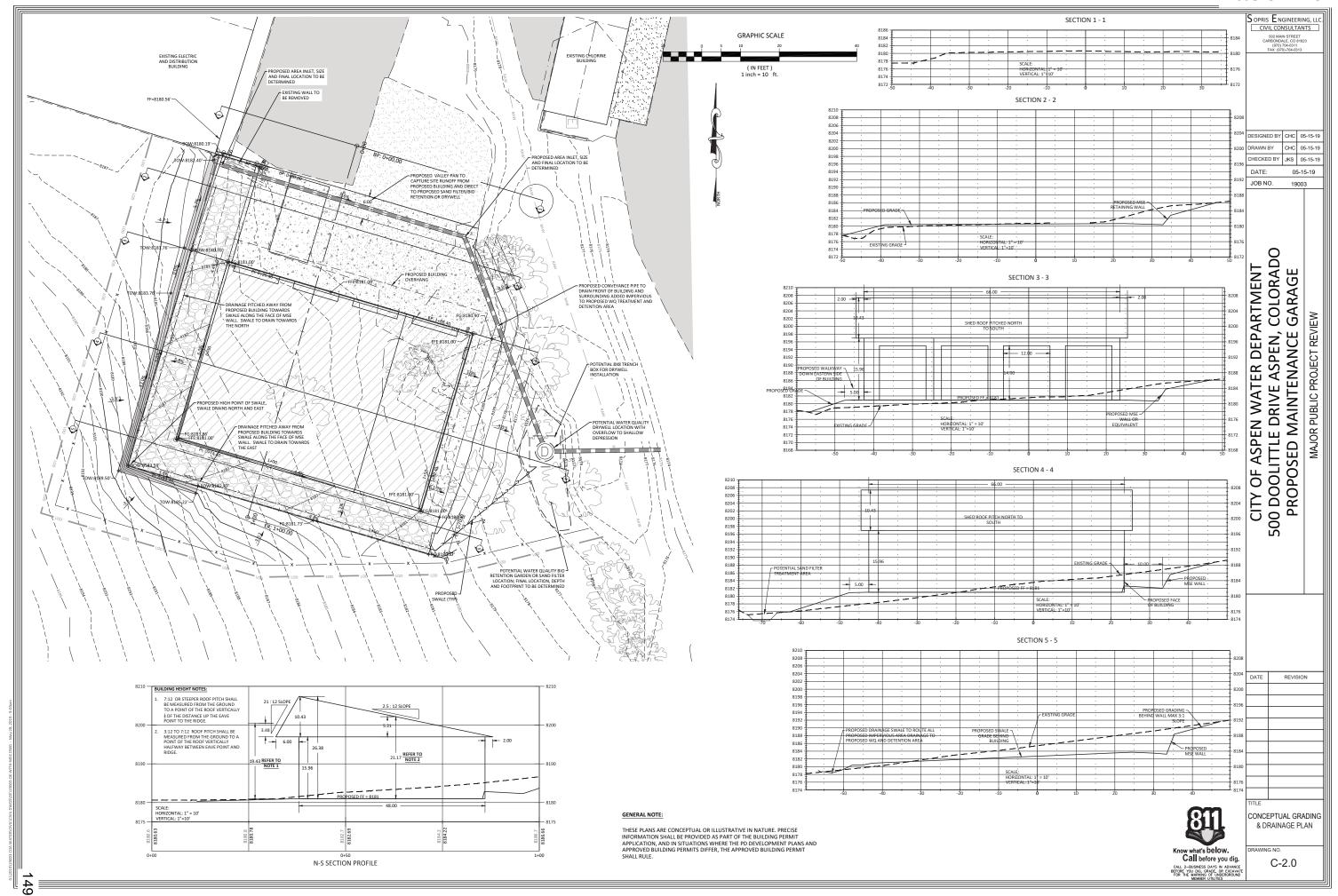
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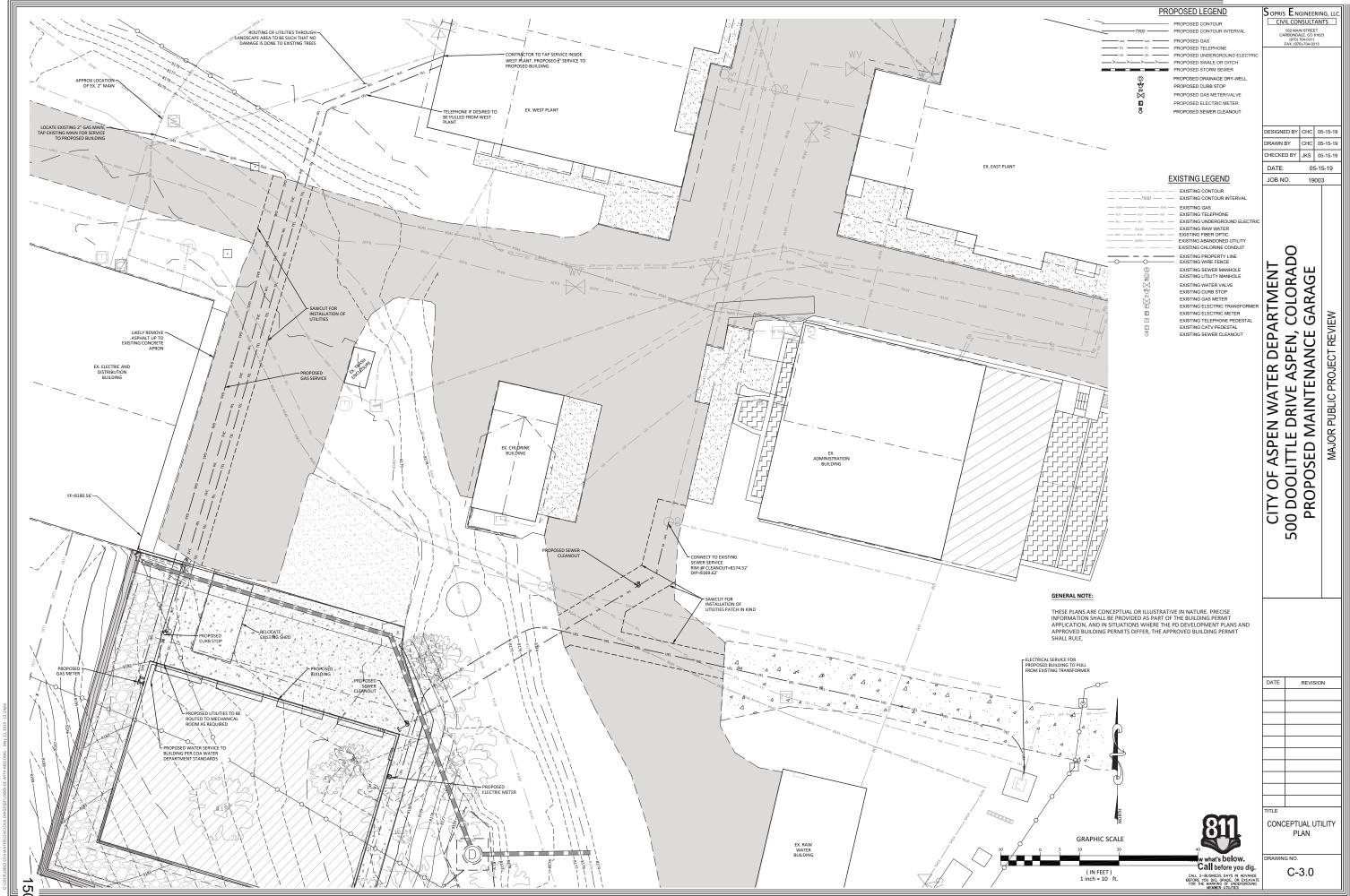
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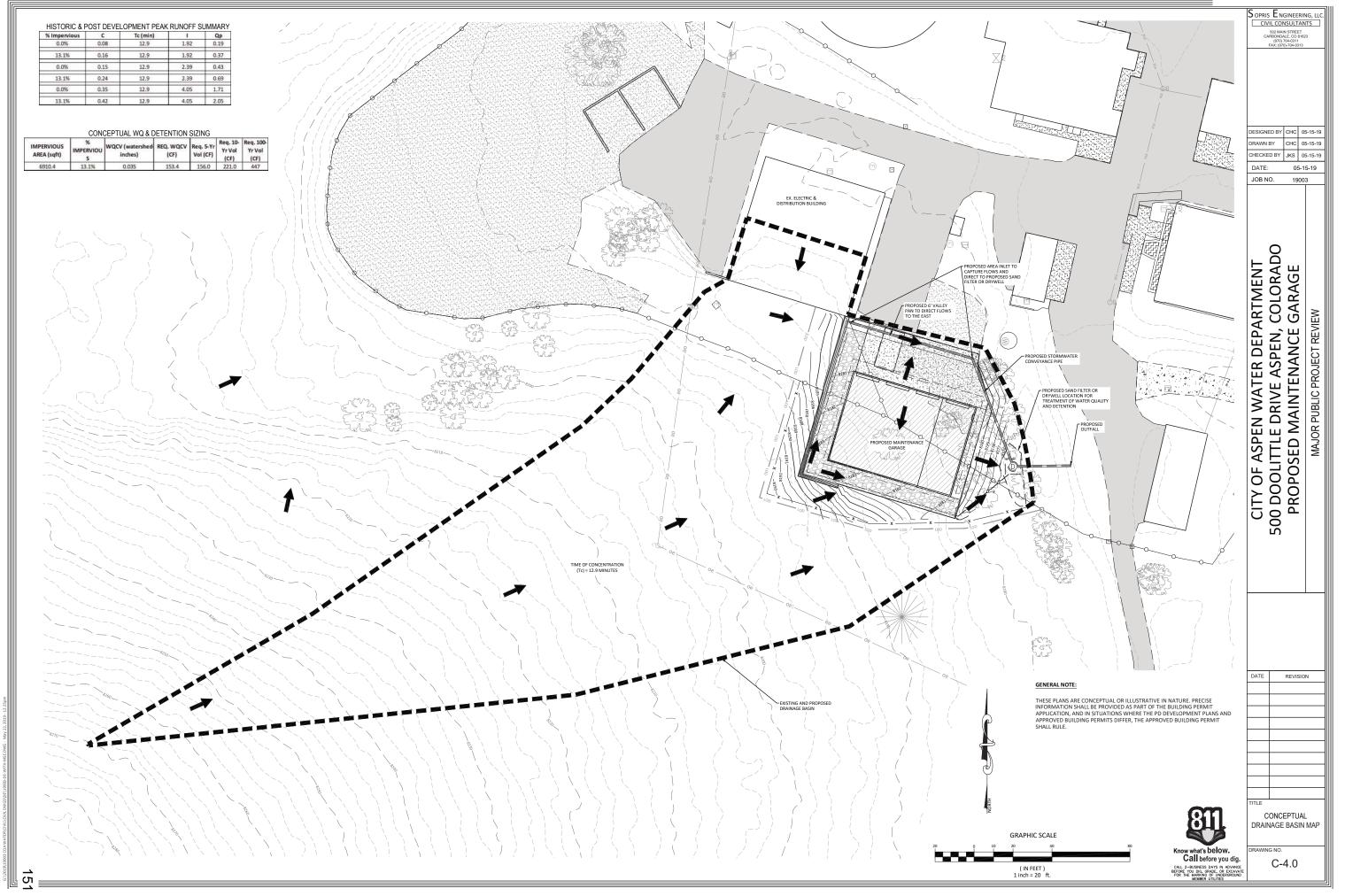
THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMITS DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.













GEOTECHNCIAL INVESTIGATION
ASPEN WATER TREATMENT PLANT
(A.K.A LOT 25, WATER TREATMENT PLANT SITE)
480 DOOLITTLE DRIVE
ASPEN, COLORADO

Prepared For:

CITY OF ASPEN 130 S. Galena Street Aspen, CO 81611

Attention: Andy Rossello, P.E. Project Manager II, Utilities

Project No. GS06335.000-125

April 3, 2019

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SCOPE

This report presents geotechnical engineering recommendations for the construction of a pre-fabricated steel building at the Aspen Water Treatment Plant at 480 Doolittle Drive (a.k.a. Lot 25, Water Treatment Plant Site) in Aspen, Colorado. A vicinity map with the site location is shown on Figure 1. Our report was prepared from data developed from our field exploration, laboratory testing, engineering analysis, and our experience with similar conditions. This report includes a description of the subsurface conditions encountered in our exploratory borings and presents geotechnical engineering recommendations for design and construction of the building foundation and floor slabs, as well as details influenced by the subsoils. Recommendations contained within this report were developed based on our understanding of the proposed construction. A summary of our conclusions is presented below.

SUMMARY OF CONCLUSIONS

- Our exploratory borings (TH-1 and TH-2) encountered silty to clayey sand with gravel underlain by silty to clayey gravel, cobbles and boulders to the total explored depth of 19 feet. At our TH-1 location approximately 3.5 feet of existing fill consisting of aggregate road base and clayey sand was above the natural soils. Free groundwater was not encountered in our borings during the field investigation.
- A footing foundation is appropriate for the planned building. We recommend subexcavation of the soils below footings to a depth of at least 2 feet and replacement with densely-compacted, structural fill. Design criteria for footing foundations are in the report.
- The building floor will be constructed as a slab-on-grade. Subexcavation of at least 1 foot of the soils below the slab and replacement with densely-compacted, structural fill is recommended. Additional discussion is in the report.

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Site grading should be designed to provide for rapid removal of surface water away from the building.

SITE CONDITIONS

The new building will be located south of an existing garage, a single-story building, and a small shed. A chain-link fence is aligned through the planned location. An aerial photograph of existing conditions with the proposed building location is shown on Figure 2.

Existing ground surface at the proposed building location slopes between approximately 10 and 20 percent down toward the east. Vegetation consists of moderately-dense brush. The ground was covered by several feet of snow at the time of our subsurface investigation.

PROPOSED CONSTRUCTION

Plans are to construct a prefabricated steel building with a footprint of approximately 50 feet by 40 feet. The proposed building footprint is shown on Figure 3. The building will be a one-story structure with a slab-on-grade floor. The building interior height will be 16 feet. Three, 14-foot high bay doors will provide vehicle access to the building. No below-grade areas are planned. Maximum excavation will be about 10 feet deep near the northwest corner. Building loads will likely be about 1,500 to 3,000 pounds per linear foot of foundation wall. We anticipate roof trusses will span between perimeter foundation walls and interior columns will not be required. If construction will differ significantly from the descriptions above, we should be informed so that we can adjust our recommendations and design criteria, if necessary.

SUBSURFACE CONDITIONS

To investigate subsurface conditions at the site, we directed drilling of two exploratory borings (TH-1 and TH-2) at the approximate locations shown on Figures 2 and 3. Drilling operations were directed by our engineer who logged subsurface conditions encountered in the borings and obtained samples of the subsoils.

Our exploratory borings encountered silty to clayey sand with gravel underlain by silty to clayey gravel, cobbles and boulders to the total explored depth of 19 feet. Cobbles and boulders were generally found at depths greater than about 7 feet. At our TH-1 location, approximately 3.5 feet of existing fill consisting of aggregate road base and clayey sand was found. Free groundwater was not encountered in our borings during the field investigation. We placed slotted PVC pipe in TH-1 to allow future checks of groundwater. Graphic logs of the soils encountered in our borings are shown on Figure 4.

Pertinent laboratory testing was performed on samples of the soil obtained from our exploratory borings. One sample tested for swell-consolidation exhibited 0.3 percent consolidation when wetted a load of 1,000 psf. Engineering index testing indicated the soils possess low plasticity. A sample selected for gradation analysis contained 1 percent gravel, 41 percent sand, and 58 percent silt and clay (passing No. 200 sieve). Swell/consolidation test results are shown on Figure 5. Gradation test results are shown on Figure 6. Laboratory testing is summarized on Table I.

SITE GEOLOGY AND GEOLOGIC HAZARDS

We reviewed geologic mapping by the U.S. Geological Survey (USGS) titled, "Geologic Map of the Aspen Quadrangle, Pitkin County, Colorado", by Bruce Bryant (dated 1971). The site is mapped as a glacial moraine deposit consisting of poorly-sorted soils ranging from silt to boulders. A layer of colluvial soils, similar to the glacial moraine soils, cover the moraine deposit.

We also reviewed Colorado Geological Survey (CGS) mapping titled, "Map Showing Areas of Selected Potential Geologic Hazards in the Aspen Quadrangle, Pitkin County, Colorado", by Bruce Bryant (1972) and the Flood Insurance Rate Map (FIRM) for Pitkin County. The mapping indicates the planned building site is not within a recognized geologic hazard area. The building site is well-above the 100-year flood elevation of Castle Creek. Observations during our field reconnaissance are consistent with the geologic and geologic hazard mapping.

SITE EARTHWORK

Excavations

The existing ground surface at the east foundation wall is near elevation 8180 feet. The existing ground surface at the southwest corner is near 8187 feet. The planned finished floor elevation is 8181 feet. To create a flat building pad, placement of minor fill thickness and moderately deep excavations will be required.

Our subsurface information indicates excavations for the anticipated construction will predominately be silty to clayey sand with gravel. Some cobbles

4

and boulders should be anticipated in deeper excavations required near the southwest corner. Excavation can be accomplished using conventional, heavyduty excavating equipment. Excavations deeper than 4 feet must be braced or sloped to meet local, state and federal safety regulations. The soils at this site will likely classify as Type C soil based on OSHA standards governing excavations. Temporary excavations should be no steeper than 1.5 to 1 in Type C soils.

Free groundwater was not encountered in our exploratory borings. We do not anticipate groundwater will affect construction at the site. Some seepage into the excavation from snowmelt should be expected in excavations made in the spring. Excavations should be sloped to a gravity discharge or to a temporary sump where water from precipitation can be removed by pumping.

Sub-excavation and Structural Fill

To reduce risk of differential movement and associated building damage, we recommend subexcavation of at least 2 feet of the soils below footings and replacement with densely-compacted, structural fill. The subexcavation and replacement process should extend at least 12 inches below the floor slab. The on-site soils can be reused as structural fill, provided they are free of rocks larger than 3 inches in diameter, organics, and debris. If import fill is desired, the soil should consist of a CDOT Class 6 aggregate base course or similar soil.

Structural fill should be placed in loose lifts of 8 inches thick or less and moisture-conditioned to within 2 percent of optimum moisture content. Structural fill should be compacted to 98 percent of standard Proctor (ASTM D 698) maximum dry density. Moisture content and density should be checked by a representative of our firm during placement. Observation of the compaction procedure is necessary.

Foundation Wall Backfill

Proper placement and compaction of foundation backfill is important to reduce infiltration of surface water and settlement of backfill. Foundation wall backfill must be moisture-treated and compacted to reduce settlement. The excavated on-site soils can be used as backfill, provided they free of rocks larger than 3-inches in diameter, organics, and debris.

Backfill should be placed in loose lifts of 10 inches thick or less, moisture-conditioned to within 2 percent of optimum moisture content, and compacted. We recommend backfill soils be compacted to 95 percent of maximum standard Proctor (ASTM D 698) dry density. Moisture content and density of the backfill should be checked during placement by a representative of our firm.

FOUNDATIONS

A footing foundation is appropriate for the proposed building. To reduce risk of differential movement and associated building damage, we recommend subexcavation of the soils below footings to a depth of at least 2 feet and replacement with densely-compacted, structural fill. Structural fill should be in accordance with recommendations presented in the <u>Subexcavation and Structural Fill</u> section. Pre-fabricated building foundation loads are generally considered light to moderate. Lateral loads and uplift forces may control foundation design.

Footings

 The buildings can be constructed on footing foundations supported by a 2-feet thickness of densely-compacted, structural fill. Footings and column footing pads can be sized using a net maximum allowable bearing pressure of 3,000 psf. A coefficient friction of 0.45 can

6



- be used to calculate friction resistance. The weight of soil backfill on footings can be neglected.
- Continuous wall footings should have a minimum width of at least 16 inches. Footing pads for isolated columns should have minimum dimensions of 24 inches by 24 inches. Larger sizes may be required, depending upon foundation loads or required by the building supplier.
- Grade beams and foundation walls should be well reinforced, top and bottom, to span undisclosed loose or soft soil pockets. We recommend reinforcement sufficient to span an unsupported distance of at least 12 feet.
- 4. The soils under footings and column pads should be protected from freezing. We recommend the bottom of footings be constructed at least 36 inches below finished exterior grades. Greater burial depths may be required to resist lateral loads and uplift loads. The City of Aspen building department should be consulted regarding required frost protection depth.

FOUNDATION WALLS

Foundation walls which extend below-grade should be designed for lateral earth pressures where backfill is not present to about the same extent on both sides of the wall. Many factors affect the values of the design lateral earth pressure. These factors include, but are not limited to, the type, compaction, slope, and drainage of the backfill, and the rigidity of the wall against rotation and deflection.

In general, for a very rigid wall where negligible or very little deflection will occur, an "at-rest" lateral earth pressure should be used in design. For walls that can deflect or rotate 0.5 to 1 percent of wall height (depending upon the backfill types), design for a lower "active" lateral earth pressure may be appropriate. Our

experience indicates below-grade walls deflect or rotate slightly under normal design loads, and that this deflection results in satisfactory wall performance. Thus, the earth pressures on the walls will likely be between the "active" and "at-rest" conditions.

For backfill consisting of the on-site soils that are not saturated, we recommend design of below-grade walls at this site using an equivalent fluid density of at least 50 pcf. This value assumes deflection; some minor cracking of walls may occur. If very little wall deflection is desired, a higher design value for the at-rest condition using an equivalent fluid pressure of 60 pcf is recommended. An equivalent fluid pressure of 325 pcf can be used for the "passive" earth pressure case.

We recommend a foundation wall drain be constructed adjacent to the exterior of foundation walls that retain earth. The drain can consist of slotted pipe embedded in washed rock. The drain should lead to a positive gravity outlet, or to a sump pit where water can be removed by pumping.

SURFACE DRAINAGE

Surface drainage is critical to the performance of foundations, floor slabs, and concrete flatwork. Surface drainage should be designed to provide rapid runoff of surface water away from the proposed building. Proper surface drainage and irrigation practices can help control the amount of surface water that penetrates to foundation levels and contributes to settlement or heave of soils that support foundations and slabs-on-grade. Positive drainage away from foundations and avoidance of irrigation near foundations also help to avoid excessive



wetting of backfill soils, which can lead to increased backfill settlement and possibly to higher lateral earth pressures, due to increased weight and reduced strength of the backfill. We recommend the following precautions.

- The ground surface surrounding the exterior of the building should be sloped to drain away from the building in all directions. We recommend a minimum constructed slope of at least 12 inches in the first 10 feet (10 percent) in landscaped areas around the building, where practical.
- Backfill around the foundation walls should be moistened and compacted pursuant to recommendations in the <u>Foundation Wall Backfill</u> section.
- 3. Roof downspouts and drains should discharge well beyond the limits of all backfill. Splash blocks and/or extensions should be provided at all downspouts so water discharges onto the ground beyond the backfill. We generally recommend against burial of downspout discharge. Where it is necessary to bury downspout discharge, solid, rigid pipe should be used, and it should slope to an open gravity outlet.

CONCRETE

Concrete in contact with soil can be subject to sulfate attack. We measured a water-soluble sulfate concentration of 0.0 percent in one sample of soil from this site. For this level of sulfate concentrations, ACI 332-08 (Code Requirements for Residential Concrete) recommends no special requirements for sulfate resistance.

In our experience, superficial damage may occur to the exposed surfaces of highly permeable concrete, even when sulfate levels are relatively low. To control this risk and to resist freeze-thaw deterioration, the water-to-cementitious materials ratio should not exceed 0.50 for concrete in contact with soils that are

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likely to stay moist due to surface drainage or high water tables. Concrete should have a total air content of 6 percent +/- 1.5 percent.

INFILTRATION RATE

Subsurface conditions encountered in our exploratory boring drilled for the geotechnical investigation consisted of natural silty to clayey sand, gravel, cobbles, and boulders. Free groundwater was not found in our boring. Based on our subsurface information and experience at this site and nearby properties, the natural granular soil is likely present to depths of at least 50 feet. Our laboratory test results indicate the natural soils contain less than 30 to 60 percent silt and clay size material.

Based on our field and laboratory data, and our experience with similar projects, we believe a drywell system can be successfully used at the subject site to dispose of collected storm water. A hydraulic conductivity (k) of 0.00033 to 0.000033 ft/sec for the silty gravel soils is appropriate for design. Pursuant to Page 8-117 of the City of Aspen Urban Runoff Management Plan (URMP), we judge this hydraulic conductivity (k) correlates to a vertical percolation rate faster than 1.5 inches per hour (i.e., 40 mins/inch).

GEOTECHNICAL RISK

The concept of risk is an important aspect of any geotechnical evaluation. The primary reason for this is that the analytical methods used to develop geotechnical recommendations do not comprise an exact science. The analytical tools which geotechnical engineers use are generally empirical and must be tempered by engineering judgment and experience. Therefore, the solutions or rec-

ommendations presented in any geotechnical evaluation should not be considered risk-free and, more importantly, are not a guarantee that the interaction between the soils and that the proposed structure will perform as desired or intended. What the engineering recommendations presented in the preceding sections do constitute is our estimate, based on the information generated during this and previous evaluations and our experience in working with these conditions, of those measures that are necessary to help the building perform satisfactorily.

This report was prepared for the exclusive use of the client for the purpose of providing geotechnical design and construction criteria for the proposed project. The information, conclusions, and recommendations presented herein are based upon consideration of many factors including, but not limited to, the type of structures proposed, the geologic setting, and the subsurface conditions encountered. The conclusions and recommendations contained in the report are not valid for use by others. Standards of practice continuously change in the area of geotechnical engineering. The recommendations provided in this report are appropriate for three years. If the proposed project is not constructed within three years, we should be contacted to determine if we should update this report.

LIMITATIONS

Our exploratory borings provide a reasonably accurate picture of subsurface conditions for the currently proposed project. Variations in the subsurface conditions not indicated by the borings will occur.

This investigation was conducted in a manner consistent with that level of care and skill ordinarily exercised by geotechnical engineers currently practicing

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under similar conditions in the locality of this project. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this report, please call.

Reviewed by:

√ames D. Kellogg, P.E.

Division Manager

John Mechling P.E

Senior Principal Engineer

M:JDK:ac

CC:

Via email to andy.rossello@cityofaspen.com







Vicinity Map





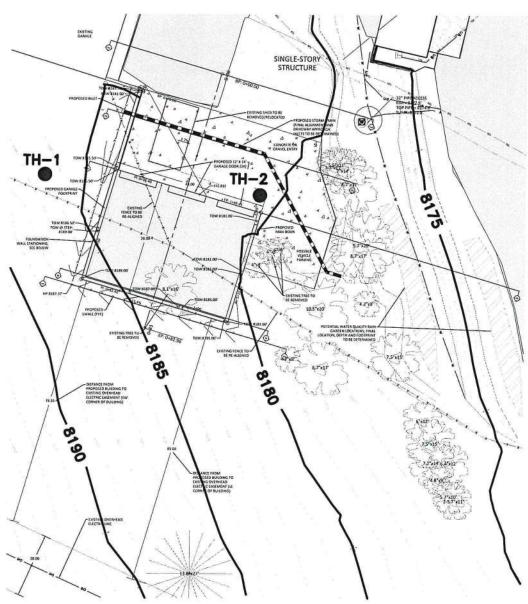


TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING.

Aerial Photograph



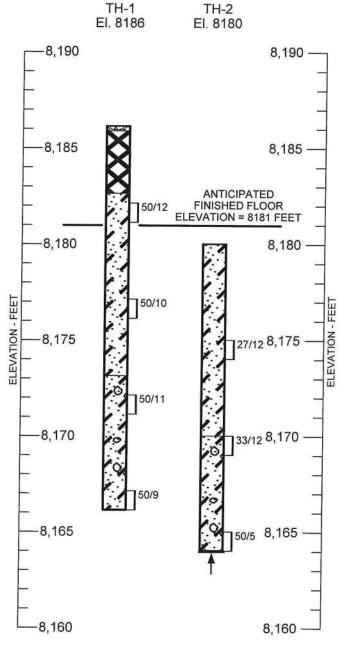




TH-1 APPROXIMATE LOCATION OF EXPLORATORY BORING.

Proposed Building Footprint





LEGEND:

AGGREGATE BASE COURSE.

FILL, SAND, CLAYEY, SCATTERED GRAVEL, VERY MOIST, LOOSE TO MEDIUM DENSE, BROWN, RUST.

SAND, SILTY TO CLAYEY, GRAVELS, MOIST TO VERY MOIST, MEDIUM DENSE TO VERY DENSE, BROWN, RUST. (SC, SC-SM)

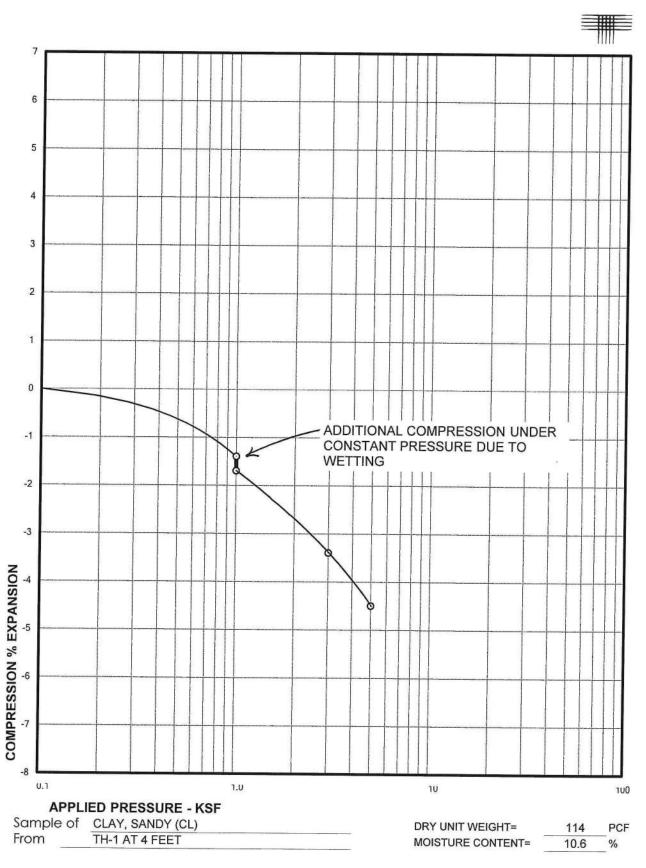
GRAVEL, SILTY TO CLAYEY, COBBLES AND BOULDERS, MOIST, DENSE TO VERY DENSE, BROWN, RUST. (GC, GC-GM)

DRIVE SAMPLE. THE SYMBOL 50/12 INDICATES 50 BLOWS OF A 140-POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE A 2.5-INCH O.D. SAMPLER 12 INCHES.

PRACTICAL AUGER REFUSAL.

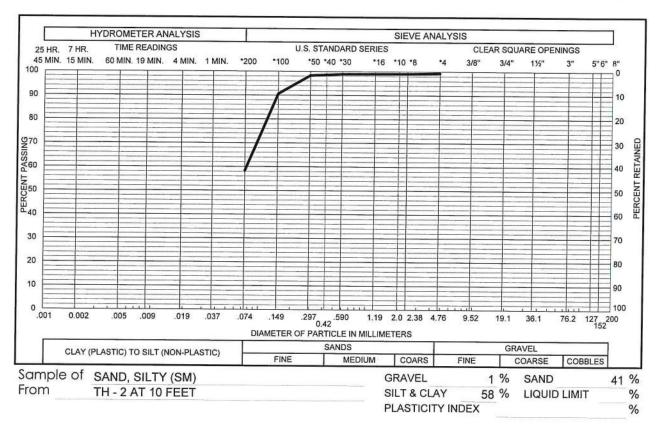
NOTES:

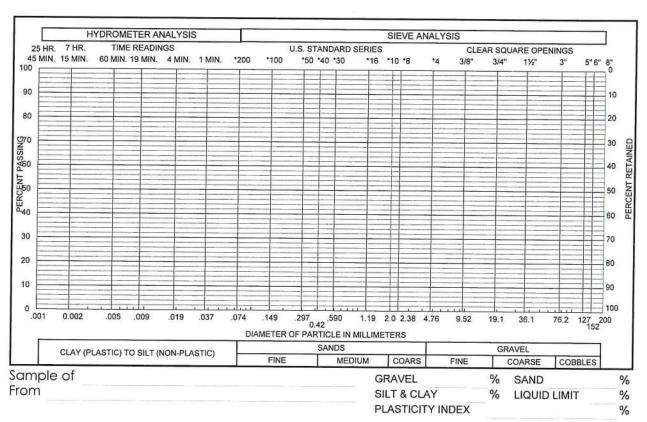
- EXPLORATORY BORINGS WERE DRILLED ON MARCH 22, 2019 WITH 4-INCH DIAMETER, SOLID-STEM AUGER AND A TRACK-MOUNTED DRILL RIG. TH-1 WAS PIPED WITH PVC TO ALLOW FUTURE CHECKS OF GROUNDWATER LEVELS. TH-2 WAS BACKFILLED IMMEDIATELY AFTER DRILLING.
- LOCATIONS AND ELEVATIONS OF EXPLORATORY BORINGS ARE APPROXIMATE.
- EXPLORATORY BORINGS ARE SUBJECT TO THE EXPLANATIONS, LIMITATIONS AND CONCLUSIONS CONTAINED IN THIS REPORT.



CITY OF ASPEN ASPEN WATER TREATMENT PLANT PROJECT NO. GS06335.000-125 Swell Consolidation Test Results







CITY OF ASPEN ASPEN WATER TREATMENT PLANT PROJECT NO. GS06335.000-125 Gradation Test Results

TABLE I

SUMMARY OF LABORATORY TESTING PROJECT NO. GS06335.000-125

| | _ | | _ | _ | _ | _ | - | _ | _ | _ | | _ | | | _ | _ | - | _ | _ | | _ | _ | _ | _ | | _ | _ |
|--|-------------|--------------------|-------------------|----------------|-------------------|--------------------|---------------------|---------------------|---------------------|----------------------------|------------------------------|------|---------------------|------|---------------------|---|---|---|---|--|---|---|---|---|--|---|---|
| NOTATIONS | DESCRIPTION | CON NAME OF COMMON | SAND, CLATET (SC) | CONTRACTO CITY | SAND, CLAYEY (SC) | GBAYEL CLASES (CC) | GIAVEL, CLATET (GC) | CBAVEL CLASSES (CC) | GNAVEL, CLATET (GC) | SAND CLAYEV SILTY (SC SAN) | CALC, CLAIET, SILIT (30-514) | | GRAVEL, CLAYEY (GC) | | GRAVEL, CLAYEY (GC) | | | | | | | | | | | | |
| PASSING NO. 200 SIEVE | (0/) | | | | | | | | | 28 | 24 | 5 | 28 | | | | | | | | | | | | | | |
| PERCENT SAND (%) | (0) | | | | | | | | | | | , | 4 | | | | | | | | | | | | | | |
| PERCENT GRAVEL (%) | | | | | | | | | | | | 7 | | | | | | | | | | | | | | | |
| SOLUBLE SULFATES (%) | | | | 00 | 25 | | | | | | | | | | | | | | | | | | | | | | |
| UNCONFINED COMPRESSION (PSF) | | | | | | | | 5,200 | | | | | | | | | | | | | | | | | | | |
| SWELL-CONSOLIDATION COMPRESSION (PSF) | | -0.3 | | | | | | | | | | | | | | | | | | | | | | | | | |
| ATTERBERG LIMITS LIQUID PLASTICITY LIMIT INDEX (%) (%) | | | | | | | | | | 7 | | | | | | | | | | | | | | | | | |
| ATTERB LIQUID LIMIT (%) | | | | | | | | | | 23 | | | | | | | | | | | | | | | | | |
| | | 114 | | | | 110 | | 141 | | 116 | | 98 | | | | | | | | | | | | | | | |
| MOISTURE DRY CONTENT DENSITY (%) (PCF) | | 10.6 | | 2.7 | | 8.0 | | 5.4 | | 7.9 | | 12.5 | | 3.9 | | | | | | | | | | | | | |
| DEPTH (FEET) | | 4 | | 6 | | 14 | | 19 | , | 2 | | 10 | | 15 | | | | | | | | | | | | | |
| EXPLORATORY DEPTH BORING (FEET) | | TH-1 | | 开- | | 1H-1 | | TH-1 | F | 1H-2 | | TH-2 | | TH-2 | | | | | | | | | | | | | |

* SWELL MEASURED WITH 1000 PSF APPLIED PRESSURE, OR ESTIMATED IN-SITU OVERBURDEN PRESSURE. NEGATIVE VALUE INDICATES CONSOLIDATION.





March 25, 2019

City of Aspen 130 S. Galena Street Aspen, CO 81611

Attention:

Andy Rossello, P.E.

Project Manager II, Utilities

Subject:

Geologic and Geotechnical Evaluation

Aspen Water Treatment Plant

(a.k.a Lot 25, Water Treatment Plant Site)

480 Doolittle Drive Aspen, Colorado

Project No. GS06335.000-105

This letter presents our geologic and geotechnical evaluation regarding the new building proposed at the Aspen Water Treatment Plant at 480 Doolittle Drive (a.k.a. Lot 25, Water Treatment Plant Site). A vicinity map with the location of the site is shown on Figure 1. We performed a site reconnaissance and reviewed geologic mapping, as well as subsurface information from our previous exploratory borings drilled near the planned building site. Our site reconnaissance, document review, and engineering experience at the Aspen Water Treatment Plant were used to identify potential geologic and geotechnical development constraints and to provide engineering opinions for building construction on the site.

The City of Aspen (COA) Water Department is preparing a land use application for construction of a pre-fabricated building southwest of the existing water plant structures. Our geologic and geotechnical evaluation was to address the following requirement (Section 26.445.050.B):

"A statement prepared by a Colorado registered Professional Engineer, and depiction or mapping as necessary, regarding the presence of natural or man-made hazards affecting the property, including flooding, mudflow, debris flow, fault ruptures, landslides, rock or soil creep, rock falls, rock slides, mining activity including mine waste deposit, avalanche or snow slide areas, slopes in excess of 30%, and any other natural or man-made hazard or condition that could harm the health, safety, or welfare of the community. Areas with slopes in excess of 30% shall require a slope stability study reviewed by the Colorado Geologic Survey. Also see Chapter



29 – Engineering Design Standards regarding identification and mitigation of natural hazards."

Site Reconnaissance

The new building will be located south of an existing garage, single-story building, and small shed. A chain-link fence is aligned through the planned location. An aerial photograph of existing conditions is shown on Figure 2.

Existing ground surface at the proposed building location slopes between approximately 10 and 20 percent down toward the east. Vegetation consists of moderately dense brush. The ground was covered by several feet of snow at the time of our site reconnaissance.

Site Geology and Geologic Hazards

We reviewed geologic mapping by the U.S. Geological Survey (USGS) titled, "Geologic Map of the Aspen Quadrangle, Pitkin County, Colorado", by Bruce Bryant (dated 1971). The site is mapped as a glacial moraine deposit consisting of poorly-sorted soils ranging from silt to boulders. A layer of colluvial soils, similar to the glacial moraine soils, cover the moraine deposit.

We also reviewed Colorado Geological Survey (CGS) mapping titled, "Map Showing Areas of Selected Potential Geologic Hazards in the Aspen Quadrangle, Pitkin County, Colorado", by Bruce Bryant (1972) and the Flood Insurance Rate Map (FIRM) for Pitkin County. The mapping indicates the planned building site is not within a recognized geologic hazard area. The building site is well-above the 100-year flood elevation of Castle Creek. Observations during our field reconnaissance are consistent with the geologic and geologic hazard mapping.

Anticipated Subsurface Conditions

Natural soils at the proposed building location are anticipated to be silty to clayey sand, underlain by silty sand, gravel and cobbles. Natural sand, gravel, and cobbles are glacial moraine deposits that typically exhibit good support characteristics for building structural elements. We do not expect groundwater will be encountered in excavations that extend less than 10 feet deep. Some isolated seeps are common in excavations at the treatment plant. These seeps usually are a response to spring snowmelt and dissipate during late summer.

Earthwork and Excavation Retention

Excavations at the site can be made with conventional, heavy-duty excavation equipment. Cobbles and possibly boulders may be encountered. Sides of excavations need to be sloped or retained to meet local, state, and federal safety



regulations. The soils found in the anticipated excavations will likely classify Type C soils based on OSHA criteria. Excavations should be sloped no steeper than 1.5 to 1 in Type C soils. Excavations that cannot be properly laid back may require an earth retention system, such as soils nails or micropiles, to maintain hillside stability and provide safe excavation conditions.

Proposed Building

A pre-fabricated steel building is proposed to be constructed at the site. The building footprint will be approximately 35 feet by 50 feet as shown on Figure 3. The interior will have a height of 16 feet and will be accessed by three bay doors. The floor will be a concrete slab-on-grade with a finished floor elevation of 8181 feet. We do not anticipate fill will be required below the building. Maximum excavations will be about 7 feet at the south (uphill) side.

Anticipated Foundation

We anticipate excavations to construct the building will encounter natural sand, gravel, and cobbles. These soils have good support characteristics for support of footing foundations. We expect footing foundations supported on the sand, gravel, and cobble will perform well with relatively little differential movement. Foundation recommendations and design criteria must be provided subsequent to a design-level geotechnical investigation, which CTL/Thompson, Inc. will be performing. The geotechnical investigation will include drilling two exploratory borings in the proposed building footprint.

Slab-on-Grade Construction

The building floor will be constructed as a slab-on-grade. We anticipate the natural soils are generally suitable to support exterior slabs. Some limited removal and replacement of soils below the slab could be required. Recommendations for slabs-on-grade should be provided as part of our design-level geotechnical investigation.

Subsurface Drainage

Water from rain, snow melt, and surface irrigation of landscaping frequently flows through relatively permeable backfill placed adjacent to a building and collects on the surface of less permeable soils occurring at the bottom of the foundation excavation. This can cause wetting of foundation soils, hydrostatic pressures on below-grade walls, and wet or moist conditions in below-grade areas after construction.

We recommend an exterior foundation drain be installed adjacent to foundation walls that retain earth. The drain should lead to a positive gravity outlet, or



to a sump pit where water can be removed by pumping. Additional details would be developed during a design-level geotechnical investigation.

Surface Drainage

Surface drainage is critical to the performance of foundations, floor slabs, and concrete flatwork. Infiltration of water can increase the potential for building movement. The ground surface surrounding the exterior of the building will need to be sloped to drain away from the building in all directions. Roof downspouts and drains should discharge well beyond the limits of all backfill. Landscaping should be carefully designed and maintained to minimize irrigation.

Limitations

This letter presents our evaluation of the geology and potential geologic hazards occurring at the site of a new building at the Aspen Water Treatment Plant. A design-level geotechnical investigation, including drilling exploratory borings, will be performed by CTL/Thompson, Inc. to define subsurface conditions at the site and develop design criteria and detailed engineering recommendations for construction.

We believe this consultation was provided with that level of skill and care ordinarily used by geotechnical engineers practicing in this area at this time. No warranty, express or implied, is made. If we can be of further service in discussing the contents of this letter, please call.

Very Truly Yours,

CTL THOMPSON, INC.

John Mechling, P.E. Senior Principal Engineer

M:JDK:ac

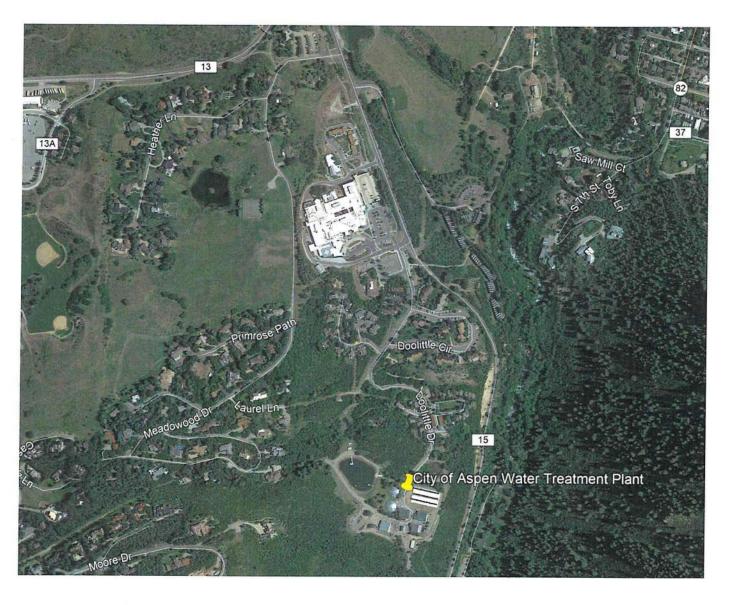
Reviewed by:

James D. Kellogg, P.E.

Division Manager







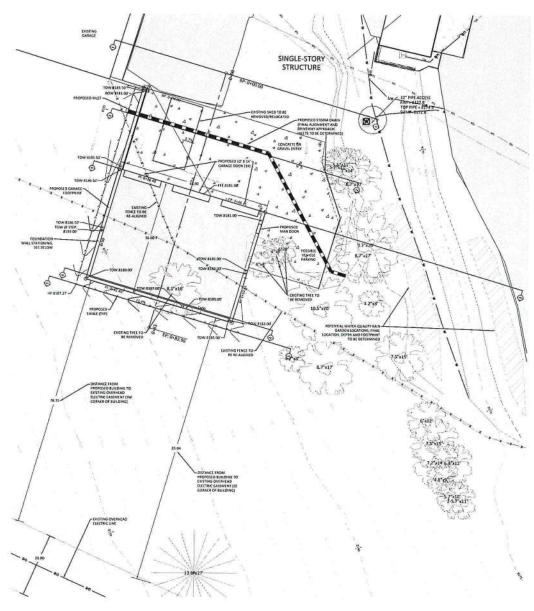












Proposed Building Footprint

Engineering Report

for

Aspen Water Plant
500 Doolittle Drive,
Aspen, CO
Major Public Project Review

Submitted To:

City of Aspen

Engineering Department 517 E. Hopkins St. Aspen, CO 81611

Prepared by:

Sopris Engineering, LLC 502 Main Street Suite A3 Carbondale, Colorado 81623

SE Project Number: 19003

May 22, 2019

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| | Background & Existing Site Description | |
| | Project Summary | |
| | Site Utilities | |
| | Conceptual Drainage Analysis | |
| F. | Conclusion | 7 |
| | Attachments | |

A. Purpose of Report

This Engineering Report has been prepared in support of a Major Public Project Review for the proposed improvements located on Lot 25 of the Water Treatment Plant Site, 500 Doolittle Drive (Parcel ID: 273513204825). The information within this report presents our summary of preliminary engineering analysis and findings associated with serving the proposed improvements with required utilities as well as providing stormwater mitigation strategies per the requirements outlined within the City's Urban Runoff Management Plan (URMP). Preliminary civil drawings have been included with this report for illustrative support of this document.

B. Background & Existing Site Description

The original City Water Plan Specially Planned Area was approved under Ordinance 7, Series of 1980. Several amendments to this Ordinance have occurred to include the City Thomas Subdivision Exception, Lot 4 SPA dated March 1984 and the most recent being the Final SPA Approval Subdivision in 1996. The City Water Department (Applicant) is currently seeking to amend these previous approvals to provide some clarifications as well as planning for future expansions to support the water plant operations.

The existing site sits on a flat bench above Castle Creek Road and encompasses approximately 50 acres. The property currently consists of several buildings, storage yards, parking, water storage reservoir, settling ponds and undeveloped areas. The improved areas are confined to an area consisting of approximately 5.5 acres. Ground cover in undisturbed areas consists of scrub oak and other native plants. Site topography generally slopes south to north on grades varying between 5%-35%. The steeper grades are associated with the hillside that lies southwest of the developed area while the flatter grades coincide with the operation facility of the water treatment plant. The site is a tributary drainage basin to Castle Creek which runs along the east side of the property. The site is bounded by Castle Creek Road on the east, Moore Family Subdivision & Meadowood Subdivision to the west, private property to the south and the Water Plant Affordable Housing Complex and Twin Ridge Subdivisions to the north.

C. Project Summary

The proposed improvements currently being considered at the City's Water Plant include:

- 1. New Maintenance Garage: The Water Department is proposing the construction of a pre-fabricated building for vehicular storage and maintenance. The proposed location is southeast of the existing Electric and Distribution Building. The new building will be approximately 3,200 square feet and will include a shed roof, potentially PV panels, and a concrete access apron.
- 2. Reservoir Expansion: The City Utilities Department is planning the expansion of the Leonard Thomas Reservoir, an on-site body of water providing approximately 10 acre-feet of raw water storage upstream of the City's Castle Creek Water Treatment Plant. Reservoir expansion alternatives include a new earth dam or concrete reservoir located to the south of the existing reservoir or expanding the surface area of the existing body of water to the northeast. The attached Master Planning Exhibit shows the potential locations of both reservoir expansion options.
- Administration Building Expansion: Expansion of the existing Admin Building is desired to provide additional office space for existing employees. Currently, the expansion is being proposed on the east side of the building replacing an existing deck. The Administration Building is actually placed over a

water storage facility so further expansions of the building will need to accommodate the existing infrastructure.

- 4. Expansion of West Plant: An expansion of the West Plant to house new sodium hypochlorite tanks is being proposed along the west side of the existing building.
- 5. Expansion/Improvements to Residuals Treatment Area: The City Utilities Department currently uses a portion of the Thomas Parcel to treat residuals produced from its WTP process. Spent filter backwash and residuals collected in settling process are sent to an existing holding pond. The residuals sent to this pond settle within the pond and the clarified water overflows to Castle Creek and/or Holden-Marolt Ditch. Residuals accumulate in the pond over time and are periodically removed by dredging the pond and drying those dredged residuals within a geosynthetic textile bag called a GeoTube. The resdiuals within the geotube are allowed to dry and sent to the landfill for disposal. The City Utilities Department is planning the following improvements to this area:
 - Construction of a second, lined holding pond.
 - Expansion of the existing holding pond and dewatering Geotube area.
 - Lining and improving existing pond embankment.
- 6. New Maintenance Garage: The Water Department is proposing the construction of a pre-fabricated building for vehicular storage and maintenance. The proposed location is southeast of the existing Electric and Distribution Building. The new building will be approximately 3,200 square feet and will include a shed roof, potentially PV panels, and a concrete access apron.

All of the improvements outlined above are essential to current operations as well as anticipated future needs of the City's water treatment facility.

D. Site Utilities

This Section outlines our findings as it relates to serving the proposed improvements with required utilities. A Conceptual Utility Plan has been included within the attached civil drawings for illustrative support. Final design information will be provided once Permit Applications are pursued.

It is our understanding that the West Plant and the Administration Building will not require utility upgrades given the small expansions being considered. Also, utility services to the proposed reservoir expansion and/or residual treatment area are also not anticipated; therefore our utility evaluation outlined below is specific to the proposed Maintenance Garage.

Water Service:

The City of Aspen Water Department is the provider of potable water for the subject property. The proposed Maintenance Garage will require water service to serve a wash bay and a small sink. The current plan is to extend a new service from the West Plant to the proposed building as illustrated on the attached plan set. Final sizes, service alignments, meters, backflow preventers, boilers and other required appurtenances will be provided in support of any future Building Permit Application.

Sanitary Sewer:

Aspen Consolidated Sanitation District (ACSD) is the supplier of sanitary sewer service to the subject property and surrounding area. The ACSD currently has a mainline that runs along Doolittle Drive and terminates just north of the subject property. A shared service line extends from the mainline and serves several of the existing buildings located on site. Sewer service to serve the proposed Maintenance Garage will be extended from the existing service line. A few utility crossings are anticipated; however the new sewer service should be able to be routed under these existing lines. The need for a sand/oil separator is anticipated given the use of the proposed facility. The service alignment, utility crossings and the need for a sand/oil separator will be further evaluated as the project design progresses through the City's review process with final designs being provided in support of any future Building Permit Applications.

Shallow Utilities

Shallow utilities serving the existing campus include electric, gas, fiber optic and telephone. The information provided within this section includes utility locates obtained during the improvement survey as well as discussions with the individual utility providers.

Electric: Through coordination with the COA Electric Department we understand there is the possibility to connect to the meter currently serving the Electric & Distribution Shop Building; provided load demands are not too high. Since electric demands are not known at this time we are assuming that electric service will be extended from an existing transformer located at the northeast corner of the Raw Water Building as illustrated on the Conceptual Utility Plan. Once the final electric demands are determined the routing of the service line will be evaluated further with final designs being provided at time of Building Permit.

Gas: Black Hills Energy is the provider of natural gas to the subject property via a 2" plastic main that runs up Doolittle Drive and extends through the site and ends north of the West Plant. There are several service taps that extend to the various buildings on site. Currently the plan is to extend a new service line to the proposed building and set a new meter. There is also an option of tapping off the existing meter serving the Electric and Distribution Building; this option will be further evaluated with Black Hills Energy and City Management prior to issuing any Building Permit.

Telephone: CenturyLink is the provider of telephone to the subject property. A service line is extended from a connection point just north of the security gate on the west side of Doolittle Drive. If telephone service is determined to be necessary for the proposed Maintenance Garage a service line could be extended from one of the existing buildings that currently have telephone service. This will be further coordinated with Century Link as the design progresses.

Comcast: It is our understanding that Comcast does not currently provide service to the subject property.

Fiber Optic: City of Aspen fiber optic is currently available if it is determined to be needed for the proposed Maintenance Garage.

E. Conceptual Drainage Analysis

The intent of this section is to provide background drainage information of the subject property, describe the existing onsite and offsite drainage conditions as well as provide conceptual stormwater mitigation solutions, with a strong emphasis on water quality treatment, per the requirements outlined within the City's URMP. Final details, construction documents and drainage report will be provided in support of any future Building Permit Application.

Background:

The subject property falls outside the City's designated storm drainage system as described within the Surface Drainage Master Plan (SDMP) for the City of Aspen, dated November 2001 prepared by WRC Engineering, Inc. Our office prepared a Drainage Report dated March 21, 2012 (SE Job No. 12052) in support of a proposed pump station located on the subject property. In summary, the water quality treatment for the pump house was provided via conveyance over well vegetated ground cover before flows enter Castle Creek and stormwater detention was not required given the close proximity and direct connection to Castle Creek.

The property is located in Zone X on FEMA Flood Insurance Rate Map panel number 08097C0203C with effective date of June 4, 1987. FEMA designates Zone X as being an area outside the 0.2% (500 year storm) annual chance floodplain.

CTL Thompson prepared a Geological and Geotechnical Evaluation and determined that "the site is not within any recognized geologic hazard area and the underlying soils consist of silty to clayey sand, underlain with silty sand, gravel and cobbles all of which exhibit good support characteristics for building structures."

Site runoff is routed through the site via surface runoff and shallow swales. Generally all offsite and onsite stormwater runoff is routed towards the existing backwash pond located at the northern end of the site which offers an opportunity for water quality treatment and stormwater detention. Flows are released from the backwash pond and routed over well vegetated ground cover and conveyed under Castle Creek Road and ultimately towards Castle Creek. Lastly, based on discussions with City Water Department staff, there are no known drainage issues on the subject property.

Conceptual Stormwater Mitigation Design:

SE has studied the proposed improvements and based on Table 1.1 of the City's URMP we believe that collectively the improvements fall into the Major Project category to include landscaping, grading, installing new hardscapes, additions to structures, etc. >1000 Sq Ft and < 25% of the entire site which requires the following items:

- CMP
- WQCV for the new impervious area
- Conveyance of major flows
- Detention to the historic undeveloped rate or fee-in-lieu for the disturbed or added area, unless discharging directly to the City's stormwater system or an established water way

It is assumed that the proposed reservoir and residual treatment area will consist primarily of grading work and that no additional impervious areas will be created with these improvements; however this will be further

evaluated as the designs progress and required stormwater mitigation will be addressed in support of any future Landscaping/Grading Permits. In addition, it is understood that water quality treatment will be required for any addition and/or expansion of the Admin Building and West Plant and that the design of stormwater mitigation for these components of the project will be addressed in support of any future Building Permit Application and therefore this section focuses on the stormwater mitigation recommendations for the Maintenance Garage.

The drainage basin associated with the proposed Maintenance Garage was determined to be approximately 1.3 acres. This basin slopes from southwest to northeast. Conceptual grading has been performed for the proposed structure and consists of cutting into the existing hillside. A mechanically stabilized earthen wall (MSE) is being considered around the perimeter of the building to provide room for storing materials as well as serve as a shallow swale to convey runoff around the building. The proposed building will have a shed roof that pitches from the north to the south. This will result in maximizing the roof area for potential PV Panels. A concrete access apron is anticipated at the north end of the building. The concrete apron will include a drain pan that will direct runoff to the proposed stormwater treatment and detention infrastructure via overland flow, swales and storm pipes.

The required water quality treatment volume associated with the proposed Maintenance Garage and upstream tributary area as well as the 10- and 100-year detention volumes have been estimated and are summarized within Table 1. Supporting calculations are provided as an attachment to this report.

% Req. 10-Req. 100-**IMPERVIOUS REQ. WQCV** WQCV (watershed Req. 5-Yr IMPERVIOU BASIN ID AREA (sqft) Yr Vol Yr Vol AREA (sqft) inches) (CF) Vol (CF) S (CF) (CF) 0.035 13.1% 153.4 221.0 Basin 1 52611.0 6910.4 156.0 447

<u>Table 1: Water Quality & Detention Volume Summary</u>

The information summarized within Table 1 was used to conceptually size and design stormwater mitigation infrastructure. In addition, integration of the proposed stormwater improvement options discussed below took into account existing operations of the facility. It should also be noted that although the site currently directs runoff towards Castle Creek and therefore stormwater detention is not necessarily required it is being considered to ensure existing downstream improvements are not adversely impacted by increased peak runoff rates and/or volumes. Below are a couple of options for providing the water quality treatment and stormwater detention volumes as outlined within Table 1.

Sand Filter Basin:

A sand filter basin is a stormwater treatment facility that is capable of providing water quality treatment by filtering captured stormwater runoff through a sand filter media. This particular type of BMP is also capable of providing detention storage.

A potential location for a sand filter basin has been identified on the attached plan set and consists of approximately 250 square foot natural shallow depression. Initial design suggests that the area can be re-graded to accommodate the required water quality treatment volume as well as detention storage. Short landscaping walls might be necessary to maximize the available area. An overflow riser structure would be incorporated to control the allowable historic peak runoff rates. Discharged flows will then follow existing drainage patterns

through the site towards the backwash pond where additional water quality treatment and detention volume will be provided.

Drywell

If the sand filter basin is determined to be infeasible for one reason or another an alternative option would be a dry well to provide the water quality treatment and detention volume. The location and general routing of runoff will remain the same as described above. The water quality treatment volume for a dry well is 150% more than the calculated water quality treatment volume and therefore the water quality treatment volume if a dry well is used will be approximately 234 cf. The drywell would have an overflow riser discharge pipe capable of detaining flows to historic levels. The approximate size and depth of the dry well is estimated to be a 6-ft diameter structure at 16-ft depth. Discharged flows will then follow existing drainage patterns through the site towards the backwash pond where additional water quality treatment and detention volume will be provided.

The conceptual drainage mitigation design is illustrated on the attached civil plan set and will be evaluated further as the design progresses.

F. Conclusion

The proposed improvements being considered at the Water Plant Campus are all essential for current and further anticipated needs of the City's Water Treatment Facility. Utility routing for the proposed building expansions is not anticipated since they are already being served. Conceptual utility service extension required for the proposed Maintenance Garage have been coordinated and schematically presented on the attached civil documents. Stormwater mitigation recommendations for the Maintenance Building have been conceptualized and outlined herein. It is understood that water quality treatment for the proposed addition to the West Plant and Administration Building will be required and that this analysis will be performed in support of any future Building Permit Application.

G. Attachments

- A. Conceptual Civil Plan Set
- B. Supporting Drainage Data

Prepared by Jesse K. Swann, PE

| Project Title: | COA WTP Building |
|----------------|-----------------------|
| Catchment ID: | 5-Year Historic Basin |

I. Catchment Hydrologic Data

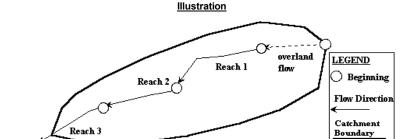
| Catchment ID = | Basin 1 | |
|--------------------------|---------|---------------|
| Area = | 1.21 | Acres |
| Percent Imperviousness = | 0.00 | % |
| NRCS Soil Type = | В | A, B, C, or D |

II. Rainfall Information I (inch/hr) = C1 * P1 /(C2 + Td)^C3

| Design Storm Return Period, Tr = | 5 years | (input return period for design storm) |
|----------------------------------|-------------|--|
| C1 = | 49.40 | (input the value of C1) |
| C2= | 7.80 | (input the value of C2) |
| C3= | 0.924 | (input the value of C3) |
| P1= | 0.64 inches | (input one-hr precipitation-see Sheet "Design Info") |

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.08
Overide Runoff Coefficient, C = (enter an overide C value if desired, or leave blank to accept calculated C.)
5-yr. Runoff Coefficient, C-5 = 0.08
Overide 5-yr. Runoff Coefficient, C = (enter an overide C-5 value if desired, or leave blank to accept calculated C-5.)



| I | NRCS Land | Heavy | Tillage/ | Short | Nearly | Grassed | Paved Areas & | | |
|---|------------|--------|----------|----------|--------|-----------|----------------------|--|--|
| | Туре | Meadow | Field | Pasture/ | Bare | Swales/ | Shallow Paved Swales | | |
| | | | | Lawns | Ground | Waterways | (Sheet Flow) | | |
| Ī | Conveyance | 2.5 | 5 | 7 | 10 | 15 | 20 | | |

Calculations:

| Reach | Slope | Length | 5-yr | NRCS | Flow | Flow |
|----------|--------|--------|--------|-------------|--------------|---------|
| ID | S | L | Runoff | Convey- | Velocity | Time |
| | | | Coeff | ance | V | Tf |
| | ft/ft | ft | C-5 | | fps | minutes |
| | input | input | output | input | output | output |
| Overland | 0.2100 | 300 | 0.08 | N/A | 0.43 | 11.74 |
| 1 | 0.1500 | 222 | | 7.00 | 2.71 | 1.36 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| Sum 522 | | | Con | nputed Tc = | 13.10 | |
| | | | • | Re | egional Tc = | 12.90 |
| | | | | User-E | ntered Tc = | 12.90 |

IV. Peak Runoff Prediction

| Rainfall Intensity at Computed Tc, I = | 1.91 | inch/hr |
|--|------|---------|
| Rainfall Intensity at Regional Tc, I = | 1.92 | inch/hr |
| Rainfall Intensity at User-Defined Tc, I = | 1.92 | inch/hr |

| Peak Flowrate, Qp = | 0.17 | cfs |
|---------------------|------|-----|
| Peak Flowrate, Qp = | 0.17 | cfs |
| Peak Flowrate, Qp = | 0.17 | cfs |

| Project Title: | COA WTP Building |
|----------------|-------------------|
| Catchment ID: | 5-Year Post Basin |

I. Catchment Hydrologic Data

| Catchment ID = | Basin 1 | |
|--------------------------|---------|---------------|
| Area = | 1.21 | Acres |
| Percent Imperviousness = | 13.10 | % |
| NRCS Soil Type = | В | A, B, C, or D |

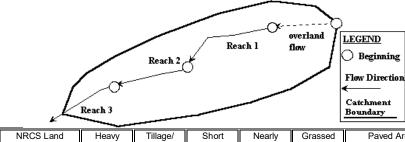
II. Rainfall Information I (inch/hr) = C1 * P1 /(C2 + Td)^C3

| Design Storm Return Period, Tr = | 5 | years | (input return period for design storm) |
|----------------------------------|-------|--------|---|
| C1 = | 49.40 | | (input the value of C1) |
| C2= | 7.80 | | (input the value of C2) |
| C3= | 0.924 | | (input the value of C3) |
| P1= | 0.64 | inches | (input one-hr precipitationsee Sheet "Design Info") |

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.16
Overide Runoff Coefficient, C = (enter an overide C value if desired, or leave blank to accept calculated C.)
5-yr. Runoff Coefficient, C-5 = 0.16
Overide 5-yr. Runoff Coefficient, C = (enter an overide C-5 value if desired, or leave blank to accept calculated C-5.)

<u>Illustration</u>



| NRCS Land | Heavy | Tillage/ | Short | Nearly | Grassed | Paved Areas & |
|------------|--------|----------|----------|--------|-----------|----------------------|
| Type | Meadow | Field | Pasture/ | Bare | Swales/ | Shallow Paved Swales |
| | | | Lawns | Ground | Waterways | (Sheet Flow) |
| Conveyance | 2.5 | 5 | 7 | 10 | 15 | 20 |

Calculations:

| Reach | Slope | Length | 5-yr | NRCS | Flow | Flow |
|----------|--------|--------|--------|---------|--------------|---------|
| ID | S | L | Runoff | Convey- | Velocity | Time |
| | | | Coeff | ance | V | Tf |
| | ft/ft | ft | C-5 | | fps | minutes |
| | input | input | output | input | output | output |
| Overland | 0.2100 | 300 | 0.16 | N/A | 0.46 | 10.80 |
| 1 | 0.1500 | 222 | | 7.00 | 2.71 | 1.36 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| | Sum | 522 | | Con | nputed Tc = | 12.17 |
| | | | • | Re | egional Tc = | 12.90 |
| | | | | User-E | intered Tc = | 12.90 |

IV. Peak Runoff Prediction

| Rainfall Intensity at Computed Tc, I = | 1.99 | inch/hr |
|--|------|---------|
| Rainfall Intensity at Regional Tc, I = | 1.92 | inch/hr |
| Rainfall Intensity at User-Defined Tc, I = | 1.92 | inch/hr |

| Peak Flowrate, Qp = | 0.38 | cfs |
|---------------------|------|-----|
| Peak Flowrate, Qp = | 0.36 | cfs |
| Peak Flowrate, Qp = | 0.36 | cfs |

| Project Title: | COA WTP Building |
|----------------|------------------------|
| Catchment ID: | 10-Year Historic Basin |

I. Catchment Hydrologic Data

| Catchment ID = | Basin 1 | |
|--------------------------|---------|---------------|
| Area = | 1.21 | Acres |
| Percent Imperviousness = | 0.00 | % |
| NRCS Soil Type = | В | A, B, C, or D |

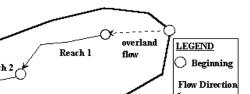
II. Rainfall Information I (inch/hr) = C1 * P1 /(C2 + Td)^C3

| Design Storm Return Period, Tr = | 10 | years | (input return period for design storm) |
|----------------------------------|-------|--------|---|
| C1 = | 64.50 | | (input the value of C1) |
| C2= | 9.00 | .' | (input the value of C2) |
| C3= | 0.983 | .' | (input the value of C3) |
| P1= | 0.77 | inches | (input one-hr precipitationsee Sheet "Design Info") |

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.15
Overide Runoff Coefficient, C = (enter an overide C value if desired, or leave blank to accept calculated C.)
5-yr. Runoff Coefficient, C-5 = 0.08
Overide 5-yr. Runoff Coefficient, C = (enter an overide C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



| | | _ | | | | |
|------------|--------|----------|----------|--------|-----------|----------------------|
| NRCS Land | Heavy | Tillage/ | Short | Nearly | Grassed | Paved Areas & |
| Туре | Meadow | Field | Pasture/ | Bare | Swales/ | Shallow Paved Swales |
| | | | Lawns | Ground | Waterways | (Sheet Flow) |
| Conveyance | 2.5 | 5 | 7 | 10 | 15 | 20 |

Calculations:

| Reach | Slope | Length | 5-yr | NRCS | Flow | Flow |
|----------|--------|--------|--------|---------|--------------|---------|
| ID | S | L | Runoff | Convey- | Velocity | Time |
| | | | Coeff | ance | V | Tf |
| | ft/ft | ft | C-5 | | fps | minutes |
| | input | input | output | input | output | output |
| Overland | 0.2100 | 300 | 0.08 | N/A | 0.43 | 11.74 |
| 1 | 0.1500 | 222 | | 7.00 | 2.71 | 1.36 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| | Sum | 522 | | Con | nputed Tc = | 13.10 |
| | | • | • | Re | egional Tc = | 12.90 |
| | | | | User-E | intered Tc = | 12.90 |

IV. Peak Runoff Prediction

| Rainfall Intensity at Computed Tc, I = | 2.37 | inch/hr |
|--|------|---------|
| Rainfall Intensity at Regional Tc, I = | 2.39 | inch/hr |
| Rainfall Intensity at User-Defined Tc, I = | 2.39 | inch/hr |

Reach 3

| Peak Flowrate, Qp = | 0.43 | cfs |
|---------------------|------|-----|
| Peak Flowrate, Qp = | 0.43 | cfs |
| Peak Flowrate, Qp = | 0.43 | cfs |

Boundary

| Project Title: | COA WTP Building |
|----------------|--------------------|
| Catchment ID: | 10-Year Post Basin |

I. Catchment Hydrologic Data

```
Catchment ID = Basin 1
Area = 1.21 Acres
Percent Imperviousness = 13.10 %
      NRCS Soil Type = B A, B, C, or D
```

II. Rainfall Information I (inch/hr) = C1 * P1 /(C2 + Td)^C3

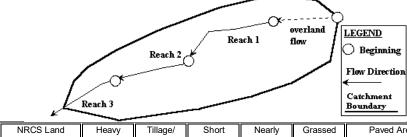
| Design Storm Return Period, Tr = | 10 | years | (input return period for design storm) |
|----------------------------------|-------|--------|---|
| C1 = | 64.50 | | (input the value of C1) |
| C2= | 9.00 | | (input the value of C2) |
| C3= | 0.983 | | (input the value of C3) |
| P1= | 0.77 | inches | (input one-hr precipitationsee Sheet "Design Info") |

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.24 Overide Runoff Coefficient, C = 5-yr. Runoff Coefficient, C-5 = (enter an overide C value if desired, or leave blank to accept calculated C.) Overide 5-yr. Runoff Coefficient, C = (enter an overide C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration





| NRCS Land | Heavy | Tillage/ | Short | Nearly | Grassed | Paved Areas & |
|------------|--------|----------|----------|--------|-----------|----------------------|
| Type | Meadow | Field | Pasture/ | Bare | Swales/ | Shallow Paved Swales |
| | | | Lawns | Ground | Waterways | (Sheet Flow) |
| Conveyance | 2.5 | 5 | 7 | 10 | 15 | 20 |

Calculations:

| Reach | Slope | Length | 5-yr | NRCS | Flow | Flow |
|----------|-----------------------|--------|--------|---------|--------------|---------|
| ID | S | L | Runoff | Convey- | Velocity | Time |
| | | | Coeff | ance | V | Tf |
| | ft/ft | ft | C-5 | | fps | minutes |
| | input | input | output | input | output | output |
| Overland | 0.2100 | 300 | 0.16 | N/A | 0.46 | 10.80 |
| 1 | 0.1500 | 222 | | 7.00 | 2.71 | 1.36 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| | Sum 522 Computed Tc = | | 12.17 | | | |
| | | | • | Re | egional Tc = | 12.90 |
| | User-Entered Tc = | | | | ntered Tc = | 12.90 |

IV. Peak Runoff Prediction

| Rainfall Intensity at Computed Tc, I = | 2.47 | inch/hr |
|--|------|---------|
| Rainfall Intensity at Regional Tc, I = | 2.39 | inch/hr |
| Rainfall Intensity at User-Defined Tc, I = | 2.39 | inch/hr |

| Peak Flowrate, Qp = | 0.71 | cfs |
|---------------------|------|-----|
| Peak Flowrate, Qp = | 0.69 | cfs |
| Peak Flowrate, Qp = | 0.69 | cfs |

| Project Title: | COA WTP Building |
|----------------|-------------------------|
| Catchment ID: | 100-Year Historic Basin |

I. Catchment Hydrologic Data

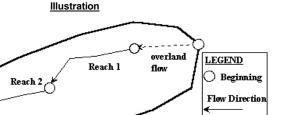
| Catchment ID = | Basin 1 | |
|--------------------------|---------|---------------|
| Area = | 1.21 | Acres |
| Percent Imperviousness = | 0.00 | % |
| NRCS Soil Type = | В | A, B, C, or D |

II. Rainfall Information I (inch/hr) = C1 * P1 /(C2 + Td)^C3

| Design Storm Return Period, Tr = | 100 | years | (input return period for design storm) |
|----------------------------------|--------|--------|---|
| C1 = | 100.10 | | (input the value of C1) |
| C2= | 10.70 | | (input the value of C2) |
| C3= | 1.080 | | (input the value of C3) |
| P1= | 1.23 | inches | (input one-hr precipitationsee Sheet "Design Info") |

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.35
Overide Runoff Coefficient, C = (enter an overide C value if desired, or leave blank to accept calculated C.)
5-yr. Runoff Coefficient, C-5 = 0.08
Overide 5-yr. Runoff Coefficient, C = (enter an overide C-5 value if desired, or leave blank to accept calculated C-5.)



| NRCS Land | Heavy | Tillage/ | Short | Nearly | Grassed | Paved Areas & |
|------------|--------|----------|----------|--------|-----------|----------------------|
| Туре | Meadow | Field | Pasture/ | Bare | Swales/ | Shallow Paved Swales |
| | | | Lawns | Ground | Waterways | (Sheet Flow) |
| Conveyance | 2.5 | 5 | 7 | 10 | 15 | 20 |

Calculations:

| Reach | Slope | Length | 5-yr | NRCS | Flow | Flow |
|----------|-----------------------|--------|--------|---------|--------------|---------|
| ID | S | L | Runoff | Convey- | Velocity | Time |
| | | | Coeff | ance | V | Tf |
| | ft/ft | ft | C-5 | | fps | minutes |
| | input | input | output | input | output | output |
| Overland | 0.2100 | 300 | 0.08 | N/A | 0.43 | 11.74 |
| 1 | 0.1500 | 222 | | 7.00 | 2.71 | 1.36 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| | Sum 522 Computed Tc = | | 13.10 | | | |
| | | | • | Re | egional Tc = | 12.90 |
| | User-Entered Tc = | | | | 12.90 | |

IV. Peak Runoff Prediction

| Rainfall Intensity at Computed Tc, I = | 4.01 | inch/hr |
|--|------|---------|
| Rainfall Intensity at Regional Tc, I = | 4.05 | inch/hr |
| Rainfall Intensity at User-Defined Tc, I = | 4.05 | inch/hr |

Reach 3

| Peak Flowrate, Qp = | 1.70 | cfs |
|---------------------|------|-----|
| Peak Flowrate, Qp = | 1.71 | cfs |
| Peak Flowrate, Qp = | 1.71 | cfs |

Boundary

| Project Title: | COA WTP Building |
|----------------|---------------------|
| Catchment ID: | 100-Year Post Basin |

I. Catchment Hydrologic Data

| Catchment ID = | Basin 1 | |
|--------------------------|---------|---------------|
| Area = | 1.21 | Acres |
| Percent Imperviousness = | 13.10 | % |
| NRCS Soil Type = | В | A, B, C, or D |

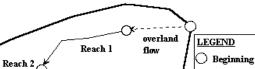
II. Rainfall Information I (inch/hr) = C1 * P1 /(C2 + Td)^C3

| Design Storm Return Period, Tr = | 100 | years | (input return period for design storm) |
|----------------------------------|--------|--------|---|
| C1 = | 100.10 | | (input the value of C1) |
| C2= | 10.70 | | (input the value of C2) |
| C3= | 1.080 | | (input the value of C3) |
| P1= | 1.23 | inches | (input one-hr precipitationsee Sheet "Design Info") |

III. Analysis of Flow Time (Time of Concentration) for a Catchment

Runoff Coefficient, C = 0.42 Overide Runoff Coefficient, C = (enter an overide C value if desired, or leave blank to accept calculated C.) 5-yr. Runoff Coefficient, C-5 = Overide 5-yr. Runoff Coefficient, C = (enter an overide C-5 value if desired, or leave blank to accept calculated C-5.)

Illustration



Boundary NRCS Land Heavy Nearly Paved Areas & Tillage/ Short Grassed Meadow Field Pasture/ Bare Swales/ Shallow Paved Swales Туре Waterways (Sheet Flow) Lawns Ground 20 Conveyance 10 2.5 5 15

Calculations:

| Reach | Slope | Length | 5-yr | NRCS | Flow | Flow |
|----------|--------|--------|--------|---------|--------------|---------|
| ID | S | L | Runoff | Convey- | Velocity | Time |
| | | | Coeff | ance | V | Tf |
| | ft/ft | ft | C-5 | | fps | minutes |
| | input | input | output | input | output | output |
| Overland | 0.2100 | 300 | 0.16 | N/A | 0.46 | 10.80 |
| 1 | 0.1500 | 222 | | 7.00 | 2.71 | 1.36 |
| 2 | | | | | | |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| | Sum | 522 | | Con | nputed Tc = | 12.17 |
| | | • | - | Re | egional Tc = | 12.90 |
| | | | | User-E | intered Tc = | 12.90 |

IV. Peak Runoff Prediction

| Rainfall Intensity at Computed Tc, I = | 4.19 | inch/hr |
|--|------|---------|
| Rainfall Intensity at Regional Tc, I = | 4.05 | inch/hr |
| Rainfall Intensity at User-Defined Tc, I = | 4.05 | inch/hr |

Reach 3

| Peak Flowrate, Qp = | 2.11 | cfs |
|---------------------|------|-----|
| Peak Flowrate, Qp = | 2.04 | cfs |
| Peak Flowrate, Qp = | 2.04 | cfs |

Flow Direction Catchment

DETENTION VOLUME BY THE MODIFIED FAA METHOD

Project: Water Plant Site 5-Year Detention Analysis

Basin ID: Basin 1

(For catchments less than 160 acres only. For larger catchments, use hydrograph routing method) (NOTE: for catchments larger than 90 acres, CUHP hydrograph and routing are recommended)

| Determination of MINOR Detention Volume Using Modified FAA Method | | | | | | Determination of MAJOR Detention Volume Using Modified FAA Method | | | | | | | |
|---|---|--------------------------------------|-----------------------------------|------------------|-------------------------------------|---|----------------------------------|--|--|--|------------------|-------------------------------|--------------------|
| Design Info | rmation (Inpu | t): | | | | | Design Info | ormation (Inpu | it): | | | | |
| | inage Imperviousr | ness | _a = | 13.10 | percent | | | ainage Impervious | ness | I _a = | 13.10 | percent | |
| Catchment Dra | | | A = | 1.208 | acres | | Catchment Dra | | | A = _ | 1.208 | _acres | |
| | nt NRCS Soil Grou for Detention Cont | | Type = | 5 | A, B, C, or D years (2, 5, 10, 2 | 5 50 or 100\ | | ent NRCS Soil Gro for Detention Con | | Type = T = | 100 | A, B, C, or D | 5 50 or 100\ |
| | ntration of Waters | | Tc = | 13 | years (2, 5, 10, 2 minutes | J, 50, UI 100) | | for Detention Con entration of Waters | | Tc = | 100 | years (2, 5, 10, 2 minutes | .J, DU, OF 100) |
| Allowable Unit | | | q = | 0.15 | cfs/acre | | Allowable Unit | | | q = | 5.000 | cfs/acre | |
| One-hour Prec | | | P ₁ = | 0.64 | inches | | One-hour Pred | | | P ₁ = | 1.23 | inches | |
| | all IDF Formula i | $i = C_1 * P_1/(C_2 + T_c)$ | | 40.10 | 1 | | | all IDF Formula | i = C ₁ * P ₁ /(C ₂ +T _c | | 40.10 | | |
| Coefficient On Coefficient Two | | | C ₁ = C ₂ = | 49.40 7.8 | | | Coefficient On Coefficient Tw | | | C ₁ = _ C ₂ = | 49.40 8 | _ | |
| Coefficient Thr | | | C ₂ = | 0.924 | | | Coefficient Th | | | C ₂ = _ | 0.924 | _ | |
| Coomoioni mi | - | | 03 | 0.021 | | | OGGINGION THE | .00 | | O ₃ . | 0.021 | _ | |
| Determinat | ion of Average | e Outflow fro | m the Basin (| Calculated): | | | Determinat | ion of Averag | e Outflow fro | m the Basin (0 | Calculated): | | |
| Runoff Coeffic | ient | | C = | 0.16 | _ | | Runoff Coeffic | cient | | C = | 0.42 | _ | |
| Inflow Peak Ru | | | Qp-in = | 0.37 | cfs | | Inflow Peak Ru | | | Qp-in = | 1.87 | _cfs | |
| Allowable Peal | | J EAA Mines Cte | Qp-out = | 0.19 | cfs cubic feet | | Allowable Pea | | d EAAMaias Ct | Qp-out = | 6.04 | _cfs | |
| | | d. FAA Minor Sto d. FAA Minor Sto | | 156 0.004 | acre-ft | | | | | orage Volume = orage Volume = | -935 -0.021 | cubic feet acre-ft | |
| 5 | 7 | | ntal Increase Valu | | | | | | | | | | |
| Rainfall | Rainfall | Inflow | Adjustment | Average | Outflow | Storage | Rainfall | Rainfall | Inflow | Adjustment | Average | Outflow | Storage |
| Duration | Intensity | Volume | Factor | Outflow | Volume | Volume | Duration | Intensity | Volume | Factor | Outflow | Volume | Volume |
| minutes | inches / hr | acre-feet | "m" | cfs (euteut) | acre-feet | acre-feet | minutes | inches / hr | acre-feet | "m" | cfs (euteut) | acre-feet | acre-feet |
| (input) | (output) 3.00 | (output) 0.004 | (output) 1.00 | (output) 0.19 | (output) 0.001 | (output) 0.003 | (input) 5 | (output) 5.76 | (output) 0.020 | (output) 1.00 | (output) 6.04 | (output) 0.042 | (output) -0.021 |
| 10 | 2.21 | 0.006 | 1.00 | 0.19 | 0.003 | 0.003 | 10 | 4.25 | 0.030 | 1.00 | 6.04 | 0.083 | -0.053 |
| 15 | 1.76 | 0.007 | 0.93 | 0.17 | 0.004 | 0.003 | 15 | 3.38 | 0.035 | 0.93 | 5.62 | 0.116 | -0.081 |
| 20 | 1.46 | 0.008 | 0.82 | 0.15 | 0.004 | 0.004 | 20 | 2.81 | 0.039 | 0.82 | 4.97 | 0.137 | -0.098 |
| 25 | 1.26 | 0.008 | 0.76 | 0.14 | 0.005 | 0.004 | 25 | 2.42 | 0.042 | 0.76 | 4.58 | 0.158 | -0.115 |
| 30 35 | 1.10 0.98 | 0.009 | 0.72 | 0.13 | 0.005 | 0.003 | 30 35 | 2.12 1.89 | 0.044 0.046 | 0.72 | 4.32 4.13 | 0.178 | -0.134 -0.153 |
| 40 | 0.89 | 0.009 | 0.66 | 0.13 | 0.007 | 0.003 | 40 | 1.71 | 0.048 | 0.66 | 3.99 | 0.220 | -0.172 |
| 45 | 0.81 | 0.010 | 0.64 | 0.12 | 0.007 | 0.002 | 45 | 1.56 | 0.049 | 0.64 | 3.89 | 0.241 | -0.192 |
| 50 | 0.74 | 0.010 | 0.63 | 0.12 | 0.008 | 0.002 | 50 | 1.43 | 0.050 | 0.63 | 3.80 | 0.262 | -0.212 |
| 55 | 0.69 | 0.010 | 0.62 | 0.11 | 0.009 | 0.001 | 55 | 1.33 | 0.051 | 0.62 | 3.73 | 0.282 | -0.231 |
| 60 65 | 0.64 | 0.010 0.010 | 0.61 | 0.11 | 0.009 | 0.001 | 60 65 | 1.23 | 0.052 0.053 | 0.61 | 3.67 | 0.303 0.324 | -0.251 -0.271 |
| 70 | 0.57 | 0.010 | 0.59 | 0.11 | 0.010 | 0.000 | 70 | 1.09 | 0.053 | 0.59 | 3.58 | 0.345 | -0.292 |
| 75 | 0.53 | 0.011 | 0.59 | 0.11 | 0.011 | -0.001 | 75 | 1.03 | 0.054 | 0.59 | 3.54 | 0.366 | -0.312 |
| 80 | 0.51 | 0.011 | 0.58 | 0.11 | 0.012 | -0.001 | 80 | 0.97 | 0.054 | 0.58 | 3.51 | 0.386 | -0.332 |
| 85 | 0.48 | 0.011 | 0.58 | 0.11 | 0.013 | -0.002 | 85 | 0.92 | 0.055 | 0.58 | 3.48 | 0.407 | -0.352 |
| 90 95 | 0.46 0.44 | 0.011 | 0.57 0.57 | 0.11 | 0.013 0.014 | -0.002 -0.003 | 90 95 | 0.88 | 0.055 0.056 | 0.57 0.57 | 3.45 3.43 | 0.428 0.449 | -0.373 -0.393 |
| 100 | 0.42 | 0.011 | 0.56 | 0.11 | 0.014 | -0.003 | 100 | 0.80 | 0.056 | 0.56 | 3.41 | 0.470 | -0.393 |
| 105 | 0.40 | 0.011 | 0.56 | 0.10 | 0.015 | -0.004 | 105 | 0.77 | 0.057 | 0.56 | 3.39 | 0.490 | -0.434 |
| 110 | 0.39 | 0.011 | 0.56 | 0.10 | 0.016 | -0.004 | 110 | 0.74 | 0.057 | 0.56 | 3.37 | 0.511 | -0.454 |
| 115 | 0.37 | 0.011 | 0.56 | 0.10 | 0.016 | -0.005 | 115 | 0.71 | 0.057 | 0.56 | 3.36 | 0.532 | -0.475 |
| 120 | 0.36 | 0.011 | 0.55 | 0.10 | 0.017 | -0.006 | 120 | 0.69 | 0.058 | 0.55 | 3.34 | 0.553 | -0.495 |
| 125 | 0.35 | 0.011 0.012 | 0.55 0.55 | 0.10 | 0.018 0.018 | -0.006 -0.007 | 125 130 | 0.66 | 0.058 0.058 | 0.55 0.55 | 3.33 | 0.574 | -0.516 -0.536 |
| 135 | 0.32 | 0.012 | 0.55 | 0.10 | 0.019 | -0.007 | 135 | 0.62 | 0.059 | 0.55 | 3.31 | 0.615 | -0.557 |
| 140 | 0.31 | 0.012 | 0.55 | 0.10 | 0.020 | -0.008 | 140 | 0.60 | 0.059 | 0.55 | 3.30 | 0.636 | -0.577 |
| 145 | 0.30 | 0.012 | 0.54 | 0.10 | 0.020 | -0.009 | 145 | 0.58 | 0.059 | 0.54 | 3.29 | 0.657 | -0.598 |
| 150 | 0.29 | 0.012 | 0.54 | 0.10 | 0.021 | -0.009 | 150 | 0.57 | 0.059 | 0.54 | 3.28 | 0.678 | -0.618 |
| 155 160 | 0.29 0.28 | 0.012 0.012 | 0.54 0.54 | 0.10 | 0.022 0.022 | -0.010 -0.010 | 155 160 | 0.55 0.53 | 0.060 | 0.54 0.54 | 3.27 3.26 | 0.698 | -0.639 -0.659 |
| 165 | 0.27 | 0.012 | 0.54 | 0.10 | 0.022 | -0.010 | 165 | 0.52 | 0.060 | 0.54 | 3.26 | 0.740 | -0.680 |
| 170 | 0.26 | 0.012 | 0.54 | 0.10 | 0.023 | -0.012 | 170 | 0.51 | 0.060 | 0.54 | 3.25 | 0.761 | -0.701 |
| 175 | 0.26 | 0.012 | 0.54 | 0.10 | 0.024 | -0.012 | 175 | 0.49 | 0.060 | 0.54 | 3.24 | 0.781 | -0.721 |
| 180 | 0.25 | 0.012 | 0.54 | 0.10 | 0.025 | -0.013 | 180 | 0.48 | 0.061 | 0.54 | 3.24 | 0.802 | -0.742 |
| 185 190 | 0.24 | 0.012 0.012 | 0.53 0.53 | 0.10 | 0.025 0.026 | -0.013 -0.014 | 185 190 | 0.47 | 0.061 0.061 | 0.53 0.53 | 3.23 | 0.823 | -0.762 -0.783 |
| 190 | 0.24 | 0.012 | 0.53 | 0.10 | 0.026 | -0.014 | 195 | 0.46 | 0.061 | 0.53 | 3.22 | 0.844 | -0.783 |
| 200 | 0.23 | 0.012 | 0.53 | 0.10 | 0.027 | -0.015 | 200 | 0.44 | 0.061 | 0.53 | 3.21 | 0.885 | -0.824 |
| 205 | 0.22 | 0.012 | 0.53 | 0.10 | 0.028 | -0.016 | 205 | 0.43 | 0.061 | 0.53 | 3.21 | 0.906 | -0.845 |
| 210 | 0.22 | 0.012 | 0.53 | 0.10 | 0.029 | -0.016 | 210 | 0.42 | 0.062 | 0.53 | 3.20 | 0.927 | -0.865 |
| 215 | 0.21 | 0.012 | 0.53 | 0.10 | 0.029 | -0.017 | 215 | 0.41 | 0.062 | 0.53 | 3.20 | 0.948 | -0.886 |
| 220 225 | 0.21 | 0.012 0.012 | 0.53 0.53 | 0.10 | 0.030 | -0.018 -0.018 | 220 225 | 0.40 | 0.062 0.062 | 0.53 0.53 | 3.20 | 0.969 | -0.907 -0.927 |
| 230 | 0.20 | 0.012 | 0.53 | 0.10 | 0.031 | -0.019 | 230 | 0.39 | 0.062 | 0.53 | 3.19 | 1.010 | -0.948 |
| 235 | 0.20 | 0.012 | 0.53 | 0.10 | 0.032 | -0.019 | 235 | 0.38 | 0.062 | 0.53 | 3.19 | 1.031 | -0.969 |
| 240 | 0.19 | 0.012 | 0.53 | 0.10 | 0.032 | -0.020 | 240 | 0.37 | 0.063 | 0.53 | 3.18 | 1.052 | -0.989 |
| 245 | 0.19 | 0.012 | 0.53 | 0.10 | 0.033 | -0.021 | 245 | 0.37 | 0.063 | 0.53 | 3.18 | 1.073 | -1.010 |
| 250 255 | 0.19 0.18 | 0.012 0.012 | 0.53 0.53 | 0.10 | 0.034 | -0.021 -0.022 | 250 255 | 0.36 0.35 | 0.063 0.063 | 0.53 0.53 | 3.18 | 1.093 | -1.031 -1.051 |
| 260 | 0.18 | 0.012 | 0.53 | 0.10 | 0.034 | -0.022 | 260 | 0.35 | 0.063 | 0.53 | 3.17 | 1.114 | -1.051 |
| 265 | 0.18 | 0.012 | 0.52 | 0.10 | 0.036 | -0.022 | 265 | 0.34 | 0.063 | 0.52 | 3.17 | 1.156 | -1.093 |
| 270 | 0.17 | 0.013 | 0.52 | 0.10 | 0.036 | -0.024 | 270 | 0.34 | 0.063 | 0.52 | 3.16 | 1.177 | -1.113 |
| 275 | 0.17 | 0.013 | 0.52 | 0.10 | 0.037 | -0.024 | 275 | 0.33 | 0.063 | 0.52 | 3.16 | 1.197 | -1.134 |
| 280 | 0.17 | 0.013 | 0.52 | 0.10 | 0.038 | -0.025 | 280 | 0.32 | 0.064 | 0.52 | 3.16 | 1.218 | -1.155 |
| 285 290 | 0.17 | 0.013 | 0.52 | 0.10 | 0.038 | -0.026 | 285 | 0.32 | 0.064 0.064 | 0.52 | 3.16 | 1.239 | -1.175 |
| 290 | 0.16 0.16 | 0.013 0.013 | 0.52 0.52 | 0.10 | 0.039 | -0.026 -0.027 | 290 295 | 0.31 | 0.064 | 0.52 0.52 | 3.15 3.15 | 1.260 1.281 | -1.196 -1.217 |
| 300 | 0.16 | 0.013 | 0.52 | 0.10 | 0.039 | -0.027 | 300 | 0.31 | 0.064 | 0.52 | 3.15 | 1.301 | -1.237 |
| 305 | 0.16 | 0.013 | 0.52 | 0.10 | 0.041 | -0.028 | 305 | 0.30 | 0.064 | 0.52 | 3.15 | 1.322 | -1.258 |
| | | | Mod. FAA Mir | nor Storage Vo | lume (cubic ft.) = | 156 | | | | Mod. FAA Ma | jor Storage Vo | olume (cubic ft.) = | -935 |

Mod. FAA Major Storage Volume (acre-ft.) = -0.0215

DETENTION VOLUME BY THE MODIFIED FAA METHOD

Project: Water Plant 10-Year Detention Analysis

Basin ID: Basin 1

(For catchments less than 160 acres only. For larger catchments, use hydrograph routing method) (NOTE: for catchments larger than 90 acres, CUHP hydrograph and routing are recommended)

| Determination of MINOR Detention Volume Using Modified FAA Method | | | | | Determination of MAJOR Detention Volume Using Modified FAA Method | | | | | | | | |
|---|---|--|--------------------------------------|-----------------|---|-----------------------|--------------------|--|--|--------------------------------------|------------------------|-------------------------------------|-----------------------|
| Design Info | rmation (Inpu | t): | | | - | | Design Info | ormation (Inpu | it): | | | | |
| | inage Imperviousr | ness | I _a = | 13.10 | percent | | | ainage Impervious | ness | I _a = | 13.10 | percent | |
| Catchment Dra | | | A = | 1.208 | acres | | Catchment Dra | | | A = _ | 1.208 | _acres | |
| | nt NRCS Soil Grou for Detention Cont | | Type = | 10 | A, B, C, or D years (2, 5, 10, 2 | 5 50 or 100) | | ent NRCS Soil Gro for Detention Con | | Type = T = | 100 | A, B, C, or D years (2, 5, 10, 2 | 5 50 or 100) |
| | ntration of Waters | | Tc = | 13 | minutes | 5, 50, 61 100) | | entration of Waters | | Tc = | 13 | minutes | .0, 00, 01 100) |
| Allowable Unit I | Release Rate | | q = | 0.355 | cfs/acre | | Allowable Unit | Release Rate | | q = | 5.000 | cfs/acre | |
| One-hour Preci | | | P ₁ = | 0.77 | inches | | One-hour Pred | | | P ₁ = | 1.23 | inches | |
| Design Rainfa Coefficient One | II IDF Formula i | i = C ₁ " P ₁ /(C ₂ +T _c) | ''C ₃ C ₁ = | 64.50 | 1 | | Coefficient On | all IDF Formula | i = C ₁ * P ₁ /(C ₂ +T _c) |)^C ₃ C ₁ = | 64.50 | | |
| Coefficient Two | | | C ₂ = | 9.0 | | | Coefficient Tw | | | C ₂ = | 9 | _ | |
| Coefficient Thr | ee | | C ₃ = | 0.983 | | | Coefficient The | ree | | C ₃ = | 0.983 | _ | |
| Determinati | ion of Average | e Outflow fro | m the Basin (| Calculated): | | | Determinat | ion of Averag | e Outflow fro | m the Basin (0 | Calculated): | : | |
| Runoff Coeffici | ent | | C = | 0.24 | | | Runoff Coeffic | cient | | C = | 0.42 | _ | |
| Inflow Peak Ru | noff | | Qp-in = | 0.69 | cfs | | Inflow Peak Ru | unoff | | Qp-in = | 1.94 | cfs | |
| Allowable Peak | | J EAA Mines Cte | Qp-out = | 0.43 221 | cfs cubic feet | | Allowable Pea | | d EAAMaias Ct | Qp-out = | 6.04 | _cfs | |
| | | d. FAA Minor Sto d. FAA Minor Sto | | 0.005 | acre-ft | | | | | orage Volume = orage Volume = | -910 - 0.021 | cubic feet acre-ft | |
| 5 | 1 | | ntal Increase Valu | | r 5-Minutes) | | | | | | | | |
| Rainfall | Rainfall | Inflow | Adjustment | Average | Outflow | Storage | Rainfall | Rainfall | Inflow | Adjustment | Average | Outflow | Storage |
| Duration | Intensity | Volume | Factor | Outflow | Volume | Volume | Duration | Intensity | Volume | Factor | Outflow | Volume | Volume |
| minutes (input) | inches / hr (output) | acre-feet (output) | "m" (output) | cfs (output) | acre-feet (output) | acre-feet (output) | minutes (input) | inches / hr (output) | acre-feet (output) | "m" (output) | cfs (output) | acre-feet (output) | acre-feet (output) |
| 5 | 3.71 | 0.007 | 1.00 | 0.43 | 0.003 | 0.004 | 5 | 5.93 | 0.021 | 1.00 | 6.04 | 0.042 | -0.021 |
| 10 | 2.75 | 0.011 | 1.00 | 0.43 | 0.006 | 0.005 | 10 | 4.39 | 0.031 | 1.00 | 6.04 | 0.083 | -0.053 |
| 15 | 2.18 | 0.013 | 0.93 | 0.40 | 0.008 | 0.005 | 15 | 3.49 | 0.037 | 0.93 | 5.62 | 0.116 | -0.079 |
| 20 25 | 1.81 | 0.014 0.015 | 0.82 | 0.35 | 0.010 | 0.005 0.004 | 20 25 | 2.90 2.48 | 0.040 0.043 | 0.82 | 4.97 4.58 | 0.137 0.158 | -0.096 -0.114 |
| 30 | 1.36 | 0.015 | 0.70 | 0.33 | 0.011 | 0.004 | 30 | 2.46 | 0.045 | 0.72 | 4.32 | 0.178 | -0.114 |
| 35 | 1.20 | 0.017 | 0.68 | 0.29 | 0.014 | 0.003 | 35 | 1.92 | 0.047 | 0.68 | 4.13 | 0.199 | -0.152 |
| 40 | 1.08 | 0.017 | 0.66 | 0.28 | 0.016 | 0.002 | 40 | 1.73 | 0.048 | 0.66 | 3.99 | 0.220 | -0.172 |
| 45 50 | 0.98 | 0.018 0.018 | 0.64 | 0.28 | 0.017 0.019 | 0.001 -0.001 | 45 50 | 1.57 | 0.049 0.050 | 0.64 | 3.89 | 0.241 | -0.191 -0.211 |
| 55 | 0.90 | 0.018 | 0.63 | 0.27 | 0.019 | -0.001 | 55 | 1.44 | 0.050 | 0.63 | 3.80 | 0.282 | -0.211 |
| 60 | 0.77 | 0.019 | 0.61 | 0.26 | 0.022 | -0.003 | 60 | 1.24 | 0.052 | 0.61 | 3.67 | 0.303 | -0.251 |
| 65 | 0.72 | 0.019 | 0.60 | 0.26 | 0.023 | -0.004 | 65 | 1.15 | 0.052 | 0.60 | 3.62 | 0.324 | -0.272 |
| 70 | 0.68 | 0.019 | 0.59 | 0.25 | 0.024 | -0.006 | 70 | 1.08 | 0.053 | 0.59 | 3.58 | 0.345 | -0.292 |
| 75 80 | 0.64 | 0.019 0.019 | 0.59 0.58 | 0.25 | 0.026 0.027 | -0.007 -0.008 | 75 80 | 1.02 0.96 | 0.053 0.054 | 0.59 | 3.54 3.51 | 0.366 | -0.312 -0.333 |
| 85 | 0.57 | 0.019 | 0.58 | 0.25 | 0.027 | -0.000 | 85 | 0.91 | 0.054 | 0.58 | 3.48 | 0.407 | -0.353 |
| 90 | 0.54 | 0.019 | 0.57 | 0.25 | 0.030 | -0.011 | 90 | 0.87 | 0.054 | 0.57 | 3.45 | 0.428 | -0.373 |
| 95 | 0.52 | 0.020 | 0.57 | 0.24 | 0.032 | -0.012 | 95 | 0.83 | 0.055 | 0.57 | 3.43 | 0.449 | -0.394 |
| 100 | 0.49 | 0.020 | 0.56 | 0.24 | 0.033 | -0.014 | 100 | 0.79 | 0.055 | 0.56 | 3.41 | 0.470 | -0.414 |
| 105 110 | 0.47 0.45 | 0.020 0.020 | 0.56 0.56 | 0.24 | 0.035 0.036 | -0.015 -0.016 | 105 110 | 0.75 0.72 | 0.055 0.056 | 0.56 0.56 | 3.39 | 0.490 0.511 | -0.435 -0.456 |
| 115 | 0.43 | 0.020 | 0.56 | 0.24 | 0.038 | -0.018 | 115 | 0.69 | 0.056 | 0.56 | 3.36 | 0.532 | -0.476 |
| 120 | 0.42 | 0.020 | 0.55 | 0.24 | 0.039 | -0.019 | 120 | 0.67 | 0.056 | 0.55 | 3.34 | 0.553 | -0.497 |
| 125 | 0.40 | 0.020 | 0.55 | 0.24 | 0.041 | -0.021 | 125 | 0.64 | 0.056 | 0.55 | 3.33 | 0.574 | -0.517 |
| 130 135 | 0.39 | 0.020 0.020 | 0.55 0.55 | 0.24 | 0.042 0.044 | -0.022 -0.023 | 130 135 | 0.62 | 0.056 0.057 | 0.55 0.55 | 3.32 | 0.594 0.615 | -0.538 -0.559 |
| 140 | 0.36 | 0.020 | 0.55 | 0.23 | 0.045 | -0.025 | 140 | 0.58 | 0.057 | 0.55 | 3.30 | 0.636 | -0.579 |
| 145 | 0.35 | 0.020 | 0.54 | 0.23 | 0.047 | -0.026 | 145 | 0.56 | 0.057 | 0.54 | 3.29 | 0.657 | -0.600 |
| 150 | 0.34 | 0.020 | 0.54 | 0.23 | 0.048 | -0.028 | 150 | 0.54 | 0.057 | 0.54 | 3.28 | 0.678 | -0.621 |
| 155 160 | 0.33 0.32 | 0.020 0.020 | 0.54 0.54 | 0.23 | 0.050 0.051 | -0.029 -0.031 | 155 160 | 0.53 0.51 | 0.057 0.057 | 0.54 0.54 | 3.27 3.26 | 0.698 | -0.641 -0.662 |
| 165 | 0.32 | 0.020 | 0.54 | 0.23 | 0.051 | -0.031 | 165 | 0.50 | 0.057 | 0.54 | 3.26 | 0.719 | -0.683 |
| 170 | 0.30 | 0.021 | 0.54 | 0.23 | 0.054 | -0.033 | 170 | 0.48 | 0.057 | 0.54 | 3.25 | 0.761 | -0.703 |
| 175 | 0.29 | 0.021 | 0.54 | 0.23 | 0.055 | -0.035 | 175 | 0.47 | 0.058 | 0.54 | 3.24 | 0.781 | -0.724 |
| 180 | 0.29 | 0.021 | 0.54 | 0.23 | 0.057 | -0.036 | 180 | 0.46 | 0.058 | 0.54 | 3.24 | 0.802 | -0.745 |
| 185 190 | 0.28 0.27 | 0.021 0.021 | 0.53 0.53 | 0.23 | 0.058 | -0.038 -0.039 | 185 190 | 0.45 0.44 | 0.058 0.058 | 0.53 0.53 | 3.23 | 0.823 | -0.765 -0.786 |
| 195 | 0.27 | 0.021 | 0.53 | 0.23 | 0.061 | -0.039 | 195 | 0.44 | 0.058 | 0.53 | 3.22 | 0.865 | -0.807 |
| 200 | 0.26 | 0.021 | 0.53 | 0.23 | 0.063 | -0.042 | 200 | 0.42 | 0.058 | 0.53 | 3.21 | 0.885 | -0.827 |
| 205 | 0.25 | 0.021 | 0.53 | 0.23 | 0.064 | -0.044 | 205 | 0.41 | 0.058 | 0.53 | 3.21 | 0.906 | -0.848 |
| 210 215 | 0.25 0.24 | 0.021 0.021 | 0.53 0.53 | 0.23 | 0.066 | -0.045 -0.046 | 210 215 | 0.40 | 0.058 0.058 | 0.53 0.53 | 3.20 | 0.927 | -0.869 -0.890 |
| 220 | 0.24 | 0.021 | 0.53 | 0.23 | 0.069 | -0.048 | 220 | 0.38 | 0.058 | 0.53 | 3.20 | 0.969 | -0.910 |
| 225 | 0.23 | 0.021 | 0.53 | 0.23 | 0.070 | -0.049 | 225 | 0.37 | 0.058 | 0.53 | 3.19 | 0.989 | -0.931 |
| 230 | 0.23 | 0.021 | 0.53 | 0.23 | 0.072 | -0.051 | 230 | 0.36 | 0.059 | 0.53 | 3.19 | 1.010 | -0.952 |
| 235 240 | 0.22 0.22 | 0.021 0.021 | 0.53 0.53 | 0.23 | 0.073 0.075 | -0.052 -0.054 | 235 | 0.36 0.35 | 0.059 0.059 | 0.53 0.53 | 3.19 | 1.031 | -0.972 -0.993 |
| 240 | 0.22 | 0.021 | 0.53 | 0.23 | 0.075 | -0.054 | 240 245 | 0.35 | 0.059 | 0.53 | 3.18 | 1.052 | -0.993 |
| 250 | 0.21 | 0.021 | 0.53 | 0.23 | 0.078 | -0.057 | 250 | 0.34 | 0.059 | 0.53 | 3.18 | 1.093 | -1.035 |
| 255 | 0.21 | 0.021 | 0.53 | 0.23 | 0.079 | -0.058 | 255 | 0.33 | 0.059 | 0.53 | 3.17 | 1.114 | -1.055 |
| 260 | 0.20 | 0.021 | 0.52 | 0.23 | 0.081 | -0.060 | 260 | 0.32 | 0.059 | 0.52 | 3.17 | 1.135 | -1.076 |
| 265 270 | 0.20 0.20 | 0.021 0.021 | 0.52 0.52 | 0.22 | 0.082 | -0.061 | 265 270 | 0.32 | 0.059 0.059 | 0.52 | 3.17 | 1.156 | -1.097 -1.118 |
| 270 | 0.20 | 0.021 | 0.52 | 0.22 | 0.084 | -0.062 -0.064 | 270 | 0.31 | 0.059 | 0.52 0.52 | 3.16 3.16 | 1.177 | -1.118 -1.138 |
| 280 | 0.19 | 0.021 | 0.52 | 0.22 | 0.086 | -0.065 | 280 | 0.30 | 0.059 | 0.52 | 3.16 | 1.218 | -1.159 |
| 285 | 0.19 | 0.021 | 0.52 | 0.22 | 0.088 | -0.067 | 285 | 0.30 | 0.059 | 0.52 | 3.16 | 1.239 | -1.180 |
| 290 | 0.18 | 0.021 | 0.52 | 0.22 | 0.089 | -0.068 | 290 | 0.29 | 0.059 | 0.52 | 3.15 | 1.260 | -1.201 |
| 295 300 | 0.18 0.18 | 0.021 0.021 | 0.52 0.52 | 0.22 | 0.091 0.092 | -0.070 -0.071 | 295 300 | 0.29 | 0.059 0.059 | 0.52 0.52 | 3.15 3.15 | 1.281 | -1.221 -1.242 |
| 305 | 0.18 | 0.021 | 0.52 | 0.22 | 0.092 | -0.071 | 305 | 0.28 | 0.059 | 0.52 | 3.15 | 1.301 | -1.242 |
| | | | | | lume (cubic ft.) = | | | | 2.300 | | | olume (cubic ft.) = | |

Mod. FAA Major Storage Volume (acre-ft.) = -0.0209

Mod. FAA Minor Storage Volume (acre-ft.) = 0.0051 Mod. F UDFCD DETENTION BASIN VOLUME ESTIMATING WORKBOOK Version 2.31, Released August 2012

DETENTION VOLUME BY THE MODIFIED FAA METHOD

Project: Water Plant Site 100-Year Detention Analysis

Basin ID: Basin 1

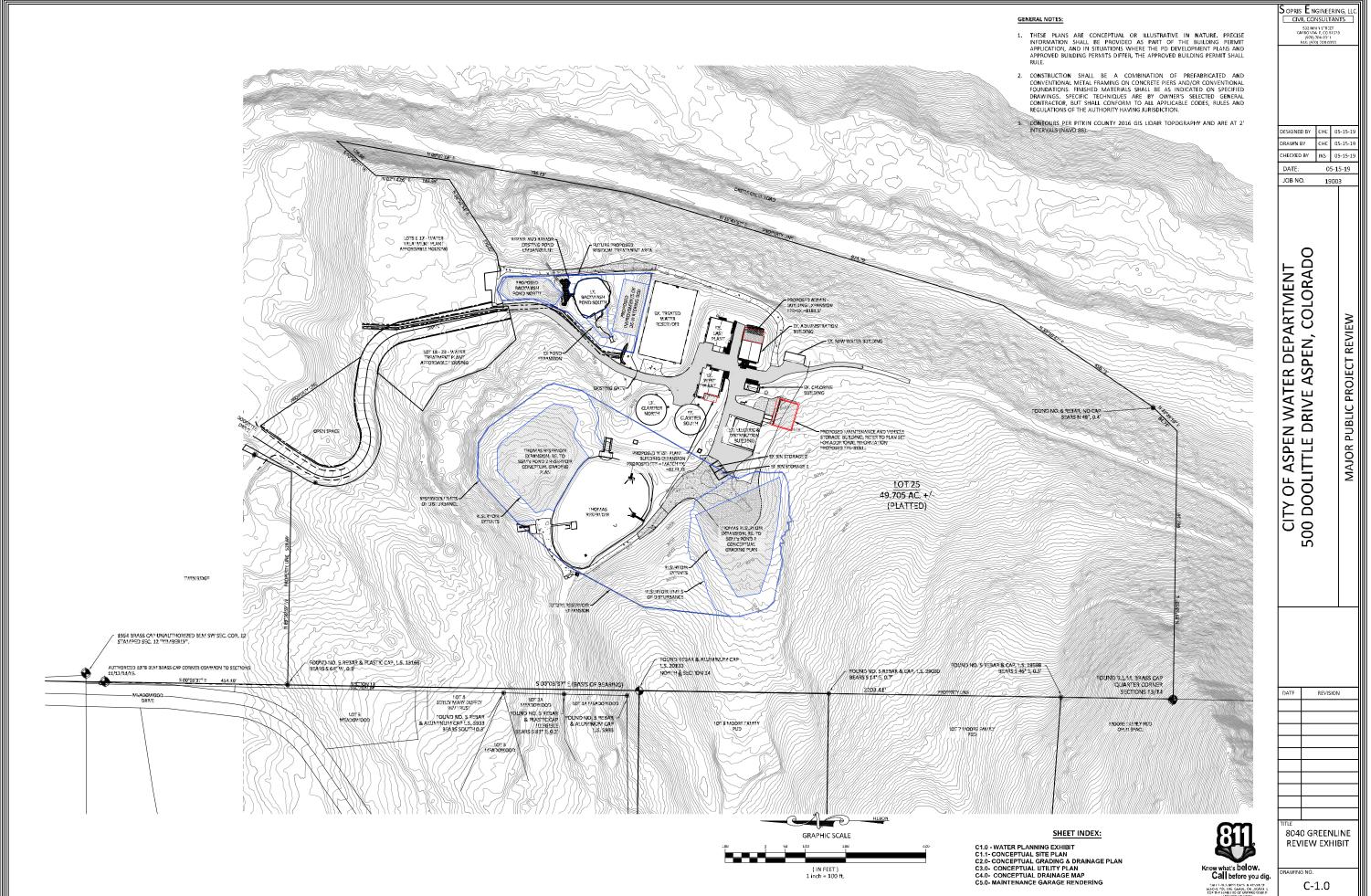
(For catchments less than 160 acres only. For larger catchments, use hydrograph routing method) (NOTE: for catchments larger than 90 acres, CUHP hydrograph and routing are recommended)

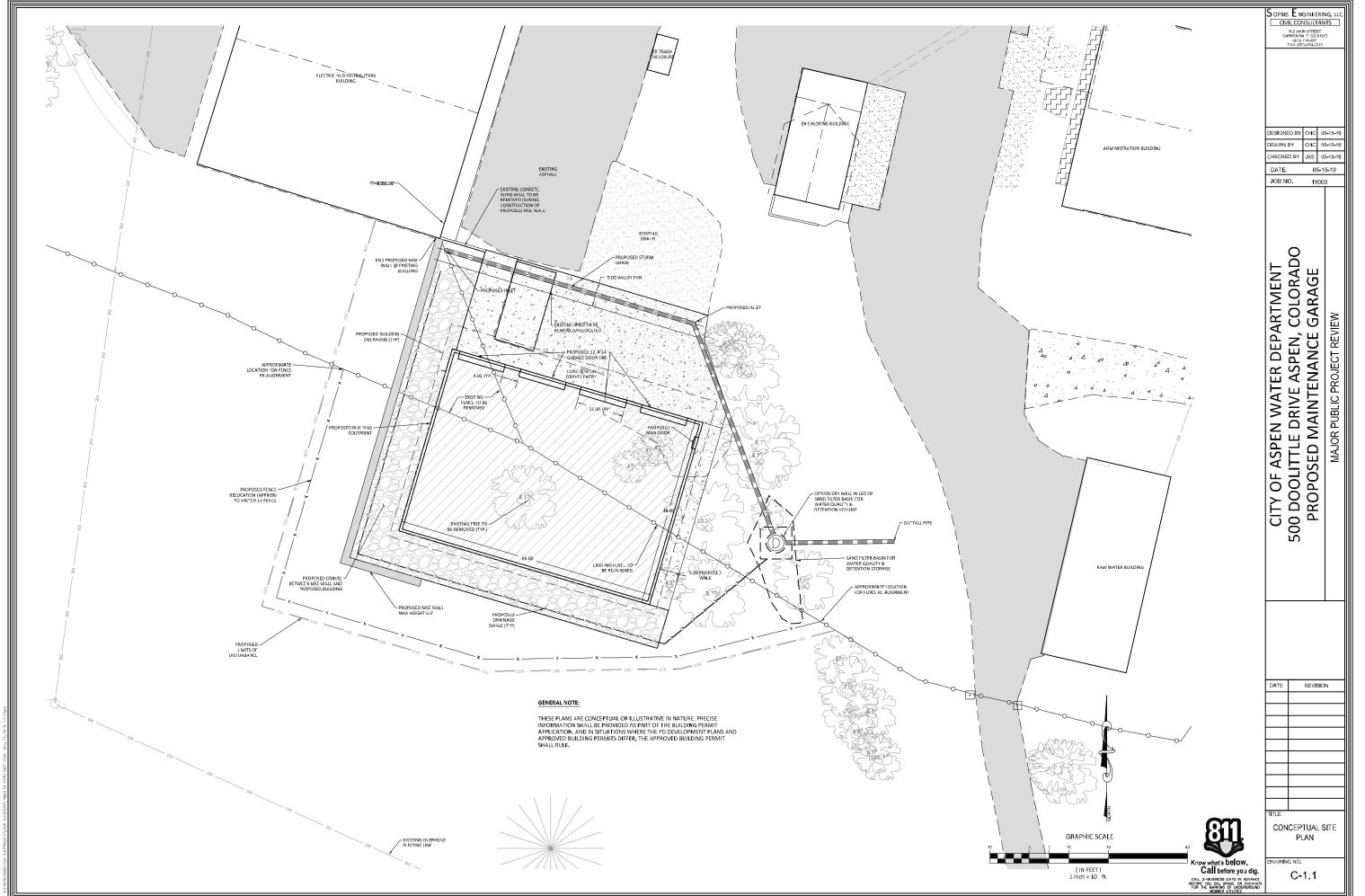
| Determination of MINOR Detention Volume Using Modified FAA Method | | | | | | Determination of MAJOR Detention Volume Using Modified FAA Method | | | | | | | |
|---|--------------------|-------------------|---------------------------|--------------|------------------------------|---|----------------------------------|--------------------|-------------------|-------------------------|--------------|------------------------------|------------------------|
| Design Info | rmation (Inpu | t): | | | _ | | Design Info | rmation (Inpu | t): | | | | |
| Catchment Dra | inage Impervious | ness | I _a = | 13.10 | percent | | Catchment Dra | inage Impervious | ness | I _a = | 13.10 | percent | |
| atchment Dra | | | A = | 1.208 | acres | | Catchment Dra | | | A = _ | 1.208 | acres | |
| | nt NRCS Soil Gro | | Type = | В | A, B, C, or D | | | | | A, B, C, or D | | | |
| | for Detention Con | | T = | 100 | years (2, 5, 10, 25 | 5, 50, or 100) | | or Detention Con | | T = | 100 | years (2, 5, 10, 2 | 5, 50, or 100 |
| | ntration of Waters | hed | Tc = | 13 | minutes | | | ntration of Waters | hed | Tc = | 13 | minutes | |
| Allowable Unit I | | | q = _ P ₁ = | 1.41 | cfs/acre | | Allowable Unit | | | q = P ₁ = | 5.000 | cfs/acre | |
| One-hour Preci | | -C*D //C +T) | · L | 1.23 | inches | | One-hour Prec | Ditation | - C * D #C +T | | 1.23 | inches | |
| Coefficient One | III IDF Formula | I - C1 P1/(C2+Ic) | C ₁ = | 100.10 | | | Coefficient On | | 1 - C1 P1/(C2+1 c | C ₁ = | 100.10 | | |
| Coefficient Two | | | C ₂ = | 10.7 | | | Coefficient Two | | | C ₂ = | 11 | _ | |
| Coefficient Thr | | | C ₃ = | 1.080 | | | Coefficient Thr | | | C ₃ = | 1.080 | | |
| | | e Outflow fro | m the Basin (C | | <u>.</u> | | | | e Outflow fro | om the Basin (C | | <u>:</u> | |
| Runoff Coeffici | | | C = _ | 0.42 | | | Runoff Coeffic | | | C =_ | 0.42 | | |
| Inflow Peak Ru Allowable Peak | | | Qp-in = _ Qp-out = | 2.06 1.70 | _cfs cfs | | Inflow Peak Ru Allowable Peak | | | Qp-in = _ Qp-out = | 2.06 6.04 | cfs cfs | |
| -ilowabic i car | | d. FAA Minor Sto | orage Volume = | 447 | cubic feet | | Allowable I car | | d. FAA Major St | orage Volume = | -854 | cubic feet | |
| | | d. FAA Minor Sto | | 0.010 | acre-ft | | | | | orage Volume = | -0.020 | acre-ft | |
| 5 | 7 | | ntal Increase Value | | | | | | • | | | | |
| Rainfall | Rainfall | Inflow | Adjustment | Average | Outflow | Storage | Rainfall | Rainfall | Inflow | Adjustment | Average | Outflow | Storage |
| Duration | Intensity | Volume | Factor | Outflow | Volume | Volume | Duration | Intensity | Volume | Factor | Outflow | Volume | Volume |
| minutes | inches / hr | acre-feet | "m" | cfs | acre-feet | acre-feet | minutes | inches / hr | acre-feet | "m" | cfs | acre-feet | acre-feet |
| (input) | (output) | (output) | (output) | (output) | (output) | (output) | (input) | (output) | (output) | (output) | (output) | (output) | (output) |
| 5 | 6.30 | 0.022 | 1.00 | 1.70 | 0.012 | 0.010 | 5 | 6.30 | 0.022 | 1.00 | 6.04 | 0.042 | -0.020 |
| 10 | 4.67 | 0.033 | 1.00 | 1.70 | 0.023 | 0.009 | 10 | 4.67 | 0.033 | 1.00 | 6.04 | 0.083 | -0.051 |
| 15 | 3.70 | 0.039 | 0.93 | 1.58 | 0.033 | 0.006 | 15 | 3.70 | 0.039 | 0.93 | 5.62 | 0.116 | -0.077 |
| 20 | 3.05 | 0.043 | 0.82 | 1.40 | 0.039 | 0.004 | 20 | 3.05 | 0.043 | 0.82 | 4.97 | 0.137 | -0.094 |
| 25 30 | 2.59 | 0.045 | 0.76 0.72 | 1.29 | 0.044 | 0.001 | 25 | 2.59 2.25 | 0.045 | 0.76 | 4.58 | 0.158 | -0.112 |
| 35 | 2.25 1.98 | 0.047 0.049 | 0.72 | 1.22 | 0.050 | -0.003 -0.008 | 30 35 | 1.98 | 0.047 0.049 | 0.72 | 4.32 | 0.178 0.199 | -0.131 -0.151 |
| 40 | 1.98 | 0.049 | 0.66 | 1.17 | 0.062 | -0.008 | 40 | 1.98 | 0.049 | 0.66 | 3.99 | 0.199 | -0.151 |
| 45 | 1.60 | 0.050 | 0.64 | 1.10 | 0.062 | -0.012 | 45 | 1.60 | 0.050 | 0.64 | 3.89 | 0.241 | -0.170 |
| 50 | 1.46 | 0.050 | 0.63 | 1.07 | 0.074 | -0.018 | 50 | 1.46 | 0.050 | 0.63 | 3.80 | 0.262 | -0.190 |
| 55 | 1.34 | 0.052 | 0.62 | 1.05 | 0.080 | -0.028 | 55 | 1.34 | 0.052 | 0.62 | 3.73 | 0.282 | -0.231 |
| 60 | 1.24 | 0.052 | 0.61 | 1.03 | 0.086 | -0.034 | 60 | 1.24 | 0.052 | 0.61 | 3.67 | 0.303 | -0.251 |
| 65 | 1.15 | 0.052 | 0.60 | 1.02 | 0.091 | -0.039 | 65 | 1.15 | 0.052 | 0.60 | 3.62 | 0.324 | -0.272 |
| 70 | 1.07 | 0.053 | 0.59 | 1.01 | 0.097 | -0.045 | 70 | 1.07 | 0.053 | 0.59 | 3.58 | 0.345 | -0.292 |
| 75 | 1.01 | 0.053 | 0.59 | 1.00 | 0.103 | -0.050 | 75 | 1.01 | 0.053 | 0.59 | 3.54 | 0.366 | -0.313 |
| 80 | 0.95 | 0.053 | 0.58 | 0.99 | 0.109 | -0.056 | 80 | 0.95 | 0.053 | 0.58 | 3.51 | 0.386 | -0.333 |
| 85 | 0.89 | 0.053 | 0.58 | 0.98 | 0.115 | -0.062 | 85 | 0.89 | 0.053 | 0.58 | 3.48 | 0.407 | -0.354 |
| 90 | 0.85 | 0.053 | 0.57 | 0.97 | 0.121 | -0.068 | 90 | 0.85 | 0.053 | 0.57 | 3.45 | 0.428 | -0.375 |
| 95 | 0.80 | 0.053 | 0.57 | 0.97 | 0.127 | -0.073 | 95 | 0.80 | 0.053 | 0.57 | 3.43 | 0.449 | -0.395 |
| 100 | 0.76 | 0.053 | 0.56 | 0.96 | 0.132 | -0.079 | 100 | 0.76 | 0.053 | 0.56 | 3.41 | 0.470 | -0.416 |
| 105 | 0.73 | 0.053 | 0.56 | 0.96 | 0.138 | -0.085 | 105 | 0.73 | 0.053 | 0.56 | 3.39 | 0.490 | -0.437 |
| 110 | 0.70 | 0.053 | 0.56 | 0.95 | 0.144 | -0.091 | 110 | 0.70 | 0.053 | 0.56 | 3.37 | 0.511 | -0.458 |
| 115 120 | 0.67 | 0.053 0.053 | 0.56 0.55 | 0.95 | 0.150 0.156 | -0.097 -0.102 | 115 120 | 0.67 | 0.053 0.053 | 0.56 0.55 | 3.36 | 0.532 | -0.478 -0.499 |
| 125 | 0.64 | 0.053 | 0.55 | | 0.162 | | 125 | 0.64 | 0.053 | 0.55 | 3.33 | 0.553 0.574 | -0.499 |
| 130 | 0.59 | 0.054 | 0.55 | 0.94 | 0.168 | -0.108 -0.114 | 130 | 0.59 | 0.054 | 0.55 | 3.32 | 0.594 | -0.520 |
| 135 | 0.57 | 0.054 | 0.55 | 0.93 | 0.173 | -0.114 | 135 | 0.57 | 0.054 | 0.55 | 3.31 | 0.615 | -0.562 |
| 140 | 0.55 | 0.054 | 0.55 | 0.93 | 0.179 | -0.126 | 140 | 0.55 | 0.054 | 0.55 | 3.30 | 0.636 | -0.582 |
| 145 | 0.53 | 0.054 | 0.54 | 0.93 | 0.185 | -0.132 | 145 | 0.53 | 0.054 | 0.54 | 3.29 | 0.657 | -0.603 |
| 150 | 0.51 | 0.053 | 0.54 | 0.92 | 0.191 | -0.138 | 150 | 0.51 | 0.053 | 0.54 | 3.28 | 0.678 | -0.624 |
| 155 | 0.49 | 0.053 | 0.54 | 0.92 | 0.197 | -0.143 | 155 | 0.49 | 0.053 | 0.54 | 3.27 | 0.698 | -0.645 |
| 160 | 0.48 | 0.053 | 0.54 | 0.92 | 0.203 | -0.149 | 160 | 0.48 | 0.053 | 0.54 | 3.26 | 0.719 | -0.666 |
| 165 | 0.46 | 0.053 | 0.54 | 0.92 | 0.209 | -0.155 | 165 | 0.46 | 0.053 | 0.54 | 3.26 | 0.740 | -0.686 |
| 170 | 0.45 | 0.053 | 0.54 | 0.92 | 0.215 | -0.161 | 170 | 0.45 | 0.053 | 0.54 | 3.25 | 0.761 | -0.707 |
| 175 | 0.44 | 0.053 | 0.54 | 0.91 | 0.220 | -0.167 | 175 | 0.44 | 0.053 | 0.54 | 3.24 | 0.781 | -0.728 |
| 180 | 0.42 | 0.053 | 0.54 | 0.91 | 0.226 | -0.173 | 180 | 0.42 | 0.053 | 0.54 | 3.24 | 0.802 | -0.749 |
| 185 | 0.41 | 0.053 | 0.53 | 0.91 | 0.232 | -0.179 | 185 | 0.41 | 0.053 | 0.53 | 3.23 | 0.823 | -0.770 |
| 190 | 0.40 | 0.053 | 0.53 | 0.91 | 0.238 | -0.185 | 190 | 0.40 | 0.053 | 0.53 | 3.22 | 0.844 | -0.791 |
| 195 | 0.39 | 0.053 | 0.53 | 0.91 | 0.244 | -0.191 | 195 | 0.39 | 0.053 | 0.53 | 3.22 | 0.865 | -0.811 |
| 200 | 0.38 | 0.053 | 0.53 | 0.91 | 0.250 | -0.196 | 200 | 0.38 | 0.053 | 0.53 | 3.21 | 0.885 | -0.832 |
| 205 210 | 0.37 | 0.053 | 0.53 | 0.91 | 0.256 | -0.202 | 205 210 | 0.37 | 0.053 0.053 | 0.53 0.53 | 3.21 | 0.906 | -0.853 -0.874 |
| 210 | 0.36 0.35 | 0.053 0.053 | 0.53 0.53 | 0.90 | 0.261 0.267 | -0.208 -0.214 | 210 | 0.36 0.35 | 0.053 | 0.53 | 3.20 3.20 | 0.927 | -0.874 |
| 220 | 0.35 | 0.053 | 0.53 | 0.90 | 0.273 | -0.214 | 220 | 0.35 | 0.053 | 0.53 | 3.20 | 0.969 | -0.095 |
| 225 | 0.34 | 0.053 | 0.53 | 0.90 | 0.279 | -0.226 | 225 | 0.34 | 0.053 | 0.53 | 3.19 | 0.989 | -0.936 |
| 230 | 0.33 | 0.053 | 0.53 | 0.90 | 0.285 | -0.232 | 230 | 0.33 | 0.053 | 0.53 | 3.19 | 1.010 | -0.957 |
| 235 | 0.32 | 0.053 | 0.53 | 0.90 | 0.291 | -0.238 | 235 | 0.32 | 0.053 | 0.53 | 3.19 | 1.031 | -0.978 |
| 240 | 0.32 | 0.053 | 0.53 | 0.90 | 0.297 | -0.244 | 240 | 0.32 | 0.053 | 0.53 | 3.18 | 1.052 | -0.999 |
| 245 | 0.31 | 0.053 | 0.53 | 0.90 | 0.302 | -0.250 | 245 | 0.31 | 0.053 | 0.53 | 3.18 | 1.073 | -1.020 |
| 250 | 0.30 | 0.053 | 0.53 | 0.90 | 0.308 | -0.255 | 250 | 0.30 | 0.053 | 0.53 | 3.18 | 1.093 | -1.041 |
| 255 | 0.30 | 0.053 | 0.53 | 0.89 | 0.314 | -0.261 | 255 | 0.30 | 0.053 | 0.53 | 3.17 | 1.114 | -1.061 |
| 260 | 0.29 | 0.053 | 0.52 | 0.89 | 0.320 | -0.267 | 260 | 0.29 | 0.053 | 0.52 | 3.17 | 1.135 | -1.082 |
| 265 | 0.28 | 0.053 | 0.52 | 0.89 | 0.326 | -0.273 | 265 | 0.28 | 0.053 | 0.52 | 3.17 | 1.156 | -1.103 |
| 270 | 0.28 | 0.053 | 0.52 | 0.89 | 0.332 | -0.279 | 270 | 0.28 | 0.053 | 0.52 | 3.16 | 1.177 | -1.124 |
| 275 | 0.27 | 0.053 | 0.52 | 0.89 | 0.338 | -0.285 | 275 | 0.27 | 0.053 | 0.52 | 3.16 | 1.197 | -1.145 |
| 280 | 0.27 | 0.053 | 0.52 | 0.89 | 0.344 | -0.291 | 280 | 0.27 | 0.053 | 0.52 | 3.16 | 1.218 | -1.166 |
| 285 | 0.26 | 0.053 | 0.52 | 0.89 | 0.349 | -0.297 | 285 | 0.26 | 0.053 | 0.52 | 3.16 | 1.239 | -1.186 |
| 290 | 0.26 | 0.053 | 0.52 | 0.89 | 0.355 | -0.303 | 290 | 0.26 | 0.053 | 0.52 | 3.15 | 1.260 | -1.207 |
| 295 | 0.25 | 0.053 | 0.52 | 0.89 | 0.361 | -0.309 | 295 | 0.25 | 0.053 | 0.52 | 3.15 | 1.281 | -1.228 |
| 300 | 0.25 | 0.052 | 0.52 | 0.89 | 0.367 | -0.314 | 300 | 0.25 | 0.052 | 0.52 | 3.15 | 1.301 | -1.249 |
| 305 | 0.25 | 0.052 | 0.52 | 0.89 | 0.373 olume (cubic ft.) = | -0.320 447 | 305 | 0.25 | 0.052 | 0.52 | 3.15 | 1.322 olume (cubic ft.) = | -1.270 - 854 |

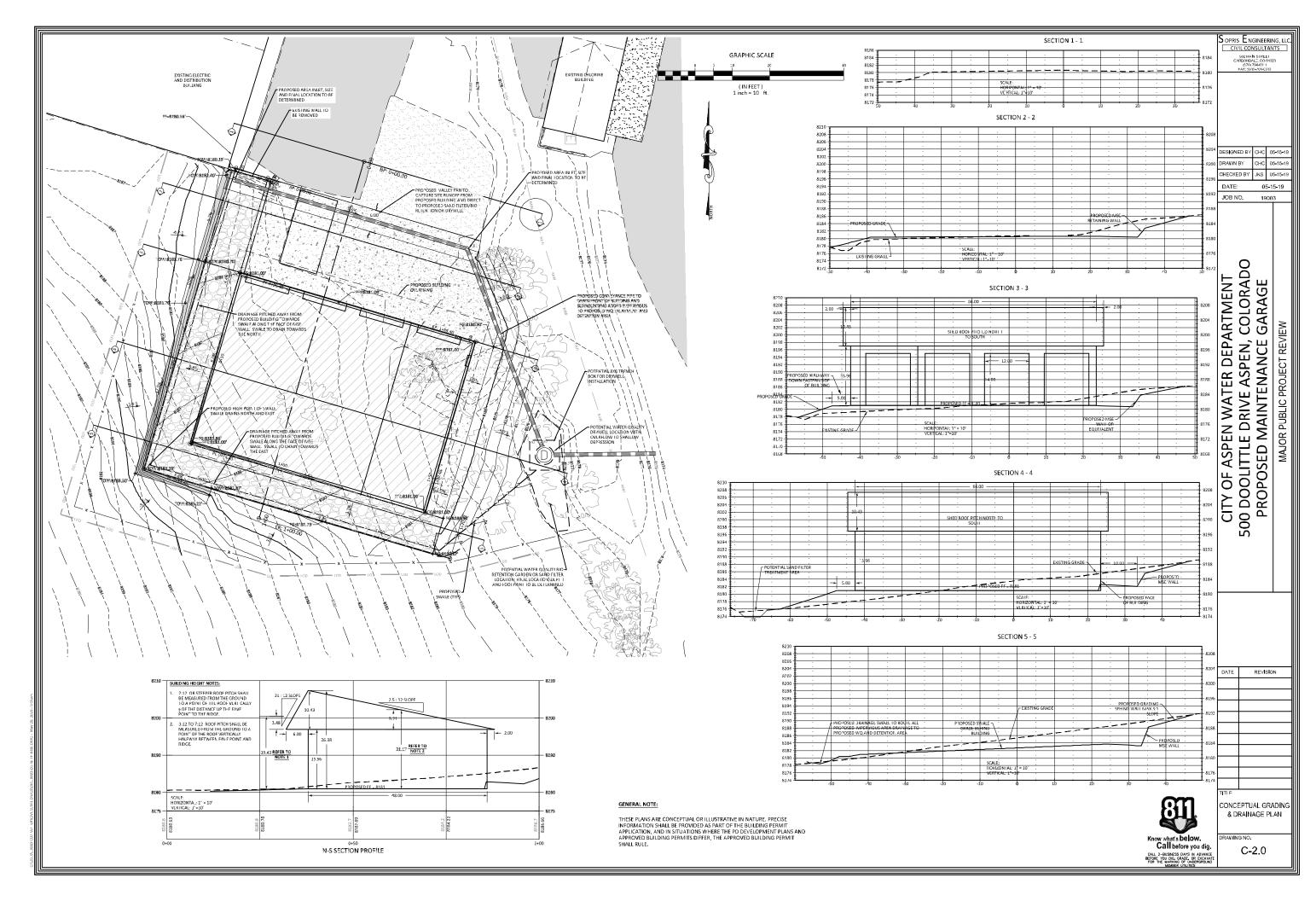
Mod. FAA Major Storage Volume (cubic ft.) = -854

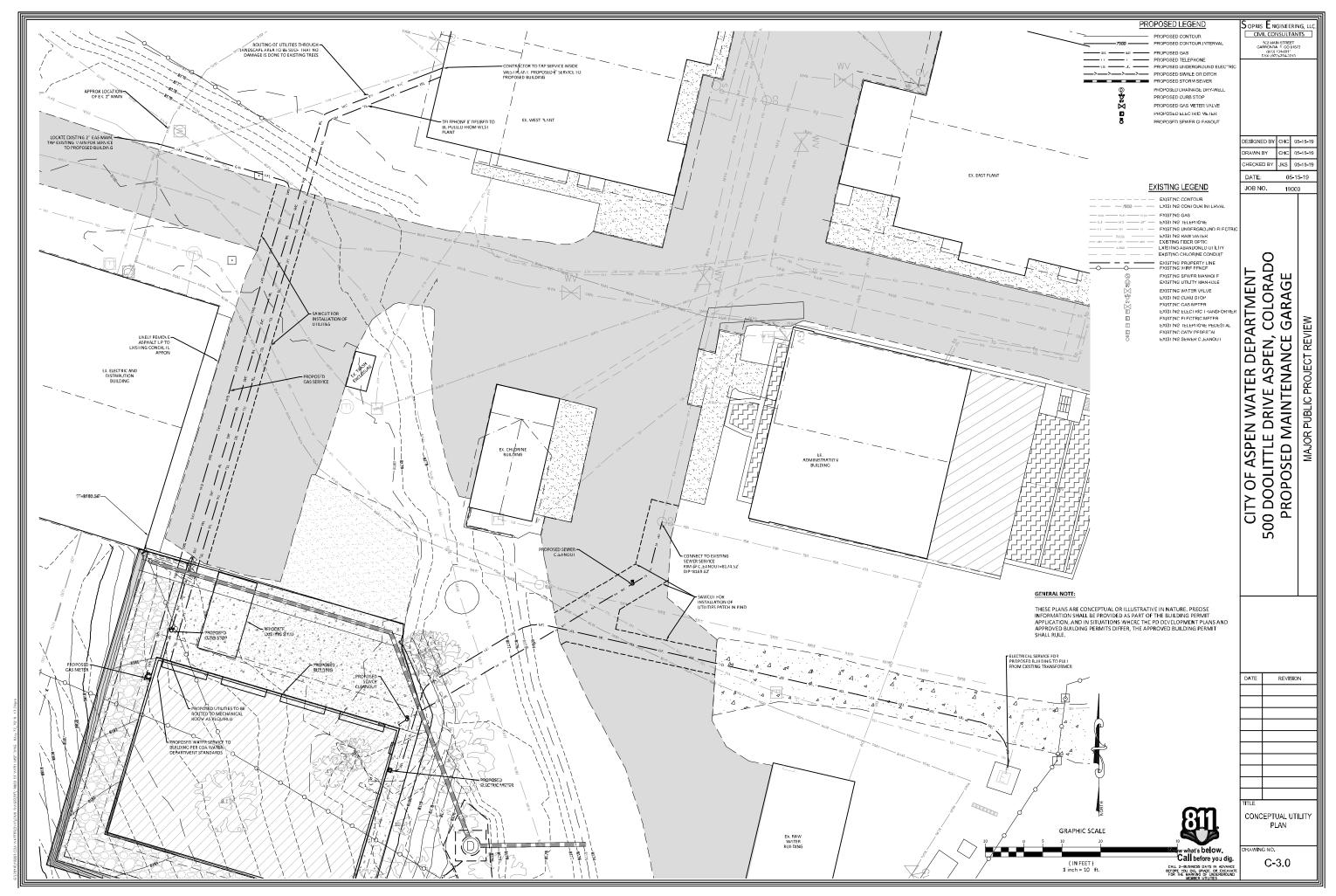
Mod. FAA Major Storage Volume (acre-ft.) = -0.0196

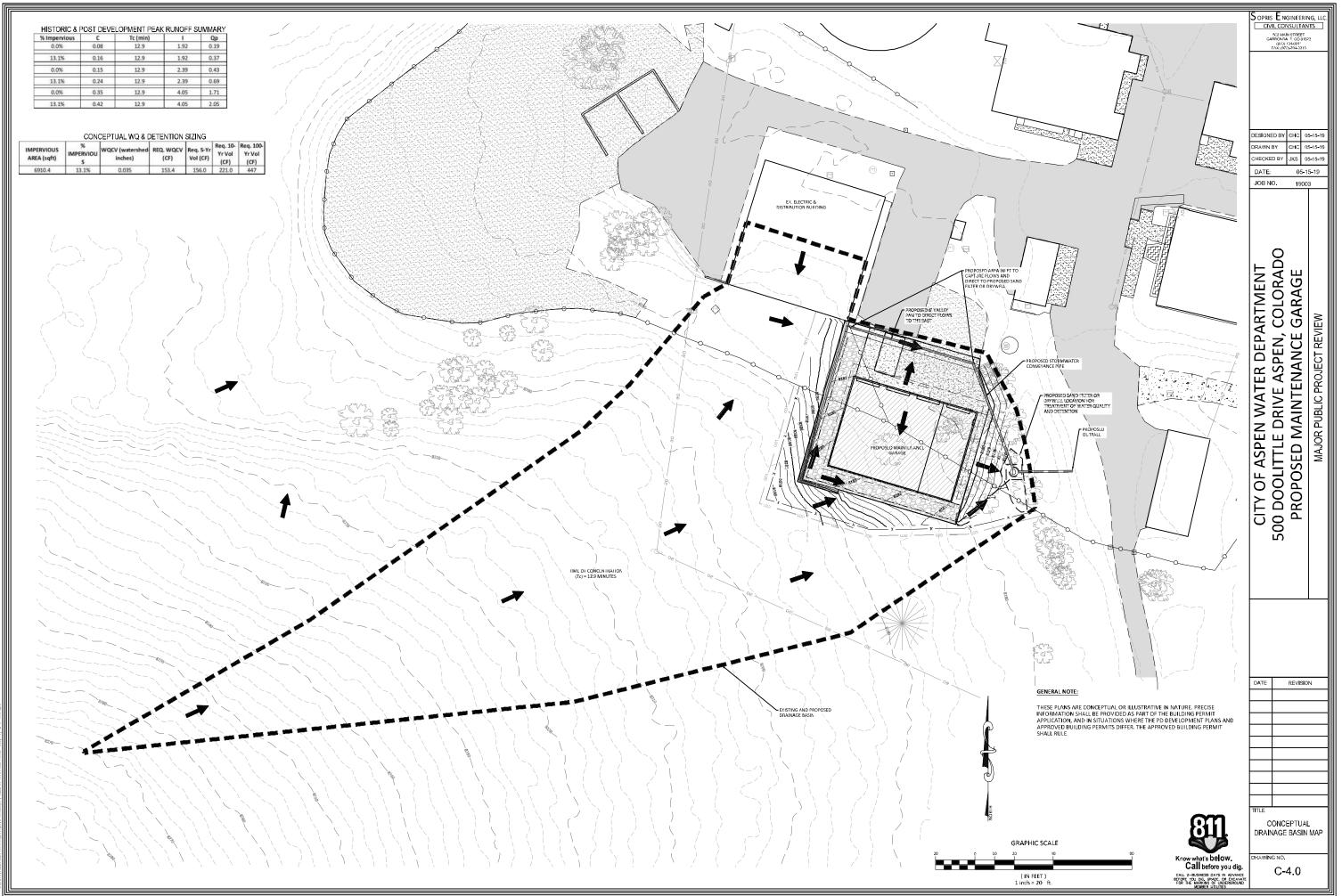
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S OPRIS ENGINEERING, LLC 602 MAÎN STREET CARBONDALE, CO 81823 (970) 704-0311

DESIGNED BY CHC 05-15-19 RAWN BY

DATE: 05-15-19

JOB NO. 19003

CITY OF ASPEN WATER DEPARTMENT
500 DOOLITTLE DRIVE ASPEN, COLORADO
PROPOSED MAINTENANCE GARAGE
MAJOR PUBLIC PROJECT REVIEW

REVISION

MAINTENANCE GARAGE RENDERING

C-5.0

GENERAL NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMITS DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Trip Generation

Instructions:

IMPORTANT: Turn on Macros: In order for code to run correctly the security settings need to be altered. Click "File" and then click "Excel Options." In the "Trust Center" category, click "Trust Center Settings", and then click the "Macro Settings" category. Beneath "Macro Settings" select "Enable all Macros."

Sheet 1. Trip Generation: Enter the project's square footage and/or unit counts under Proposed Land Use. The numbers should reflect the net change in land use between existing and proposed conditions. If a landuse is to be reduced put a negative number of units or square feet.

Sheet 2. MMLOS: Answer Yes, No, or Not Applicable under each of the Pedestrian, Bike and Transit sections. Points are only awarded for proposed (not existing) and confirmed aspects of the project.

Sheet 3. TDM: Choose the mitigation measures that are appropriate for your project.

Sheet 4. Summary and Narrative: Review the summary of the project's mitigated trips and provide a narrative which explains the measures selected for the project. Click on "Generate Narrative" and individually explain each measure that was chosen and how it enhances the site or mitigates vehicle traffic. Ensure each selected measure make sense

Helpful Hints:

- 1. Refer to the T. Transportation Impact Analysis Lidelines for information on the use of this tool.
- 2. Refer to 1 TIA Frequently Asked Questions ra quick overview.
- 2. Hover over red corner tags for additional information on individual measures.
- 3. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

= input = calculation

| DATE: | 5/23/2019 |
|-----------------------|--|
| PROJECT NAME: | City of Aspen Water Department Major Public Project |
| PROJECT ADDRESS: | 480 Doolittle Drive, Aspen, CO |
| APPLICANT CONTACT | Patrick S. Rawley, AICP, ASLA |
| INFORMATION | Stan Clauson Associates, Inc. |
| INFORMATION: | Stan Clauson Associates, Inc. 412 N. Mill Street, Aspen, CO 81611 |
| NAME, COMPANY, | 970-925-2323 |
| ADDRESS, PHONE, EMAIL | patrick@scaplanning.com |

Is this a major or minor project? Minor

Minor Development - Inside the Roundabout Major Development - Outside the Roundabout

| | Net New | Trips Generated | | | | | | | |
|--------------------------------|----------------------|-----------------|------------|-------|----------|--------------|-------|--|--|
| | Units/Square Feet of | | M Peak-Hoເ | ır | P | PM Peak-Hour | | | |
| Proposed Land Use | the Proposed Project | Entering | Exiting | Total | Entering | Exiting | Total | | |
| Commercial (sf) | 0.0 sf | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Free-Market Housing (Units) | 0 Units | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Affordable Housing (Units) | 0 Units | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Lodging (Units) | 0 Units | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | | |
| Essential Public Facility (sf) | 5224.0 sf | 2.79 | 1.71 | 4.49 | 3.47 | 5.20 | 8.67 | | |
| TO | 2.79 | 1.71 | 4.49 | 3.47 | 5.20 | 8.67 | | | |

^{*}For mixed-use (at least two of the established land uses) sites, a 4% reduction for AM Peak-Hour and a 14% reduction for PM Peak-Hour is applied to the trip generation.

| | ASSUMPTIONS | | | | | | | | | |
|---------------------------|-------------|---------------------------------|----------|-----------|-----------|----------|--|--|--|--|
| | | ASPEN TRIP GENERATION | | | | | | | | |
| | AM F | AM Peak Average PM Peak Average | | | | | | | | |
| Land Use | Trip Rate | %Entering | %Exiting | Trip Rate | %Entering | %Exiting | | | | |
| Commercial | 2.27 | 0.69 | 0.31 | 4.14 | 0.4 | 0.6 | | | | |
| Free-Market Housing | 0.67 | 0.29 | 0.71 | 0.82 | 0.56 | 0.44 | | | | |
| Affordable Housing | 0.75 | 0.48 | 0.52 | 0.89 | 0.55 | 0.45 | | | | |
| Lodging | 0.25 | 0.57 | 0.43 | 0.31 | 0.52 | 0.48 | | | | |
| Essential Public Facility | 0.86 | 0.62 | 0.38 | 1.66 | 0.4 | 0.6 | | | | |

MMLOS Input Page

Instructions: Answer Yes, No, or Not Applicable to each measure under the Pedestrian, Bike and Transit sections.

| | = | input |
|--|---|-------------|
| | = | calculation |

TOTAL NUMBER OF TRIPS MITIGATED:

| Category | Sub. | Measure Number | Question | | Points |
|-------------|---|-----------------------|--|-----|--------|
| | on ge | | Does the project propose a detached sidewalk where an attached | | |
| | Sidewalk Condition on Project Frontage | 1 | sidewalk currently exists? Does the proposed sidewalk and buffer | NA | 0 |
| | ndi on | - | meet standard minimum widths? | | |
| | ō Ł | | | | |
| | lk ect | 2 | Is the proposed effective sidewalk width greater than the standard | NA | 0 |
| | wa roj | | minimum width? | | |
| | de J P | 3 | Does the project propose a landscape buffer greater than the | NA | 0 |
| | Si | 3 | standard minimum width? | INA | 0 |
| | | | Subtotal | | 0 |
| | u s | | Does the project propose a detached sidewalk on an adjacent | | |
| | Sidewalk Condition on Adjacent Blocks | 4 | block? Does the proposed sidewalk and buffer meet standard | No | 0 |
| | | - | | 140 | 0 |
| | Sor | | minimum widths? | | |
| | lk (| 5 | Is the proposed effective sidewalk width on an adjacent block | No | 0 |
| | wa dja | | greater than the standard minimum width? | | |
| | de n A | 6 | Is the proposed landscape buffer on an adjacent block greater than | No | 0 |
| | Si | U | the standard minimum width? | NO | 0 |
| | | | Subtotal | | 0 |
| | | | Are slopes between back of curb and sidewalk equal to or less than | | |
| | | 7 | 5%? | NA | 0 |
| | Si | | 370: | | |
| | ute | 8 | Are curbs equal to (or less than) 6 inches? | Yes | 0 |
| | Pedestrian Routes | | Is now large scale landscaping proposed that improves the | | |
| | an | | Is new large-scale landscaping proposed that improves the | | |
| | iti | 9 | pedestrian experience? Properties within the Core do not have ample | No | 0 |
| | qe | | area to provide the level of landscaping required to receive credit in | | ŭ |
| | Pe | | this category. | | |
| | | 40 | Does the project propose an improved crosswalk? This measure must | | 0 |
| | | 10 | get City approval before receiving credit. | NA | 0 |
| SL | | | Subtotal | | 0 |
| a | | | | | |
| Ë | Driveways, Parking, and Access Considerations | 11 | Are existing driveways removed from the street? | Yes | 5 |
| Pedestrians | | | Is pedestrian and/or vehicle visibility unchanged by new structure or | | |
| ge - | | 12 | | Yes | 0 |
| e | | Su - | column? | | |
| ₽ | | 13 | Is the grade (where pedestrians cross) on cross-slope of driveway 2% | NA | -5 |
| | | | or less? | | |
| | | | Does the project propose enhanced pedestrian access points from | | |
| | | . U | the ROW? This includes improvements to ADA ramps or creating new | No | 0 |
| | /ay C | | · | INO | U |
| | ем | | access points which prevent pedestrians from crossing a street. | | |
| | ŗ | 15 | Does the project propose enhanced pedestrian or bicyclist | | |
| | | | interaction with vehicles at driveway areas? | NA | 0 |
| | | | Subtotal | | 0 |
| | | 1 | Sabtotal | | 0 |
| | | 16 | Is the project's pedestrian directness factor less than 1.5? | Yes | 0 |
| | p 논 | | Does the project propose new improvements which reduce the | | |
| | . Calming and rian Network | | | | |
| | ing let | 17 | pedestrian directness factor to less than 1.2? A site which has an | No | 0 |
| | m N n | _ | existing pedestrian directness factor less than 1.2 cannot receive | | |
| | ria Ca | | credit in this category. | | |
| | Is the project proposing an off site improvement that results in | | Is the project proposing an off site improvement that results in a | No | 0 |
| | rraf ed | 18 | pedestrian directness factor below 1.2?* | No | U |
| | _ 4 | | Are traffic calming features proposed that are part of an approved | | |
| | | 19 | plan (speed humps, rapid flash)?* | No | 0 |
| | | · | Subtotal | | 0 |
| | | | Are additional minor improvements proposed which benefit the | | |
| | l l nts | 20 | pedestrian experience and have been agreed upon with City of | Yes | 3 |
| | ona sec me | | , , , , , , , , , , , , , , , , , | 163 | 3 |
| | Additional Proposed Iprovemer | | Aspen staff? Are additional major improvements proposed which benefit the | | |
| | orc orc | | | | |
| | 4 1 1 1 | Proposed Improvements | pedestrian experience and have been agreed upon with City of | No | 0 |
| | _ | | Aspen staff? | | |
| Subtotal | | | | | 3 |
| | | | Pedestrian Total* | | 3 |
| | | | | | |

| Category | Sub. | Measure Number | Question Answe | | Points |
|---|--------------------|----------------|---|-----|--------|
| _ | ycle | 22 | Is a new bicycle path being implemented with City approved design? | NA | 0 |
| | ng Bic | 23 | Do new bike paths allow access without crossing a street or driveway? | NA | 0 |
| Bicycles Modifications to Existing Bicycle | Existi ths | 24 | Is there proposed landscaping, striping, or signage improvements to an existing bicycle path? | NA | 0 |
| | Modifications to | 25 | Does the project propose additional minor bicycle improvements which have been agreed upon with City of Aspen staff? | No | 0 |
| | | 26 | Does the project propose additional major bicycle improvements which have been agreed upon with City of Aspen staff? | No | 0 |
| | | | Subtotal | | 0 |
| | Bicycle Parking | 27 | Is the project providing bicycle parking? | Yes | 5 |
| Subtotal | | | | | 5 |
| Bicycles Total* | | | | | 5 |

| Category | Sub. | Measure Number | Question | Answer | Points |
|----------------|-----------------------|--|---|--------|--------|
| | Basic Amenities | 28 | Is seating/bench proposed? | NA | 0 |
| | | 29 Is a trash receptacle proposed? | | | |
| | | 30 | ls transit system information (signage) proposed? | NA | 0 |
| | | 31 | Is shelter/shade proposed? | NA | 0 |
| | | 32 | ls enhanced pedestrian-scale lighting proposed? | NA | 0 |
| Fransit | | 33 | Is real-time transit information proposed? | NA | 0 |
| Trai | | 34 Is bicycle parking/storage proposed specifically for bus stop use? | | | |
| | | 35 | Are ADA improvements proposed? | NA | 0 |
| | Subtotal | | | | |
| | p. sa | 36 | Is a bus pull-out proposed at an existing stop? | | 0 |
| | Enhanced Amenities | Is relocation of a bus stop to improve transit accessibility or roadway operations proposed? | | NA | 0 |
| | E | 38 | Is a new bus stop proposed (with minimum of two basic amenities)? | | 0 |
| Subtotal | | | | 0 | |
| Transit Total* | | | | 0 | |

TDM Input Page







Instructions TDM: Choose the mitigation measures that are appropriate for your project. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

| Category | Measure Number | Sub. | Question | Answer | Strategy VMT Reductions | |
|--|-------------------|---|---|---------------|----------------------------|--|
| S | 1 | Onsite Servicing | Will an onsite ammenities strategy be implemented? Which onsite ammenities will be implemented? | No | 0.00% | |
| Neighborhood/Site Enhancements Strategies | | | Will a shared shuttle service strategy be implemented? | Yes | | |
| | 2 | Shared Shuttle Service | What is the degree of implementation? | Low | 0.00% | |
| | 2 | Snared Snuttle Service | What is the company size? | Small | 0.00% | |
| leigh | | | What percentage of customers are eligible? | | | |
| E P | 3 | Nonmotorized Zones | Will a nonmotorized zones strategy be implemented? | NA | 0.00% | |
| | | | Maximum Reduction Allowed in Category | | 0.00% | |
| Category | Measure Number | Sub. | Question | Answer | Strategy VMT Reductions | |
| | 4 | Network Expansion | Will a network expansion stragtegy be implemented? Will at is the percentage increase of transit network coverage? What is the existing transit mode share as a % of total daily trips? | NA | 0.00% | |
| Transit System Improvements Strategies | 5 | Service Frequency/Speed | Will a service frequency/speed strategy be implemented? What is the percentage reduction in headways (increase in frequency)? What is the existing transit mode share as a % of total daily trips? What is the level of implementation? | NA | 0.00% | |
| ystem In s | 6 | Transit Access Improvement | Will a transit access improvement strategy be implemented? What is the extent of access improvements? | No | 0.00% | |
| sit Si | 7 | Intercept Lot | Will an intercept lot strategy be implemented? | Yes | 0.50% | |
| Tran | | | Maximum Reduction Allowed in Category | | 0.50% | |
| | | | | | | |
| Category | Measure Number | Sub. | Question Will there be participation in TOP? | Answer No | Strategy VMT Reductions | |
| | 8 | Participation in TOP | What percentage of employees are eligible? | IVO | 0.00% | |
| | | 9 Transit Fare Subsidy | Is a transit fare subsidy strategy implemented? | Yes | 13.80% | |
| 9 | 9 | | What percentage of employees are eligible? | 100% | | |
| | | | What is the amount of transit subsidy per passenger (daily equivalent)? | 100% | | |
| = | 10 | Employee Parking Cash-Out | Is an employee parking cash-out strategy being implemented? What percentage of employees are eligible? | No | 0.00% | |
| | | | Is a workplace parking pricing strategy implemented? | No | 0.00% | |
| | 11 | Workplace Parking Pricing | What is the daily parking charge? What percentage of employees are subject to priced parking? | | | |
| | 12 | Compressed Work Weeks | Is a compressed work weeks strategy implemented? What percentage of employees are participating? What is the workweek schedule? | No | 0.00% | |
| trategies | 13 | Employer Sponsored Vanpool | Is an employer sponsered shuttle program implemented? What is the employer size? | No | 0.00% | |
| ms Si | | | What percentage of employees are eligible? | No | | |
| ograi | 14 | Carpool Matching | Is a carpool matching strategy implemented? What percentage of employees are eligble? | No | 0.00% | |
| Trip Reduction Programs Strategies | 15 | Carshare Program | Is carshare participation being implemented? How many employee memberships have been purchased? | No | 0.00% | |
| Redi | | | What percentage of employees are eligible? | | | |
| nute Trip | 16 | Bikeshare Program | Is participation in the bikeshare program WE-cycle being implemented? How many memberships have been purchased? What percentage of employees/guests are eligble? | No | 0.00% | |
| ши | | | Is an end of trip facilities strategy being implemented? | Yes | | |
| 9 | 17 | End of Trip Facilities | What is the degree of implementation? What is the employer size? | High Small | 3.50% | |
| | 18 | Self-funded Emergency Ride Home | Is a self-funded emergency ride home strategy being implemented? What percentage of employees are eligible? | No | 0.00% | |
| | 19 | Carpool/Vanpool Priority Parking | Is a carpool/vanpool priority parking strategy being implemented? What is the employer size? What number of parking spots are available for the program? | No | 0.00% | |
| | 20 | Private Employer Shuttle | Is a private employer shuttle strategy being implemented? What is the employer size? What precentage of employees are eligible? | No | 0.00% | |
| | | | | 1 | | |
| | 21 | Trip Reduction Marketing/Incentive Program | Is a trip reduction marketing/incentive program implemented? What percentage of employees/guests are eligible? | No | 0.00% | |

Summary and Narrative:

| DATE | 5/23/2019 | | |
|--|---|-------------------------------|--------------|
| PROJECT NAME | City of Aspen Water Department Major Public Project | | |
| PROJECT ADDRESS | : 480 Doolittle Drive, Aspen, CO | | |
| APPLICANT CONTACT INFORMATION NAME, COMPANY ADDRESS, PHONE, EMAII | Patrick S. Rawley, AICP, ASLA 412 N. Mill Street, Aspen, CO 81611 patrick@scaplanning.com | Stan Clauson Associates, Inc. | 970-925-2323 |

| SUMMARY | | | | | | |
|-----------|---------------------|-------|------|-----------------------|-----------|--|
| Trip Go | Trip Mitigation | | | NET TRIPS TO BE | | |
| Peak Hour | Max Trips Generated | MMLOS | TDM | Total Trips Mitigated | MITIGATED | |
| PM | 8.7 | 8 | 0.36 | 8.36 | 0.31 | |

The net trips to be mitigated is greater than 0. The project shall propose additional mitigation measures.

Narrative:

Click on the "Generate Narrative" Button to the right.
Respond to each of the prompts in the space provided.

Each response should cover the following:

- 1. Explain the selected measure.
- 2. Call out where the measure is located.
- 3. Demonstrate how the selected measure is appropriate to enhance the project site and reduce traffic impacts.
- 4. Explain the Enforcement and Financing Plan for the selected measure.
- 5. Explain the scheduling and implementation responsibility of the mitigation measure.
- 6. Attach any additional information and a site map to the narrative report.

Project Description

In the space below provide a description of the proposed project.

The City of Aspen Water Department is proposing the updating and expansion of several water plant facilities as part of their master planning process for this Essential Public Facility. Proposed development includes reservoir expansion, expansion of the existing administration building, construction of a new maintenance and vehicle storage structure, new chlorination structure and tanks, and expansion of residual dewatering bed. No new employees are anticipated to be generated following the completion of the proposed development.

MMLOS

Include any additional information that pertains to the MMLOS plan in the space provided below.

The City of Aspen Water Department is an Essential Public Facility. It is a secure facility and receives very limited traffic. Due to the secure and compact nature of the water plant, the buildings located on the site are linked by internal sidewalks and driveways. Due to the limited number of external visitors, traffic calming is not required. As a secure facility, there are no internal bicycle paths or meaningful opportunities to make improvements for bicycle traffic. As suggested by Engineering staff, the Applicant will participate in two (2) minor pedestrian improvements at the base of Doolittle Drive consisting of pedestrian improvements on the sidewalk and installation of an improved

TDM

Explain the proposed shared shuttle service strategy in the space below. The use of hotel or other customer service vehicles to shuttle employees can maximize the use of on-site resources while reducing SOV trips. The successful project will creatively consider the use of necessary business vehicles for shuttle purposes. For example, a health club with a guest shuttle could provide employee transfers to a transit center or park and ride. Note, the provision of a hotel shuttle alone does not qualify for this measure.

The Water Plant will improve the existing operation a shared shuttle service that will shuttle employees to meetings or other gatherings, as necessary. The Water Plant will pick employees up at the Bruch Creek Park and Ride Lot for shuttling to the Water Plant or other necessary locations. The City of Aspen provide bus passes to Water Plant employees. Facilities will be maintained to support employees commuting via bicycle including bike parking, locker rooms, and shower facilities.

Explain below how the project plans to participate in the Transportation Options Program (TOP). The successful project will work with City of Aspen staff to determine whether TOP membership is appropriate and, if so, to join the program. Notes: This program is not typically appropriate for employers of less than 20 employees. Grant funding from the TOP program may not be used to offset mitigation measures until the reporting period has been successfully completed

Not applicable.

Explain below the transit fare subsidy strategy. The successful project will provide subsidized/discounted daily or monthly public transit passes for the RFTA valley system. These passes can be partially or wholly subsidized by the project, with additional points being provided for larger subsidies. Many entities use revenue from parking to offset the cost of such a project.

The City of Aspen provides public transit passes for the RFTA valley system as a part of the employee compensation.

Explain the proposed end of trip facilities strategy below. The provision of convenient facilities for pedestrians and cyclists encourages these types of alternative modes, thus reducing SOV trips. Non-residential projects may provide facilities such as showers, secure bicycle lockers, personal lockers, changing spaces, etc.

The water department provides shower facilties, lockers, and changing spaces to support and encourage employees to utilize bicycles to commute to work.

Include any additional information that pertains to the TDM plan in the space provided below.

Enter Text Here

MMLOS Site Plan Requirements

Include the following on a site plan. Clearly call out and label each measure. Attach the site plan to the TIA submittal. The Water Plant will participate in offsite improvments at the base of Dolittle Drive. Bicycle parking will also be provided.

Enforcement and Financing

Provide an overview of the Enforcement and Financing plan for the proposed transportation mitigation measures.

A financing requirement will be provided with the annual budget to ensure compliance with the proposed transportation mitigation measures.

Scheduling and Implementation Responsibility of Mitigation Measures

Provide an overview of the scheduling and implementation responsibility for the proposed transportation mitigation measures. Implementation will occur with the completion of the project and commencement of operations. Scheduling and implementation will be overseen by existing water department personell.

Monitoring and Reporting

Provide a monitoring and reporting plan. Refer to page 17 in the Transportation Analysis Guidelines for a list of monitoring plan requirements. Components of a Monitoring and Reporting Plan should include (1) Assessment of compliance with guidelines, (2) Results and effectiveness of implemented measures, (3) Identification of additional strategies, and (4) Surveys and other supporting data.

Monitoring can occur at the end of the first year and at reasonably-determined regular intervals thereafter. The Monitoring and Reporting will include a report indicating the implementation of the measures described about, along with surveys of staff to determine ways to optomize transportation management.



Land Title Guarantee Company Customer Distribution



PREVENT FRAUD - Please remember to call a member of our closing team when initiating a wire transfer or providing wiring instructions.

Order Number: ABS62009568-3 Date: 05/23/2019

Property Address: 480 DOOLITTLE DR, ASPEN, CO 81611

PLEASE CONTACT YOUR CLOSER OR CLOSER'S ASSISTANT FOR WIRE TRANSFER INSTRUCTIONS

For Closing Assistance For Title Assistance

Nicole Hall

5975 GREENWOOD PLAZA BLVD GREENWOOD VILLAGE, CO 80111

(303) 850-4189 (Work) nhall@ltgc.com

Seller/Owner
CITY OF ASPEN
Delivered via: No Commitment Delivery

STAN CLAUSON ASSOCIATES, INC Attention: PATRICK RAWLEY 412 NORTH MILL ST ASPEN, CO 81611 (970) 925-2323 (Work) patrick@scaplanning.com

Delivered via: Electronic Mail



Land Title Guarantee Company Estimate of Title Fees

Order Number: <u>ABS62009568-3</u> Date: <u>05/23/2019</u>

Property Address: 480 DOOLITTLE DR, ASPEN, CO 81611

Parties:

THE CITY OF ASPEN, A MUNICIPAL CORPORATION

Visit Land Title's Website at www.ltgc.com for directions to any of our offices.

| Estimate of Title insurance Fee | s | | | |
|---|--------------|--|--|--|
| "TBD" Commitment | \$216.00 | | | |
| TBD - TBD Income | \$-216.00 | | | |
| | Total \$0.00 | | | |
| If Land Title Guarantee Company will be closing this transaction, the fees listed above will be collected at closing. | | | | |
| Thank you for your order! | | | | |

Note: The documents linked in this commitment should be reviewed carefully. These documents, such as covenants conditions and restrictions, may affect the title, ownership and use of the property. You may wish to engage legal assistance in order to fully understand and be aware of the implications of the effect of these documents on your property.

Chain of Title Documents:

Pitkin county recorded 12/27/1972 at book 270 page 215
Pitkin county recorded 12/27/1972 at book 270 page 221

Old Republic National Title Insurance Company

Schedule A

Order Number: <u>ABS62009568-3</u>

Property Address:

480 DOOLITTLE DR, ASPEN, CO 81611

1. Effective Date:

05/10/2019 at 5:00 P.M.

2. Policy to be Issued and Proposed Insured:

"TBD" Commitment \$0.00 Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is:

A Fee Simple

4. Title to the estate or interest covered herein is at the effective date hereof vested in:

THE CITY OF ASPEN, A MUNICIPAL CORPORATION

5. The Land referred to in this Commitment is described as follows:

LOT 25, CITY OF ASPEN WATER TREATMENT PLANT AND AFFORDABLE HOUSING PROJECT SPA AND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1997 AT RECEPTION NO. 401287 IN PLAT BOOK 41 AT PAGE 41 AS AMENDED BY THE LOT LINE ADJUSTMENT PLAT RECORDED APRIL 29, 2013 AT RECEPTION NO. 599061 IN PLAT BOOK 102 AT PAGE 86 COUNTY OF PITKIN, STATE OF COLORADO.

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Old Republic National Title Insurance Company Schedule B, Part I (Requirements)

Order Number: ABS62009568-3

All of the following Requirements must be met:

This proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

Pay the agreed amount for the estate or interest to be insured.

Pay the premiums, fees, and charges for the Policy to the Company.

Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

THIS COMMITMENT IS FOR INFORMATION ONLY, AND NO POLICY WILL BE ISSUED PURSUANT HERETO.

Old Republic National Title Insurance Company

Schedule B, Part II

(Exceptions)

Order Number: ABS62009568-3

This commitment does not republish any covenants, condition, restriction, or limitation contained in any document referred to in this commitment to the extent that the specific covenant, conditions, restriction, or limitation violates state or federal law based on race, color, religion, sex, sexual orientation, gender identity, handicap, familial status, or national origin.

- 1. Any facts, rights, interests, or claims thereof, not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- 2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- 5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
- 6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- 7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.
- 8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED OCTOBER 27, 1892 IN BOOK 55 AT PAGE 33 AND RECORDED DECEMBER 03, 1892, IN BOOK 55 AT PAGE 35 AND RECORDED NOVEMBER 5, 1927 IN BOOK 55 AT PAGE 293.
- 9. EASEMENT AND RIGHT OF WAY AS RESERVED IN DEED RECORDED DECEMBER 27, 1972 IN BOOK 270 AT PAGE 221.
- 10. TERMS, CONDITIONS, EASEMENTS, RIGHTS OF WAY AND ALL OTHER MATTERS AS SHOWN ON PLAT RECORDED MARCH 9, 1984 IN BOOK 15 AT PAGE 93.
- 11. TERMS, CONDITIONS AND PROVISIONS OF GRANT OF EASEMENT TO HOLY CROSS ELECTRIC RECORDED OCTOBER 04, 1987 IN BOOK 433 AT PAGE 515.
- 12. TERMS, CONDITIONS, EASEMENTS, RIGHTS OF WAY, AND ALL OTHER MATTERS AS CONTAINED IN PLAT RECORDED JANUARY, 28, 1997 IN PLAT BOOK 41 AT PAGE 41 AND FIRST AMENDED PLAT RECORDED MARCH 13, 1998 IN PLAT BOOK 44 AT PAGE 53.

Old Republic National Title Insurance Company Schedule B, Part II

(Exceptions)

Order Number: ABS62009568-3

- 13. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS CONTAINED IN INSTRUMENT RECORDED MARCH 13, 1998, UNDER RECEPTION NO. 414459.
- 14. TERMS, CONDITIONS, RIGHTS OF WAY, AND ALL OTHER MATTERS AS SHOWN IN EASEMENT WITH HOLY CROSS ENERGY RECORDED JANUARY 6, 2000 UNDER RECEPTION NO. 439299.
- 15. TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED JANUARY 06, 2000 AT RECEPTION NO. 439300.
- 16. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF LEASE AGREEMENT RECORDED NOVEMBER 18, 2005 AT RECEPTION NO. <u>517633</u> AND RECORDED JUNE 8, 2006 AT RECEPTION NO. <u>525052</u>.
- 17. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO 21, SERIES OF 2013 RECORDED DECEMBER 02, 2013 AT RECEPTION NO. 606031.
- 18. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DEEDS RECORDED AUGUST 23, 2013 UNDER RECEPTION NO. 602753 AND 602754.
- 19. TERMS, CONDITIONS AND PROVISIONS OF NOTICE OF APPROVAL RECORDED NOVEMBER 29, 2017 AT RECEPTION NO. <u>643412</u>.
- 20. TERMS, CONDITIONS AND PROVISIONS OF MEMORANDUM OF LEASE RECORDED JANUARY 12, 2016 AT RECEPTION NO. 626270.
- 21. TERMS, CONDITIONS AND PROVISIONS OF RESOLUTION NO 149 SERIES OF 2017 RECORDED FEBRUARY 07, 2018 AT RECEPTION NO. <u>644993</u>.



LAND TITLE GUARANTEE COMPANY DISCLOSURE STATEMENTS

Note: Pursuant to CRS 10-11-122, notice is hereby given that:

- (A) The Subject real property may be located in a special taxing district.
- (B) A certificate of taxes due listing each taxing jurisdiction will be obtained from the county treasurer of the county in which the real property is located or that county treasurer's authorized agent unless the proposed insured provides written instructions to the contrary. (for an Owner's Policy of Title Insurance pertaining to a sale of residential real property).
- (C) The information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note: Effective September 1, 1997, CRS 30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one half of an inch. The clerk and recorder may refuse to record or file any document that does not conform, except that, the requirement for the top margin shall not apply to documents using forms on which space is provided for recording or filing information at the top margin of the document.

Note: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed". Provided that Land Title Guarantee Company conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception number 5 will not appear on the Owner's Title Policy and the Lenders Policy when issued.

Note: Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- (A) The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- (B) No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- (C) The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- (D) The Company must receive payment of the appropriate premium.
- (E) If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

Note: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments disclosing that a mineral estate has been severed from the surface estate, in Schedule B-2.

- (A) That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- (B) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance, and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado Division of Insurance within the Department of Regulatory Agencies.

Note: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of a closing protection letter for the lender, purchaser, lessee or seller in connection with this transaction.



JOINT NOTICE OF PRIVACY POLICY OF LAND TITLE GUARANTEE COMPANY, LAND TITLE GUARANTEE COMPANY OF SUMMIT COUNTY LAND TITLE INSURANCE CORPORATION AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

This Statement is provided to you as a customer of Land Title Guarantee Company as agent for Land Title Insurance Corporation and Old Republic National Title Insurance Company.

We want you to know that we recognize and respect your privacy expectations and the requirements of federal and state privacy laws. Information security is one of our highest priorities. We recognize that maintaining your trust and confidence is the bedrock of our business. We maintain and regularly review internal and external safeguards against unauthorized access to non-public personal information ("Personal Information").

In the course of our business, we may collect Personal Information about you from:

- applications or other forms we receive from you, including communications sent through TMX, our web-based transaction management system;
- your transactions with, or from the services being performed by us, our affiliates, or others;
- a consumer reporting agency, if such information is provided to us in connection with your transaction;

and

 The public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates and non-affiliates.

Our policies regarding the protection of the confidentiality and security of your Personal Information are as follows:

- We restrict access to all Personal Information about you to those employees who need to know that information in order to provide products and services to you.
- We maintain physical, electronic and procedural safeguards that comply with federal standards to protect your Personal Information from unauthorized access or intrusion.
- Employees who violate our strict policies and procedures regarding privacy are subject to disciplinary action.
- We regularly assess security standards and procedures to protect against unauthorized access to Personal Information.

WE DO NOT DISCLOSE ANY PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT PERMITTED BY LAW.

Consistent with applicable privacy laws, there are some situations in which Personal Information may be disclosed. We may disclose your Personal Information when you direct or give us permission; when we are required by law to do so, for example, if we are served a subpoena; or when we suspect fraudulent or criminal activities. We also may disclose your Personal Information when otherwise permitted by applicable privacy laws such as, for example, when disclosure is needed to enforce our rights arising out of any agreement, transaction or relationship with you.

Our policy regarding dispute resolution is as follows: Any controversy or claim arising out of or relating to our privacy policy, or the breach thereof, shall be settled by arbitration in accordance with the rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof.



Commitment For Title Insurance

Issued by Old Republic National Title Insurance Corporation

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company, a Minnesota corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured. If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b)"Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c)"Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment
- (g)"Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, Comitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a)the Notice;
 - (b)the Commitment to Issue Policy;
 - (c)the Commitment Conditions;
 - (d)Schedule A;
 - (e) Schedule B, Part I—Requirements; and
 - (f) Schedule B, Part II-Exceptions; and
 - $\mbox{(g)a counter-signature by the Company or its issuing agent that may be in electronic form.} \\$

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- (b)The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c)The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d)The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- (g)In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a)Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c)Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d)The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

IN WITNESS WHEREOF, Land Title Insurance Corporation has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A to be valid when countersigned by a validating officer or other authorized signatory.

Issued by:

Land Title Guarantee

Company

3033 East First Avenue Suite

600

Denver, Colorado 80206

303-321-1880

President

TITLE NOUNANCE CONTRACTOR AND ANGE CONTRACTOR

Old Republic National Title Insurance Company, a Stock Company

400 Second Avenue South Minneapolis, Minnesota 55401

(612)371-1111

Mark Bilbrey, President

Rande Yeager, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Land Title Insurance Corporation. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Mr. Jeff Pendarvis City of Aspen Capital Asset Department Facilities and Property Manager 130 S. Galena Street Aspen, CO 81611 970-429-1999

28 May 2019

Ms. Jennifer Phelan Deputy Planning Director City of Aspen Community Development Department 130 S. Galena Street Aspen, CO 81611

Re: <u>Authorization to Submit Land Use Application</u>

Dear Jennifer:

This letter is to certify that I, Jeff Pendarvis, Facilities and Property Manager with the City of Aspen Capital Asset Department, manager of the City of Aspen Water Department, 480 Doolittle Drive, PID 273513204825, give Stan Clauson Associates, Inc., and its staff permission to represent the City of Aspen Water Department in required activities with the City of Aspen leading to and including submission of a Major Public Project land use application and associated activities. The City of Aspen has retained this firm to represent us in the application for this project. If you should have any questions regarding this matter please do not hesitate to contact me.

Contact information for Stan Clauson Associates is as follows:

Patrick S. Rawley, AICP, ASLA Stan Clauson Associates, Inc. 412 N. Mill Street Aspen, CO 81611 Tel 970-925-2323 Fax 970-920-1628

Very Truly Yours,

Seff Pendarvis 45557... Facilities and Project Manager

City of Aspen Capital Asset Department

Pitkin County Mailing List of 300 Feet Radius From Parcel: 273513204825 on 05/30/2019





Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

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http://www.pitkinmapsandmore.com

THAU HAROLD A & DOROTHY A ARAGON TRICIA THERESE WEINKLE MARY NORMA REV TRUST 0536 MEADOWOOD DR 0061 PRIMROSE PATH 16 E WATER PL **ASPEN, CO 81611** ASPEN, CO 81611 **ASPEN, CO 81611** CITY OF ASPEN DAVIS DANIEL L CASTLE RIDGE ASSOCIATES LTD 130 S GALENA ST 3 E WATER PL PO BOX 95 **ASPEN. CO 81611** ASPEN. CO 81611 ST ANN. MO 63074 RINTOUL AMY V **CLARK JANET F** KRET LORI A & COLE JEFFREY M 161 GROVE CT 2015 DUNSTAN RD 262 GROVE CT ASPEN, CO 81611 HOUSTON, TX 77005 **ASPEN, CO 81611** STRONG ROSEMARY & STRONG BURNAND / MAGNUSON RICK KREUTZER GARY REV TRUST 60 TWIN RIDGE DR 10 E WATER PL 109 TWIN RIDGE DR **ASPEN, CO 81611** ASPEN, CO 81611 **ASPEN, CO 81611** LEE BRUCE LANDON ZANE EDWARD JR & ANNA TWIN RIDGE HOA 141 GROVE CT 54 TWIN RIDGE DR 363 GROVE CT ASPEN, CO 81612 ASPEN, CO 81611 **ASPEN, CO 81611** PODHURST AARON S QPRT 50% 864 MOORE DRIVE LLC R D OLSON INVESTMENTS II LLC ONE S.E. THIRD AVE #2300 864 MOORE DR 520 NEWPORT CENTER DR #600 MIAMI, FL 33131 ASPEN. CO 81611 NEWPORT BEACH, CA 92660 ASPEN VALLEY HOSPITAL DISTRICT PATTERSON PATRICIA O REV TRUST WALLA JOHN D & JEAN D PO BOX 161 0401 CASTLE CREEK RD 499 MEADOWOOD DR **ASPEN, CO 81612** ASPEN, CO 81611 ASPEN, CO 81611 ZAH RITCHIE KIERNAN MARC WACHS EDWARD H 161 GROVE CT 1800 SHORE ACRES RD PO BOX 9601 **ASPEN, CO 81612** ASPEN, CO 81611 LAKE BLUFF, IL 60044 **RADLINSKI AUDREY** LINN WILLIAM & NATASHA WHEATLEY KIRK 1 EAST WATER PL 19 W WATER PLACE 6 E WATER PL **ASPEN, CO 81611** ASPEN, CO 81611 ASPEN, CO 81611

KREUTZER DEBBIE REV TRUST

CITY OF ASPEN

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BUHLER GENA MACLEAN ARCHIBALD JR & ANNE RYMAN KAREN L 90 TWIN RIDGE DR 343 GROVE CT 2 E WATER PL **ASPEN, CO 81611** ASPEN, CO 81611 **ASPEN, CO 81611** HOOD JEFFREY M TWIN RIDGE HOA FOREMAN SARAJANE MARGARET 121 GROVE CT 363 GROVE CT 21 W WATER PL **ASPEN. CO 81611** ASPEN. CO 81611 ASPEN. CO 81611 TRACEY MICHAEL DAVID ARTICLE SECOND TRUST CHRISTIAN RONALD E & JOY R 18 W WATER PLACE 21 W WATER PL 225 PARK AVE S #200 ASPEN, CO 81611 NEW YORK, NY 10003 **ASPEN, CO 81611** CITY OF ASPEN KLINE KYLE **HEGER FRANK & CARLA** 11 E WATER PL 222 GROVE CT 130 S GALENA ST **ASPEN, CO 81611 ASPEN, CO 81611** ASPEN, CO 81611-3139 CITY OF ASPEN **AVERY INTERESTS LLC BROWN BRITTNI** 130 S GALENA ST 1990 POST OAK BLVD #2400 PO BOX 9601 **ASPEN, CO 81611** HOUSTON, TX 77056 **ASPEN, CO 81612 GAVIN JOHN P** CRIMMEL WILLIAM & PETRA RRF CORPORATION 738 TIMBERLINE DR 40 TWIN RIDGE DR 1001 S BAYSHORE DR #1400 GLENVIEW, IL 60025 ASPEN, CO 81611 MIAMI, FL 33131 TWIN RIDGE TOWNHOMES ASSOC RUBIN NANCY HIRSCH QPRT BERGMAN CARL R & CATHERINE M 121 GROVE CT 1120 STONE CANYON RD PO BOX 1365 ASPEN, CO 81611 LOS ANGELES, CA 90077 ASPEN, CO 81612 TERRY TRINITY & TRACY R GILA LAND AND CATTLE CO POLOVIN DAVID L 12 E WATER PL 180 NORTH MESA HILLS PO BOX 4382 **ASPEN, CO 81611** EL PASO, TX 79912 ASPEN, CO 81612 WATER PLACE HOA BERLEY MARY DUFFEY REV TRUST LAHR DANIEL & RACHEL 323 GROVE CT 130 S GALENA ST PO BOX 3652 **ASPEN, CO 81611** ASPEN, CO 81612 ASPEN, CO 81611 CROSS SUSAN K 181 LARKSPUR LANE LLC **SWIM JOHN & STEPHANIE**

463 1ST ST

BROOKLYN, NY 11215

242 GROVE CT

ASPEN, CO 81611-3139

300 AABC UNIT E

ASPEN, CO 81611

GIBSONE ALEXANDER S 303 GROVE CT # 9 ASPEN, CO 81611 MENDOZA MARTIN & OLGA 14 E WATER PLACE ASPEN, CO 81611 MEADOWOOD PARTNERS LLC 660 MADISON AVE NEW YORK, NY 100658405

BARNETT FORREST S PO BOX 1872

ASPEN. CO 81612

LYONS MICHAEL J & JENNIFER C 74 TWIN RIDGE DR ASPEN. CO 81611 MOORE FAMILY PUD MASTER ASSOC INC 1700 LINCOLN ST #2000 DENVER . CO 80203

FRISSELLE BRADFORD & MARY FAM TRUST 123 LARKSPUR LN ASPEN, CO 81611 MTN OAKS EMPLOYEE HSING 200 CASTLE CREEK RD ASPEN, CO 81611 MERRITT ROBERT C 51 TWIN RIDGE DR ASPEN, CO 81611-3131

PODHURST DOROTHY E QPRT 50% ONE S.E. THIRD AVE #2300 MIAMI, FL 33131 SLATTERY BRIAN 17 E WATER PL ASPEN, CO 81611 DARNAUER JEANETTE R 51 TWIN RIDGE DR ASPEN, CO 816113131

OTT SARA G & MATTHEW M 22 W WATER PL ASPEN, CO 81611 HAGERTY KEVIN JOHN & ELIZABETH B 15 E WATER PLACE ASPEN, CO 81611 LH ASPEN LLC 36 W 12TH ST NEW YORK, NY 10011

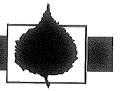
WEISS CLIFFORD A & STACEY L 202 GROVE CT ASPEN, CO 81611 CITY OF ASPEN 130 S GALENA ST ASPEN, CO 81611 CLUB PROPERTIES INC 1 GROVE ISLE DR #1501 MIAMI, FL 33133

PRYOR RICHARD & PHILIPPA ANNE 455 DOOLITTLE DR ASPEN, CO 81611 PATTERSON PAUL T REV TRUST 499 MEADOWOOD DR ASPEN, CO 81611 FABROCINI ROBERT 13 E WATER PL ASPEN, CO 816113118

LOBO DA CUNHA MARINA G 121 GROVE CT ASPEN, CO 81611 ONEIL DENNIS & SHARON 101 GROVE CT ASPEN, CO 81611-3134 LARKSPUR STAR LLC 1717 W 6TH ST #470 AUSTIN, TX 78703

USDA FOREST SERVICE ASPEN-SOPRIS RANGER DISTRICT 620 MAIN ST CARBONDALE, CO 81623

COMMUNITY DEVELOPMENT DEPARTMENT



Homeowner Association Compliance Policy

All land use applications within the City of Aspen are required to include a <u>Homeowner Association Compliance Form</u> (this form) certifying the scope of work included in the land use application complies with all applicable covenants and homeowner association policies. The certification must be <u>signed by the property owner or Attorney representing the property owner.</u>

| Property | |
|--|--|
| Owner ("I") | Email: jeff.pendarvis@cityofaspen.com Phone No.: 970-429-2786 |
| Address of Property: (subject of application) | 480 Doolittle Drive, Aspen, CO 81611 |
| I certify as folio | ws: (pick one) perty is not subject to a homeowners association or other form of private covenant. |
| propose | operty is subject to a homeowners association or private covenant and the improvements and it is and use application do not require approval by the homeowners association or not beneficiary. |
| propose | perty is subject to a homeowners association or private covenant and the improvements of In this land use application have been approved by the homeowners association or not beneficiary. |
| applicability, m | is policy and I understand the City of Aspen does not interpret, enforce, or manage the eaning or effect of private covenants or homeowner association rules or bylaws. It this document is a public document. |
| Owner signatur | e: Jeffendarris City of ASPEN |
| Owner printed r | name: <u>Jeff Rendarris</u> City of ASPEN |
| or, | |
| Attorney signate | ure: date: |
| Attorney printed | name: |

CITY OF ASPEN PRE-APPLICATION CONFERENCE SUMMARY

PLANNER: Justin Barker, 429.2797 DATE: 3.8.18

PROPERTY: Water Plant Subdivision JSB UPDATED: 4.5.18

REPRESENTATIVE: Andy Rossello – Water Department, andy.rossello@cityofaspen.com

TYPE OF APPLICATION: Major Public Project

DESCRIPTION:

The subject site is Lot 25 of the Water Plant Affordable Housing Subdivision. The original City Water Plant Specially Planned Area (SPA) was approved in 1979. A series of amendments have occurred since then, with the most significant approving the development of affordable housing in 1996. The subject site is outside the Aspen Infill Area and underlying zoning is Public (PUB) with a Planned Development (PD) Overlay. Surrounding zone districts include City of Aspen Low-Density Residential (R-30), Conservation (C), Moderate-Density Residential (R-15/PD), Residential Multi-family (RMF) and Pitkin County Suburban Density Residential (R-30), Affordable Housing (AH), and Agricultural/Residential-10 acre (AR-10).

The applicant is interested in updating and expanding several of the facilities as part of their master planning process for the water plant operations. This includes the development of a new maintenance and vehicle storage structure, expansion of the existing administration building, and potential expansion of the reservoir. An estimated 1,700 sq. ft. of additional structure is contemplated.

As a governmental entity, the applicant is requesting review as a Major Public Project, pursuant to Chapter 26.500, Public Projects. Major Public Project review requires two public hearings, one at the Planning & Zoning Commission and one at City Council. The applicant shall respond to the review standards for Public Projects, as well as the other reviews listed below to ensure a robust consideration of the proposal and to meet one of the general review standards for Public Projects (26.500.070 (3)). The review criteria include all sections of the Land Use Code that would otherwise be applicable to the project in a standard review process, which are listed below. The following reviews will be combined into a two-step process, with a recommendation from the Planning and Zoning Commission and final decision at City Council.

Planned Development

The subject property currently contains a PD Overlay. For the PUB zone district, the dimensional requirements are established through the adoption of a Final PD Development Plan, pursuant to Chapter 26.445, Planned Development, which includes both Project Review and Detailed Review. The current allowances for the property were approved under Ordinance 18, Series of 1983 and are memorialized on the plat recorded at Book 16, Page 6, reception no. 259644. The proposed new development will likely require amending these allowances as well as the current and proposed development on the plat. The applicant will also be required to respond to the review standards in Sections 26.445.050 and 26.445.070 as part of the application.

Growth Management

The existing and proposed facilities qualify as essential public facilities. The development of essential public facilities requires Growth Management Review, pursuant to Sections 26.470.110.D. The Planning and Zoning Commission shall determine the number of employees generated by the proposed development (if any) pursuant to Section 26.470.050.C and make a recommendation to City Council. City Council will determine the level of

ASLU Water Plant Expansion Major Public Project Parcel ID No. 273513204825 mitigation required. The applicant needs to provide responses to Section 26.470.080, General Requirements, in addition to the two sections already listed.

Parking & Transportation

The parking impact requirement for this property shall be reviewed and established through the Planned Development process. The current plat requires 11 parking spaces. Under the Traffic Impact Analysis (TIA) Guidelines, this project is considered Minor Development outside the roundabout (Between 501 and 2,199 sq. ft. of essential public facility outside the roundabout) and therefore required to submit a complete Level One TIA, pursuant to Section 26.515.030. A TIA requires that the trips associated with the new development be mitigated through MMLOS and TDM measures. The applicant is encouraged to discuss the best MMLOS mitigation measures with the Engineering Department prior to application submittal. All proposed TIA and parking impact mitigation shall be included in a complete Mobility Plan. More information on the TIA requirements can be found at https://www.cityofaspen.com/280/Documents-and-Permits.

Environmentally Sensitive Area

The property is located above the 8040 Greenline (8040 feet above mean sea level) and is therefore subject to 8040 Greenline review, pursuant to Section 26.435.030.

Additional Requirements/Limitations

This project will require Neighborhood Outreach, in addition to traditional public noticing requirements. The applicant must choose one or more of the forms of outreach as identified in Section 26.304.035.C. Due to the property adjacencies, Pitkin County will serve as a referral on this application.

Pursuant to Chapter 26.600, redevelopment will require compliance with all adopted Impact Fees as well as the trash and recycle requirements from Municipal Code Section 12.10.

REVIEW PROCESS (ASSUMING COMBINED REVIEWS)

Step One (Planning & Zoning Commission)

Major Public Project Review recommendation, combined following reviews:

- Planned Development
- Growth Management
- Transportation and Parking Management
- 8040 Greenline

Step Two (City Council)

Major Public Project Review approval, combined following reviews:

- Planned Development
- Growth Management
- Transportation and Parking Management
- 8040 Greenline

Below are links to the Land Use Application and Land Use Code for your convenience:

Land Use App:

Land Use Application

Land Use Code:

Land Use Code

Land Use Code Section(s):

26.304 Common Development Review Procedures 26.340.035 Neighborhood Outreach

26.435.030 8040 Greenline Review Planned Development

26.470.050.C GMQS – Employee Generation Review 26.470.080 GMQS – General Review Standards 26.470.110.D GMQS – Essential Public Facilities

26.490 Approval Documents

26.515 Transportation and Parking Management

26.575.020 Calculations & Measurements

26.600 Impact Fees

26.710.250 Public (PUB) zone district

Municipal Code Section:

12.10 Space Allotment for Trash and Recycling Storage

Review by: Staff for complete application

DRC

Pitkin County for referral

P&Z for recommendation to Council

City Council for approval

Public Hearing: Yes, at P&Z and City Council

Planning Fees: \$10,400 Deposit for 32 hours of staff time (additional hours are billed at a rate of \$325/hour).

Referral Fees: \$1,625 flat fee each for APCHA, Parks, Environmental Health

\$325 deposit for 1 hour Engineering (additional hours are billed at a rate of \$325/hour).

Total Deposit: \$15,600 (50% = \$7,800)

(Note that as a city project, this project qualifies for a 50% fee waiver, which should be included as part of the application)

To apply, submit one copy of the following information:

| Completed Land Use Application and signed fee agreement. |
|---|
| Completed and signed fee waiver request form. |
| Pre-application Conference Summary (this document). |
| Street address and legal description of the parcel on which development is proposed to occur, consisting of a current (<u>no older than 6 months</u>) certificate from a title insurance company, an ownership and encumbrance report, or attorney licensed to practice in the State of Colorado, listing the names of all owners of the property, and all mortgages, judgments, liens, easements, contracts and agreements affecting the parcel, and demonstrating the owner's right to apply for the Development Application. |
| Applicant's name, address and telephone number in a letter signed by the applicant that states the name, address and telephone number of the representative authorized to act on behalf of the applicant. |

☐ An 8 1/2" by 11" vicinity map locating the parcel within the City of Aspen.

| List of adjacent property owners within 300' for public hearing. |
|--|
| HOA Compliance form (attached). |
| A site improvement survey (<u>no older than a year from submittal</u>) including topography and vegetation showing the current status of the parcel certified by a registered land surveyor by licensed in the State of Colorado. |
| A draft plat, meeting the plat requirements of Chapter 26.490 – Approval Documents. |
| Written responses to all applicable review criteria. |
| A description, and depiction as necessary, of the proposed development including a statement of the objectives to be achieved by the Planned Development and a description of the proposed land uses, densities, natural features, traffic and pedestrian circulation, parking, open space areas, landscaping, and infrastructure improvements. |
| An architectural character plan showing the use, massing, scale and orientation of the proposed buildings, and outlining the suitability of a building for its purposes, legibility of the building's use, the building's proposed massing, proportion, scale, orientation to public spaces and other buildings, and other attributes which may significantly represent the proposed development. |
| A grading and drainage plan showing all grading and how drainage and stormwater is accommodated, and that meets the Conceptual Drainage Plan and Report requirements in the Urban Runoff Management Plan (URMP). |
| A statement prepared by a Colorado registered Professional Engineer, and depiction or mapping as necessary, regarding the presence of natural or man-made hazards affecting the property, including flooding, mudflow, debris flow, fault ruptures, landslides, rock or soil creep, rock falls, rock slides, mining activity including mine waste deposit, avalanche or snow slide areas, slopes in excess of 30%, and any other natural or man-made hazard or condition that could harm the health, safety, or welfare of the community. Areas with slopes in excess of 30% shall require a slope stability study reviewed by the Colorado Geologic Survey. Also see Chapter 29 – Engineering Design Standards regarding identification and mitigation of natural hazards. |
| A statement prepared by a Colorado registered Professional Engineer, and depiction or mapping as necessary, describing the potential infrastructure upgrades, alignment, design, and mitigation techniques that may be necessary for development of the site to be served by public infrastructure, achieve compliance with Municipal Code Title 29 – Engineering Design Standards, and achieve compliance with the City of Aspen Urban Runoff Management Plan (URMP). The information shall be of sufficient detail to determine the acceptable location(s) and extent of development and to understand the necessary upgrades and the possible alignments, designs, or mitigation techniques that may be required. Specific engineered solutions and design details do not need to be submitted for land use review. |
| A description, and depiction as necessary, for specific pedestrian, bicycle, and transit facility designs, mitigation techniques, and implementation timelines as required during Project Review. These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements, but do not need to be detailed construction documents. |
| A statement specifying the method of maintaining any proposed common areas on the site, including but not limited to common parking areas, walkways, landscaped areas and recreational facilities and what specific assurances will be made to ensure the continual maintenance of said areas. |

| | but not limited to common parking areas, walkways, landscaped areas and recreational facilities and what specific assurances will be made to ensure the continual maintenance of said areas. |
|---------|--|
| | A description of any proposed project phasing detailing the specific improvements within each phase. |
| | For development subject to 8040 greenline review, a plan of the proposed development which shall depict at a minimum the following information: |
| | The boundary of the property Existing and proposed improvements Significant natural features Existing and proposed grades at two-foot contours, with five-foot intervals for grades over ten percent (10%) Proposed elevations of the development A description of proposed construction techniques to be used |
| | A statement regarding School Land Dedication requirements of Section 26.620.060 and a description of any lands to be dedicated to meet the standard. |
| | A Level One Transportation Impact Analysis submitted in accordance with the Transportation Impact Analysis (TIA) Guidelines: https://www.cityofaspen.com/280/Documents-and-Permits . |
| | Documentation showing the proposal meets all Transportation Mitigation Requirements as outlined in the City's Transportation Impact Analysis Guidelines and Mitigation Tool, available online at: https://www.cityofaspen.com/280/Documents-and-Permits . A copy of the tool showing trips generated and the chosen mitigation measures should be included with the application. |
| Once t | he copy is deemed complete by staff, the following items will then need to be submitted: |
| | 1 digital PDF copy of the complete application packet emailed to justin.barker@cityofaspen.com. Total deposit for review of the application. One additional copy of the entire application packet. |
| Applica | ints are advised that building plans will be required to meet the International Building Code as adopted |

Applicants are advised that building plans will be required to meet the International Building Code as adopted by the City of Aspen, the Federal Fair Housing Act, and CRS 9.5.112. Please make sure that your application submittal addresses these building-related and accessibility regulations. You may contact the Building Department at 920-5090 for additional information.

Disclaimer:

The foregoing summary is advisory in nature only and is not binding on the City. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. The summary does not create a legal or vested right.



STAN CLAUSON ASSOCIATES INC landscape architecture.planning.resort design

412 North Mill Street Aspen, Colorado 81611 t. 970/925-2323 f. 970/920-1628 info@scaplanning.com www.scaplanning.com

29 July 2019

Mr. Garrett Larimer Planner City of Aspen Community Development Department 130 S. Galena Street, 3rd Floor Aspen, CO 81611

RE: City of Aspen Water Plant Subdivision / Supplemental Submission

Dear Garrett:

In connection with the application for Major Public Project for Lot 25, Water Treatment Plant Site, please find attached the following materials in response to your follow-up questions and Design Review Committee comments:

- Supplementary Code Response for Section 26.425.040, Standard applicable to all conditional uses;
- Site Plan locating existing parking, historic water features, and existing trash enclosure for City of Aspen Water Plant, dated 25 July 2019;
- Full Transportation Impact Analysis, dated 23 May 2019 (partial provided in electronic version of application); and
- Additional information relating to existing employees and confirming that no additional employees will be generated due to the proposed development.

Concerning the additional information relating to existing employees and the confirmation that no additional employees will be generated, the proposed development is proposed primarily to meet the needs of current employees and functions. The Water Department generates 26.5 Full Time Equivalents (FTEs) with the Utilities Special Project Manager working part time. This number is not anticipated to increase.

The Applicant plans on utilizing new office space within the Administration Building expansion to house two existing FTEs that currently occupy a rental "job-site" trailer located on site. Any remaining space would be utilized for a conference room as currently meetings are often held within the water treatment plant where treatment processes impact attendee's ability to have productive meetings due to operations occurring around them. The other meeting space, "The Kitchen", is also not an ideal meeting space due to frequent disruptions.

Similarly, the proposed reservoir expansion, the new maintenance and vehicle storage structure, the new chlorination structure and tanks, and the expansion of the Residual Treatment Area are all intended to support and provide for future function of this critical City utility and do not engender an increase in employee generation.

Following are responses to specific questions you have asked via email:



Mr. Garrett Larimer City of Aspen Community Development Department City of Aspen Water Plant Subdivision / Supplemental Submission 29 July 2019

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- Q: Who regulates the reservoirs?
- A: Reservoirs are regulated by the State Engineers Office (SEO) and specifically Dam Safety Engineers. The regional contact is Korey Kadrmas, Dam Safety Engineer, Korey.Kadrmas@state.co.us, 303-518-1829
- Q: Can you provide documentation/discuss the state submission and review for the dams?
- A. An owner proposing to construct or enlarge a jurisdictional dam or reservoir is required to submit an application package, in a form acceptable to the State Engineer. The owner must receive approval of the construction plans and specifications and Permit for Dam Construction from the State Engineer prior to commencing construction. The application package is required to be prepared by an engineer meeting the experience and license requirement of the State. Specifically, the application package must contain the following:
 - 1. Application Form
 - 2. Construction Plans
 - 3. Construction Specifications
 - 4. Hazard Classification Report
 - 5. Hydrology Report
 - 6. Geotechnical Report
 - 7. Design Report
 - 8. Instrumentation Plan
 - 9. Cost Estimate
 - 10. Filing Fee

The City's assigned dam safety engineer, Korey Kadrmas, would review the City's design information for completeness and confirm that the new reservoir design and construction was performed in accordance with the State's latest edition of the Dam Safety Rules.

Additional information and details of approval process can be found at: http://water.state.co.us/DWRIPub/Documents/ds rules07.pdf

- Q: Can you elaborate on the 3 reservoir options? Please discuss reasoning, logic, and need for additional resrvoirs?
- A: The Applicant hereby confirms that only one option is being sought which combines the existing reservoir with the proposed reservoir expansion to create a unified reservoir. The new reservoir will provide operational storage to address concerns of head-gates becoming unusable for short periods of time.

Staff determined that if head-gates were rendered unusable due to any reason including avalanche, wildfire, or contamination that operational storage was less than a full days storage to meet system demand. All three events have been recently experienced within the valley at Water Department head gates (Lake Christine Fire, Avalanches on Castle Creek, Vehicle in River at Maroon Creek Headgate) causing staff to seek improvements to operational resiliency.



Mr. Garrett Larimer City of Aspen Community Development Department City of Aspen Water Plant Subdivision / Supplemental Submission 29 July 2019

Page | 3

- Q: Can you provide or discuss the master plan in a little more detail?
- A: The Master Plan as presented provides the Water Plant a 5-10 year plan to improve site conditions from an operational perspective. The intent of the master plan is to also alert Planning and Zoning and City Council to current and future needs/demands of the Water Plant.
- Q: The applicant discusses a phasing plan, can you provide the anticipated phasing plan?
- A: Staff has prepared a 10 year budget which contemplates each project in the years following this year:
 - Storage Building 2020;
 - Backwash Pond Improvements 2021 and 2022;
 - Administration Expansion 2022 and 2023;
 - West Plant Expansion (New disinfection System and Building) 2021 and 2022;
 - Reservoir expansion 2025 and beyond.

Council will have additional opportunities to comment on each project during design, and before the City approves any contract for construction.

We trust this information provides the information necessary and desired. Should additional information be required, please do not hesitate to contact me.

Very truly yours,

Patrick S. Rawley, AICP, ASLA

Been

STAN CLAUSON ASSOCIATES, INC.

Attachments

cc: Andy Rossello, PE, City of Aspen Water Project Manager II, Utilities

26.425.040. Standards applicable to all conditional uses.

When considering a development application for a conditional use, the Planning and Zoning Commission shall consider whether all of the following standards are met, as applicable.

In connection with the Land Use Application for Major Public Project for Lot 25, Water Treatment Plant Site, the application discusses the provision of a new "maintenance and vehicle storage structure." In the Public (PUB) zone district, Vehicle Maintenance facility is listed as a conditional use. Based on this, responses to applicable standards are provided below.

A. The conditional use is consistent with the intent of the Zone District in which it is proposed to be located and complies with all other applicable requirements of this Title; and

The proposed conditional use of maintenance and vehicle storage structure will support the operations of the City of Aspen Water Treatment Plant and the use is therefore consistent with the intent of the PUB zone district which provides for the development of governmental, quasi-governmental, and nonprofit facilities for cultural, educational, civic, and other nonprofit purposes.

B. The conditional use is compatible with the mix of development in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with any applicable adopted regulatory master plan. City of Aspen Land Use Code Part 400 – Conditional Uses Page 3

The proposed conditional use of maintenance and vehicle storage structure is consistent with the mix of development at the Water Plant and in the immediate vicinity of the parcel in terms of density, height, bulk, architecture, landscaping, and open space, as well as with the Planned Development of the Water Plant.

C. The conditional use is consistent and compatible with the character of the immediate vicinity of the parcel proposed for development and surrounding land uses and enhances the mixture of complimentary uses and activities in the immediate vicinity of the parcel proposed for development; and

The proposed conditional use of maintenance and vehicle storage structure is consistent and compatible with the character of the Water Plant and the immediate vicinity of the parcel proposed for development and surrounding land uses. The proposed conditional use of maintenance and vehicle storage structure will enhances the mixture of complimentary uses and activities pursued at the Water Plant.

D. The location, size, design and operating characteristics of the proposed conditional use minimizes adverse effects, including visual impacts, impacts on pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations and odor on surrounding properties; and

The location, size, design, and operating characteristics of the proposed conditional use of maintenance and vehicle storage structure will minimize adverse effects such as visual impacts, impacts on pedestrian and vehicular circulation, parking, trash, service delivery, noise, vibrations and odor surrounding properties.

E. There are adequate public facilities and services to serve the conditional use including but not limited to roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, drainage systems and schools; and

There are adequate public facilities and services to serve the proposed conditional use of maintenance and vehicle storage structure. The Water Plant is a public facility with access to roads, potable water, sewer, solid waste, parks, police, fire protection, emergency medical services, hospital and medical services, and drainage systems.

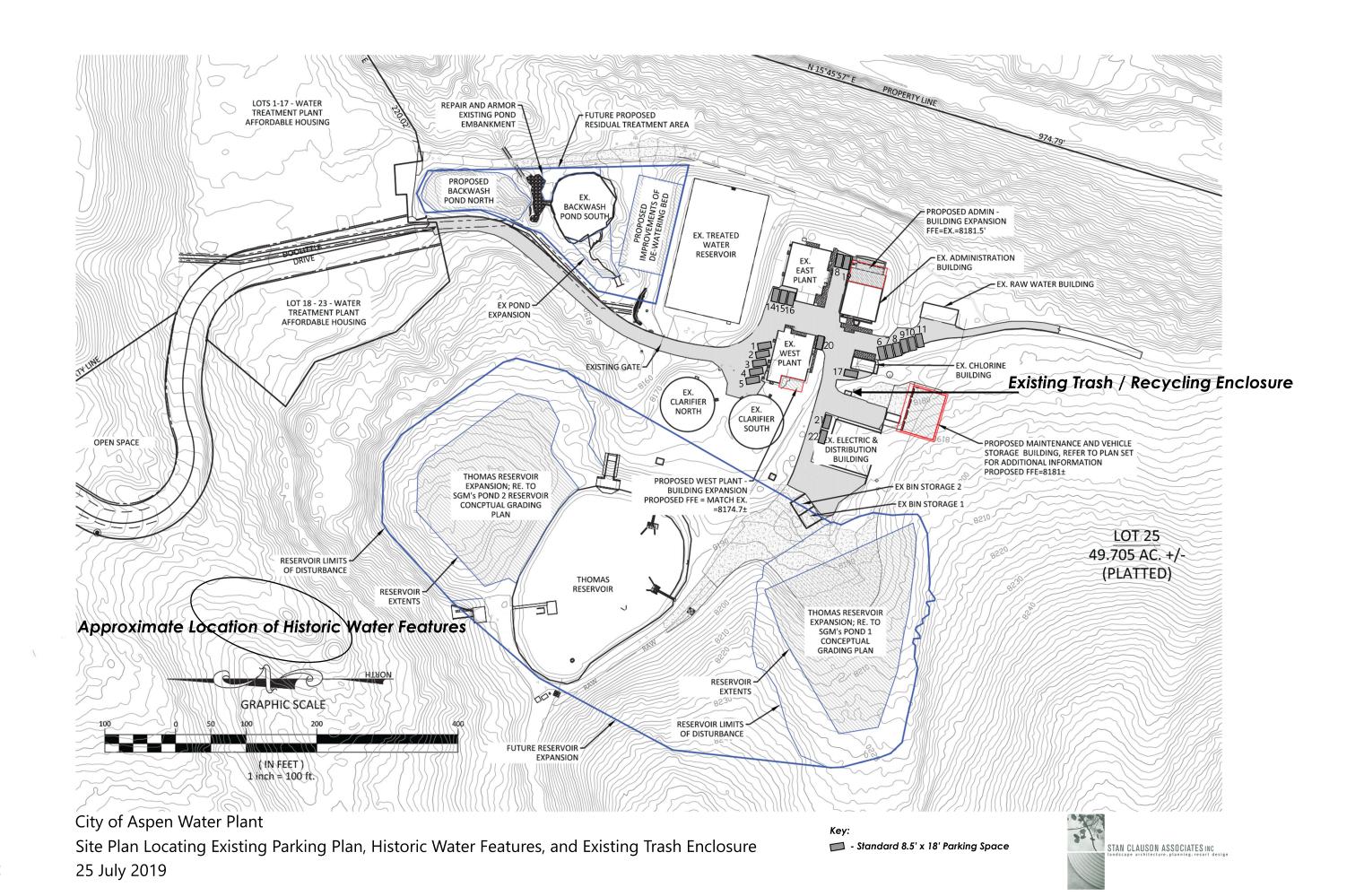
F. The applicant commits to supply affordable housing to meet the incremental need for increased employees generated by the conditional use; and

The proposed conditional use of maintenance and vehicle storage structure will not require the provision of affordable housing to meet as the proposed conditional use of maintenance and vehicle storage structure will not cause an increase of employees generated.

G. The Community Development Director may recommend and the Planning and Zoning Commission may impose such conditions on a conditional use that are necessary to maintain the integrity of the City's Zone Districts and to ensure the conditional use complies this Chapter and this Title; is compatible with surrounding land uses; and is served by adequate public facilities. This includes, but is not limited to, imposing conditions on size, bulk, location, open space, landscaping, buffering, lighting, signage, off-street parking and other similar design features, the construction of public facilities to serve the conditional use and limitations on the operating characteristics, hours of operation and duration of the conditional use.

In the event that the Community Development Director recommends and the Planning and Zoning Commission imposes conditions on the proposed conditional use of maintenance and vehicle storage structure that are deemed necessary to maintain the integrity of the City's Zone Districts and to ensure the conditional use complies with the applicable chapter and title the Applicant will comply.

These conditions are intended to ensure the proposed conditional use of maintenance and vehicle storage structure is compatible with surrounding land use and is served by adequate public facilities. These conditions may include, but not be limited to imposing conditions on size, bulk, location, open space, landscaping, buffering, lighting, signage, off-street parking and other similar design features, the construction of public facilities to serve the conditional use and limitations on the operating characteristics, hours of operation and duration of the conditional use.



Trip Generation

Instructions:

IMPORTANT: Turn on Macros: In order for code to run correctly the security settings need to be altered. Click "File" and then click "Excel Options." In the "Trust Center" category, click "Trust Center Settings", and then click the "Macro Settings" category. Beneath "Macro Settings" select "Enable all Macros."

Sheet 1. Trip Generation: Enter the project's square footage and/or unit counts under Proposed Land Use. The unmbers should reflect the net change in land use between existing and proposed conditions. If a landuse is to be reduced put a negative number of units or square feet.

Sheet 2. MMLOS: Answer Yes, No, or Not Applicable under each of the Pedestrian, Bike and Transit sections. Points are only awarded for proposed (not existing) and confirmed aspects of the project.

Sheet 3. TDM: Choose the mitigation measures that are appropriate for your project.

Sheet 4. Summary and Narrative: Review the summary of the project's mitigated trips and provide a narrative which explains the measures selected for the project. Click on "Generate Narrative" and individually explain each measure that was chosen and how it enhances the site or mitigates vehicle traffic. Ensure each selected measure make sense

Helpful Hints:

- 1. Refer to the T. Transportation Impact Analysis uidelines for information on the use of this tool.
- 2. Refer to 7 TIA Frequently Asked Questions ra quick overview.
- 2. Hover over red corner tags for additional information on individual measures.
- 3. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

| = input |
|---------------|
| = calculation |

| DATE: | 5/23/2019 |
|-----------------------|--|
| PROJECT NAME: | City of Aspen Water Department Major Public Project |
| PROJECT ADDRESS: | 480 Doolittle Drive, Aspen, CO |
| APPLICANT CONTACT | Patrick S. Rawley, AICP, ASLA |
| INFORMATION | Stan Clauson Associates, Inc. 412 N. Mill Street, Aspen, CO 81611 |
| INFORMATION: | 412 N. Mill Street, Aspen, CO 81611 |
| NAME, COMPANY, | 970-925-2323 |
| ADDRESS, PHONE, EMAIL | patrick@scaplanning.com |

Is this a major or minor project?

Minor Development - Inside the Roundabout

Major Development - Outside the Roundabout

| a. | Net New | Trips Generated | | | | | |
|--------------------------------|----------------------|-----------------|---------|-------|--------------|---------|-------|
| | Units/Square Feet of | AM Peak-Hour | | | PM Peak-Hour | | |
| Proposed Land Use | the Proposed Project | Entering | Exiting | Total | Entering | Exiting | Total |
| Commercial (sf) | 0.0 sf | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Free-Market Housing (Units) | 0 Units | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Affordable Housing (Units) | 0 Units | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Lodging (Units) | 0 Units | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Essential Public Facility (sf) | 5224.0 sf | 2.79 | 1.71 | 4.49 | 3.47 | 5.20 | 8.67 |
| TOTAL NEW TRIPS | | 2.79 | 1.71 | 4.49 | 3.47 | 5.20 | 8.67 |

^{*}For mixed-use (at least two of the established land uses) sites, a 4% reduction for AM Peak-Hour and a 14% reduction for PM Peak-Hour is applied to the trip generation.

| Ī | | ASSUMPTIONS | | | | | |
|---------------------------|-----------|--|------|------|--------------|----------|--|
| | | ASPEN TRIP GENERATION | | | | | |
| | AM I | Peak Average | 1 | PΝ | A Peak Avera | ge | |
| Land Use | Trip Rate | Trip Rate %Entering %Exiting Trip Rate %Entering % | | | | %Exiting | |
| Commercial | 2.27 | 0.69 | 0.31 | 4.14 | 0.4 | 0.6 | |
| Free-Market Housing | 0.67 | 0.29 | 0.71 | 0.82 | 0.56 | 0.44 | |
| Affordable Housing | 0.75 | 0.48 | 0.52 | 0.89 | 0.55 | 0.45 | |
| Lodging | 0.25 | 0.57 | 0.43 | 0.31 | 0.52 | 0.48 | |
| Essential Public Facility | 0.86 | 0.62 | 0.38 | 1.66 | 0.4 | 0.6 | |

MMLOS Input Page

Instructions: Answer Yes, No, or Not Applicable to each measure under the Pedestrian, Bike and Transit sections.

| = input |
|---------------|
| = calculation |

TOTAL NUMBER OF TRIPS MITIGATED:

| Category | Sub. | Measure Number | Question | Answer | Points | |
|---------------|--|----------------|--|--|-------------------------------|---|
| | | | Does the project propose a detached sidewalk where an attached | | | |
| | Sidewalk Condition on Project Frontage | 1 | sidewalk currently exists? Does the proposed sidewalk and buffer | NA | 0 | |
| | | p 5 | l or or | | meet standard minimum widths? | |
| | 2 # | | Is the proposed effective sidewalk width greater than the standard | | | |
| | /alk | 2 | minimum width? | NA | 0 | |
| | Pro | | Does the project propose a landscape buffer greater than the | | | |
| 5 | Sign | 3 | standard minimum width? | NA | 0 | |
| | Minister. | | Subtotal | | 0 | |
| | E 8 | | Does the project propose a detached sidewalk on an adjacent | | | |
| | ock iti | 4 | block? Does the proposed sidewalk and buffer meet standard | No | 0 | |
| | Sidewalk Condition on Adjacent Blocks | | minimum widths? | | | |
| | S is | _ | Is the proposed effective sidewalk width on an adjacent block | | | |
| | ally vally ljac | 5 | greater than the standard minimum width? | No | 0 | |
| | Jew Ac | | Is the proposed landscape buffer on an adjacent block greater than | | | |
| | Sic | 6 | the standard minimum width? | No | 0 | |
| | | | Subtotal | | 0 | |
| | | | Are slopes between back of curb and sidewalk equal to or less than | | | |
| | | 7 | 5%? | NA | 0 | |
| 9 17 | S | | | HEATEN : | | |
| | Pedestrian Routes | 8 | Are curbs equal to (or less than) 6 inches? | Yes | 0 | |
| | ă | | Is new large-scale landscaping proposed that improves the | Name of the last | | |
| | ria | | pedestrian experience? Properties within the Core do not have ample | | | |
| | est | 9 | area to provide the level of landscaping required to receive credit in | No | 0 | |
| | pa | | this category. | | | |
| | Δ. | <u> </u> | Does the project propose an improved crosswalk? This measure must | | | |
| | | 10 | get City approval before receiving credit. | NA | 0 | |
| SI | To the last of the | | Subtotal | | 0 | |
| Pedestrians | | | | | | |
| 井 | Sess | Sess | 11 | Are existing driveways removed from the street? | Yes | 5 |
| es | Acc | ACC | Is pedestrian and/or vehicle visibility unchanged by new structure or | Van | 0 | |
| $\frac{1}{2}$ | nd Ss | 12 column? | column? | Yes | 0 | |
| B | J, al | or ∓ 13 | Is the grade (where pedestrians cross) on cross-slope of driveway 2% | NA | c | |
| | ting | | or less? | IVA | -5 | |
| | arl sid | | Does the project propose enhanced pedestrian access points from | | | |
| | 's' l | 14 | the ROW? This includes improvements to ADA ramps or creating new | No | 0 | |
| 1 | ka) | 1-7 | access points which prevent pedestrians from crossing a street. | 110 | | |
| | vev. | | | | Land Service | |
| ı | Σ. | 15 | Does the project propose enhanced pedestrian or bicyclist | NA | 0 | |
| Į. | | | interaction with vehicles at driveway areas? | | | |
| ļ | | | Subtotal | BALLEY. | 0 | |
| | | 16 | Is the project's pedestrian directness factor less than 1.5? | Yes | 0 | |
| | ᇃᇼ | | Does the project propose new improvements which reduce the | | | |
| | ie g | | pedestrian directness factor to less than 1.2? A site which has an | | | |
| | Net ji | 17 | | No | 0 | |
| 1 | Traffic Calming and Pedestrian Network | x 8 | existing pedestrian directness factor less than 1.2 cannot receive | | | |
| | it c | | credit in this category. | | | |
| | aff. des | 18 | Is the project proposing an off site improvement that results in a | No | 0 | |
| | Pe Tr | | pedestrian directness factor below 1.2?* | | | |
| | | 19 | Are traffic calming features proposed that are part of an approved | No | 0 | |
| i i | | | plan (speed humps, rapid flash)?* | A STATE OF THE PARTY OF THE PAR | | |
| 1 | | | Subtotal Are additional minor improvements proposed which benefit the | | 0 | |
| | = _ £ | 20 | pedestrian experience and have been agreed upon with City of | Yes | 3 | |
| | sed | 20 | | 162 | 3 | |
| | Additional Proposed Improvements | - | Aspen staff? Are additional major improvements proposed which benefit the | | | |
| - | Add Pro pro | | | Ne | 0 | |
| | <u>E</u> | 100000 | pedestrian experience and have been agreed upon with City of | No | 0 | |
| | | | Aspen staff? Subtotal | | 3 | |
| | | | Pedestrian Total* | | 3 | |
| | | | - edestrian rotar | | , | |

| Category | Sub. | Measure Number | Question | Answer | Points | |
|----------|--------------------|--|---|---|--------|---|
| | ycle | 22 | Is a new bicycle path being implemented with City approved design? | NA | 0 | |
| | ng Bio | 23 | Do new bike paths allow access without crossing a street or driveway? | NA | - 0 | |
| | to Existi Paths | 24 | Is there proposed landscaping, striping, or signage improvements to an existing bicycle path? | NA | 0 | |
| Bicycles | ycles | Modifications to Existing Bicycle Paths | 25 | Does the project propose additional minor bicycle improvements which have been agreed upon with City of Aspen staff? | No | 0 |
| | Modific | 26 | Does the project propose additional major bicycle improvements which have been agreed upon with City of Aspen staff? | No | 0 | |
| | | | Subtotal | | 0 | |
| | Bicycle Parking | 27 | Is the project providing bicycle parking? | Yes | 5 | |
| | | RETURNS E | Subtotal | | 5 | |
| | | | Bicycles Total* | | 5 | |

| Category | Sub. | Measure Number | Question | Answer | Points | | |
|----------|----------|-----------------|---|--|--------|---|--|
| a v | | 28 | Is seating/bench proposed? | NA | 0 | | |
| | | 29 | Is a trash receptacle proposed? | NA | 0 | | |
| | S | 30 | Is transit system information (signage) proposed? | NA | 0 | | |
| | nenitie | 31 | Is shelter/shade proposed? | NA | 0 | | |
| | Basic An | Basic Amenities | 32 | Is enhanced pedestrian-scale lighting proposed? | NA | 0 | |
| Transit | | | 33 | Is real-time transit information proposed? | NA | 0 | |
| Trai | | | 34 | Is bicycle parking/storage proposed specifically for bus stop use? | NA | 0 | |
| | | | 35 | Are ADA improvements proposed? | NA | 0 | |
| | Subtotal | | | | | | |
| | 2 X | 36 | Is a bus pull-out proposed at an existing stop? | NA | 0 | | |
| | | Enhanced | 37 | Is relocation of a bus stop to improve transit accessibility or roadway operations proposed? | NA | 0 | |
| | ВΑ | 38 | Is a new bus stop proposed (with minimum of two basic amenities)? | NA | 0 | | |
| 17 | | | Subtotal | Market 1 | 0 | | |
| | | | Transit Total* | | 0 | | |

TDM Input Page







Instructions TDM: Choose the mitigation measures that are appropriate for your project. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

| Category | Measure Number | Sub. | Question | Answer | Strategy VMT Reductions |
|--|-------------------|--|---|--|----------------------------|
| gles | 1 | Onsite Servicing | Will an onsite ammenities strategy be implemented? Which onsite ammenities will be implemented? | No | 0.00% |
| Neighborhood/Site Enhancements Strategies | 2 | Shared Shuttle Service | Will a shared shuttle service strategy be implemented? What is the degree of implementation? What is the company size? What percentage of customers are eligible? | Yes Low Small | 0.00% |
| Neig | 3 | Nonmotorized Zones | Will a nonmotorized zones strategy be implemented? | NA | 0.00% |
| | | | Maximum Reduction Allowed in Category | | 0.00% |
| Category | Measure Number | Sub. | Question Answer | | Strategy VMT Reductions |
| Transit System Improvements Strategies | 4 | Network Expansion | Will a network expansion stragtegy be implemented? What is the percentage increase of transit network coverage? What is the existing transit mode share as a % of total daily trips? | NA | 0.00% |
| | 5 | Service Frequency/Speed | Will a service frequency/speed strategy be implemented? What is the percentage reduction in headways (increase in frequency)? What is the existing transit mode share as a % of total daily trips? What is the level of implementation? | NA | 0.00% |
| System l es | 6 | Transit Access Improvement | Will a transit access improvement strategy be implemented? What is the extent of access improvements? | No | 0.00% |
| Transit Sy Strategies | 7 | Intercept Lot | Will an intercept lot strategy be implemented? | No | 0,00% |
| Str | | | Maximum Reduction Allowed in Category | Mary State State of the State o | 0.00% |
| Category | Measure Number | Sub. | Question | Answer | Strategy VMT Reductions |
| | 8 | Participation in TOP | Will there be participation in TOP? What percentage of employees are eligible? | No | 0.00% |
| | 9 | Transit Fare Subsidy | ls a transit fare subsidy strategy implemented? What percentage of employees are eligible? What is the amount of transit subsidy per passenger (daily equivalent)? | Yes 100% 100% | 13.80% |
| | 10 | Employee Parking Cash-Out | is an employee parking cash-out strategy being implemented? What percentage of employees are eligible? | No | 0.00% |
| | 11 | Workplace Parking Pricing | ls a workplace parking pricing strategy implemented? What is the daily parking charge? What percentage of employees are subject to priced parking? | No | 0.00% |
| | 12 | Compressed Work Weeks | Is a compressed work weeks strategy implemented? What percentage of employees are participating? What is the workweek schedule? | No | 0.00% |
| Strategies | 13 | Employer Sponsored Vanpool | ls an employer sponsered shuttle program implemented? What is the employer size? What percentage of employees are eligible? | Yes Small 100% | 1.38% |
| rogram | 14 | Carpool Matching | ls a carpool matching strategy implemented? What percentage of employees are eligble? | No | 0.00% |
| eduction P | 15 | Carshare Program | ls carshare participation being implemented? How many employee memberships have been purchased? What percentage of employees are eligble? | No | 0.00% |
| Commute Trip Reduction Programs Strategies | 16 | Bikeshare Program | Is participation in the bikeshare program WE-cycle being implemented? How many memberships have been purchased? What percentage of employees/guests are eligble? | No | 0.00% |
| Сош | 17 | End of Trip Facilities | Is an end of trip facilities strategy being implemented? What is the degree of implementation? What is the employer size? | No High Small | 0.00% |
| | 18 | Self-funded Emergency Ride Home | is a self-funded emergency ride home strategy being implemented? What percentage of employees are eligible? | No | 0.00% |
| | 19 | Carpool/Vanpool Priority Parking | Is a carpool/vanpool priority parking strategy being implemented? What is the employer size? What number of parking spots are available for the program? | No | 0.00% |
| | 20 | Private Employer Shuttle | Is a private employer shuttle strategy being implemented? What is the employer size? What percentage of employees are eligible? | No | 0.00% |
| | 21 | Trip Reduction Marketing/Incentive Program | ls a trip reduction marketing/incentive program implemented? What percentage of employees/guests are eligible? | No | 0.00% |
| | | | Maximum Reduction Allowed in Category | | 3.27% |
| 15-1-20 A | | Cro | ss Category Maximum Reduction, Neighborhood and Transit | | 0.00% |
| STATE OF | | | Global Maximum VMT Reductions | | 3.27% |

Summary and Narrative:

| DATE | 5/23/2019 | 1 | | 8 |
|---|---|------|-------------------------------|--------------|
| PROJECT NAME | City of Aspen Water Department Major Public Project | | | |
| PROJECT ADDRESS | 480 Doolittle Drive, Aspen, CO | le . | | |
| APPLICANT CONTACT INFORMATION: NAME, COMPANY ADDRESS, PHONE, EMAIL | Patrick S. Rawley, AICP, ASLA 412 N. Mill Street, Aspen, CO 81611 patrick@scaplanning.com | | Stan Clauson Associates, Inc. | 970-925-2323 |

| SUMMARY | | | | | |
|-----------|---------------------|---------|-----------------|-----------------------|-----------------|
| Trip G | Trip Generation | | Trip Mitigation | | NET TRIPS TO BE |
| Peak Hour | Max Trips Generated | . MMLOS | TDM | Total Trips Mitigated | MITIGATED |
| PM | 8.7 | 8 | 0.28 | 8.28 | 0.39 |

The net trips to be mitigated is greater than 0. The project shall propose additional mitigation measures.

Narrative:

Click on the "Generate Narrative" Button to the right.
Respond to each of the prompts in the space provided.

Each response should cover the following:

- 1. Explain the selected measure.
- 2. Call out where the measure is located.
- Demonstrate how the selected measure is appropriate to enhance the project site and reduce traffic impacts.
- 4. Explain the Enforcement and Financing Plan for the selected measure.
- 5. Explain the scheduling and implementation responsibility of the mitigation measure.
- 6. Attach any additional information and a site map to the narrative report.

Project Description

In the space below provide a description of the proposed project.

The City of Aspen Water Department is proposing the updating and expansion of several water plant facilities as part of their master planning process for this Essential Public Facility. Proposed development includes reservoir expansion, expansion of the existing administration building, construction of a new maintenance and vehicle storage structure, new chlorination structure and tanks, and expansion of residual dewatering bed. No new employees are anticipated to be generated following the completion of the proposed development.

MMLOS

Include any additional information that pertains to the MMLOS plan in the space provided below.

The City of Aspen Water Department is an Essential Public Facility. It is a secure facility and receives very limited traffic. Due to the secure and compact nature of the water plant, the buildings located on the site are linked by internal sidewalks and driveways. Due to the limited number of external visitors, traffic calming is not required. As a secure facility, there are no internal bicycle paths or meaningful opportunities to make improvements for bicycle traffic. As suggested by Engineering staff, the Applicant will participate in two (2) minor pedestrian improvements at the base of Doolittle Drive consisting of pedestrian improvements on the sidewalk and installation of an improved handrail behind the existing park.

Explain the proposed shared shuttle service strategy in the space below. The use of hotel or other customer service vehicles to shuttle employees can maximize the use of on-site resources while reducing SOV trips. The successful project will creatively consider the use of necessary business vehicles for shuttle purposes. For example, a health club with a guest shuttle could provide employee transfers to a transit center or park and ride. Note, the provision of a hotel shuttle alone does not qualify for this measure.

The Water Plant will improve the existing operation a shared shuttle service that will shuttle employees to meetings or other gatherings, as necessary. The Water Plant will pick employees up at the Bruch Creek Park and Ride Lot for shuttling to the Water Plant or other necessary locations. The City of Aspen provide bus passes to Water Plant employees. Facilities will be maintained to support employees commuting via bicycle including bike parking, locker rooms, and shower facilities.

Explain below how the project plans to participate in the Transportation Options Program (TOP). The successful project will work with City of Aspen staff to determine whether TOP membership is appropriate and, if so, to join the program. Notes: This program is not typically appropriate for employers of less than 20 employees. Grant funding from the TOP program may not be used to offset mitigation measures until the reporting period has been successfully completed Not applicable.

Explain below the transit fare subsidy strategy. The successful project will provide subsidized/discounted daily or monthly public transit passes for the RFTA valley system. These passes can be partially or wholly subsidized by the project, with additional points being provided for larger subsidies. Many entities use revenue from parking to offset the cost of such a project.

The City of Aspen provides public transit passes for the RFTA valley system as a part of the employee compensation.

Explain the proposed end of trip facilities strategy below. The provision of convenient facilities for pedestrians and cyclists encourages these types of alternative modes, thus reducing SOV trips. Non-residential projects may provide facilities such as showers, secure bicycle lockers, personal lockers, changing spaces, etc.

The water department provides shower facilties, lockers, and changing spaces to support and encourage employees to utilize bicycles to commute to work.

Include any additional information that pertains to the TDM plan in the space provided below. Enter Text Here

MMLOS Site Plan Requirements

Include the following on a site plan. Clearly call out and label each measure. Attach the site plan to the TIA submittal. The Water Plant will participate in offsite improvments at the base of Dolittle Drive. Bicycle parking will also be provided.

Enforcement and Financing

Provide an overview of the Enforcement and Financing plan for the proposed transportation mitigation measures.

A financing requirement will be provided with the annual budget to ensure compliance with the proposed transportation mitigation measures.

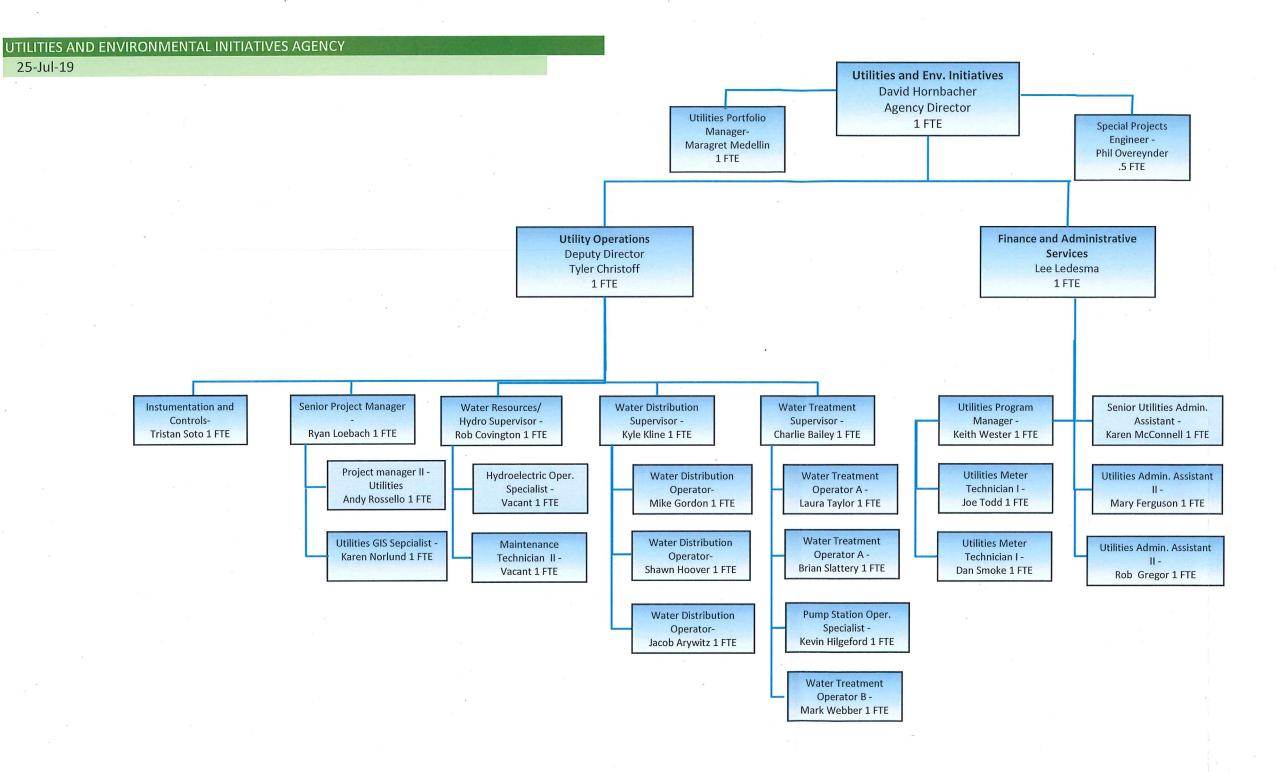
Scheduling and Implementation Responsibility of Mitigation Measures

Provide an overview of the scheduling and implementation responsibility for the proposed transportation mitigation measures. Implementation will occur with the completion of the project and commencement of operations. Scheduling and implementation will be overseen by existing water department personell.

Monitoring and Reporting

Provide a monitoring and reporting plan. Refer to page 17 in the Transportation Analysis Guidelines for a list of monitoring plan requirements. Components of a Monitoring and Reporting Plan should include (1) Assessment of compliance with guidelines, (2) Results and effectiveness of implemented measures, (3) Identification of additional strategies, and (4) Surveys and other supporting data.

Monitoring can occur at the end of the first year and at reasonably-determined regular intervals thereafter. The Monitoring and Reporting will include a report indicating the implementation of the measures described about, along with surveys of staff to determine ways to optomize transportation management.



| POSITION NAME | Location | FTE Equivalent | hrs/yr |
|--|-----------------------|----------------|--------|
| Water Treatment Plant Operator A | Water Treatment Plant | 1 | 2080 |
| Water Resource/Hydroelectric Supervisor | Water Treatment Plant | 1 | 2080 |
| Utilities and Environmental Initiatives Director | Water Treatment Plant | 1 | 2080 |
| Utilities Portfolio Manager | Water Treatment Plant | 1 | 2080 |
| Water Treatment Plant Operator A | Water Treatment Plant | 1 | 2080 |
| Metering Services Supervisor | Water Treatment Plant | 1 | 2080 |
| Plans Review Technician | Water Treatment Plant | 1 | 2080 |
| Senior Project Manager | Water Treatment Plant | . 1 | 2080 |
| Water Distribution Supervisor | Water Treatment Plant | 1 | 2080 |
| Water Treatment Supervisor | Water Treatment Plant | 1 | 2080 |
| Water Treatment Plant Operator A | Water Treatment Plant | 1 | 2080 |
| Administrative Assistant II | Water Treatment Plant | 1 | 2080 |
| Senior Admin Assistant | Water Treatment Plant | 1 | 2080 |
| Finance/Administrative Manager | Water Treatment Plant | 1 | 2080 |
| Water Services Technician II | Water Treatment Plant | 1 | 2080 |
| Water Services Technician I | Water Treatment Plant | . 1 | 2080 |
| GIS Analyst | Water Treatment Plant | 1 | 2080 |
| Water Distribution Operator II | Water Treatment Plant | 1 | 2080 |
| Water Distribution Operator II | Water Treatment Plant | 1 | 2080 |
| Pump Station Operations Specialist | Water Treatment Plant | 1 | 2080 |
| Instrumentation Control Tech | Water Treatment Plant | 1 | 2080 |
| Project Manager II | Water Treatment Plant | 1 | 2080 |
| Water Distribution Operator I | Water Treatment Plant | 1 | 2080 |
| Deputy Director Pub Works | Water Treatment Plant | 1 | 2080 |
| Special Projects Manager | Water Treatment Plant | 0.5 | 1040 |
| Water Maintenance Tech | Water Treatment Plant | 1 | |
| Water Resource & Hydroelectric Specialist | Water Treatment Plant | - 1 | |
| | Totals | 26.5 | 55120 |

0 20 hrs a week/52 weeks/yr

=55120/2080

AFFIDAVIT OF PUBLIC NOTICE REQUIRED BY SECTION 26.304.060 (E), ASPEN LAND USE CODE

| ADDRESS OF PROPERTY: 130 5. (salena 480 Pool He Dr., Aspen, CO |
|--|
| SCHEDULED PUBLIC HEARING DATE: August 6th, 2019 |
| |
| STATE OF COLORADO)) ss. |
| County of Pitkin) |
| I, Lillian Coluct (name, please print) being or representing an Applicant to the City of Aspen, Colorado, hereby personally certify that I have complied with the public notice requirements of Section 26.304.060 (E) of the Aspen Land Use Code in the following manner: |
| Publication of notice: By the publication in the legal notice section of an official paper or a paper of general circulation in the City of Aspen at least fifteen (15) days prior to the public hearing. A copy of the publication is attached hereto. |
| Posting of notice: By posting of notice, which form was obtained from the Community Development Department, which was made of suitable, waterproof materials, which was not less than twenty-two (22) inches wide and twenty-six (26) inches high, and which was composed of letters not less than one inch in height. Said notice was posted at least fifteen (15) days prior to the public hearing on the day of, 20, to and including the date and time of the public hearing. A photograph of the posted notice (sign) is attached hereto. |
| Mailing of notice. By the mailing of a notice obtained from the Community Development Department, which contains the information described in Section 26.304.060(E)(2) of the Aspen Land Use Code. At least fifteen (15) days prior to the public hearing, notice was hand delivered or mailed by first class postage prepaid U.S. mail to all owners of property within three hundred (300) feet of the property subject to the development application. The names and addresses of property owners shall be those on the current tax records of Pitkin County as they appeared no more than sixty (60) days prior to the date of the public hearing. A copy of the owners and governmental agencies so noticed is attached hereto. |
| Neighborhood Outreach: Applicant attests that neighborhood outreach, summarized and attached, was conducted prior to the first public hearing as required in Section 26.304.035, Neighborhood Outreach. A copy of the neighborhood outreach summary, including the method of public notification and a copy of any documentation that was presented to the public is attached hereto. (continued on next page) |

Mineral Estate Owner Notice. By the certified mailing of notice, return receipt requested, to affected mineral estate owners by at least thirty (30) days prior to the date scheduled for the initial public hearing on the application of development. The names and addresses of mineral estate owners shall be those on the current tax records of Pitkin County. At a minimum, Subdivisions, PDs that create more than one lot, and new Planned Developments are subject to this notice requirement.

Rezoning or text amendment. Whenever the official zoning district map is in any way to be changed or amended incidental to or as part of a general revision of this Title, or whenever the text of this Title is to be amended, whether such revision be made by repeal of this Title and enactment of a new land use regulation, or otherwise, the requirement of an accurate survey map or other sufficient legal description of, and the notice to and listing of names and addresses of owners of real property in the area of the proposed change shall be waived. However, the proposed zoning map shall be available for public inspection in the planning agency during all business hours for fifteen (15) days prior to the public hearing on such amendments.

The foregoing "Affidavit of Notice" was acknowledged before me this 114 day $,20\sqrt{9}$, by Lillian

IOTICE OF PUBLIC HEARING RE: City of Aspen Water Treatment Plant Major Public Project Review

Public Hearing: Tuesday, August 8, 2019, 4:30 PM Meeting Location: City Half, Sister Cities Room 130 S. Galena St., Aspen, CO 81611
Project Location: 480 Docilitle Drive Legal Description: LOT 25, CITY OF ASPEN WATER TREATMENT PLANT AND AFFORDABLE HOUSING PROJECT SPA AND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1997 AT RECEPTION NO. 401287 IN PLAT BOOK 41 AT PAGE 41 AS AMENDED BY THE LOT LINE ADJUSTMENT PLAT RECORDED APRIL 29, 2013 AT RECEPTION NO. 59961 IN PLAT BOOK 102 AT PAGE 86 COUNTY OF PITKIN, STATE OF COLORADO. PID 12735-132-04-825. cription: The Applicant proposes an update and

expansion of several Water Plant facilities as part of their master planning process. The scope of work in-cludes an expansion and remodel of the existing ad-ministration building, new maintenance and vehicle storage structure, a new chlorination structure, and other upgrades to existing water treatment and stor-age facilities.

other upgrades to existing water treatment and storage facilities.
Land Use Reviews: Major Public Project, Planned Development, Growth Management, Parking & Transportation, & 8040 Greenline Reviews Decision Making Body: City of Aspen Planning and Zoning Commission; for recommendation to Aspen City Council Applicant: City of Aspen, c/o Andy Rossello, Utilities Dept.
130 S Galena St., Aspen, CO 81611
More information: For further information related to the project, contact Garrett Larimer at the City of Aspen Community Development Department, 130 S. Galena St., Aspen, CO, (970) 429 2739, garrett Larimer & cityofaspen.com.

Published in the Aspen Times on July 11, 2019 0000451191

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires:

Notary Public

STATE OF COLORADO

ATTACHIMENTS AS APPLICABLE NOTARY ID 20184028029

ATTACHIMENTS AS APPLICABLE NOTARY ID 20184028029

NOTARY ID 20184028029

NOTARY ID 20184028029

- COPY OF THE PUBLICATION
- PHOTOGRAPH OF THE POSTED NOTICE (SIGN)
- LIST OF THE OWNERS AND GOVERNMENTAL AGENCIES NOTICED BY MAIL
- APPLICANT CERTIFICATION OF MINERAL ESTATE OWNERS NOTICE AS REQUIRED BY C.R.S. §24-65.5-103.3

AFFIDAVIT OF PUBLIC NOTICE REQUIRED BY SECTION 26.304.060 (E), ASPEN LAND USE CODE

| ADDRESS OF PROPERTY | : 480 Doolittle Drive, Aspen, CO |
|-------------------------------------|----------------------------------|
| SCHEDULED PUBLIC HEA | ARING DATE: August 6th, 2019 |
| STATE OF COLORADO County of Pitkin |)) ss.) |
| | |

- I, Heather MacDonald being or representing an Applicant to the City of Aspen, Colorado, hereby personally certify that I have complied with the public notice requirements of Section 26.304.060 (E) of the Aspen Land Use Code in the following manner:
- N/A Publication of notice: By the publication in the legal notice section of an official paper or a paper of general circulation in the City of Aspen at least fifteen (15) days prior to the public hearing. A copy of the publication is attached hereto.
- Z Posting of notice: By posting of notice, which form was obtained from the Community Development Department, which was made of suitable, waterproof materials, which was not less than twenty-two (22) inches wide and twenty-six (26) inches high, and which was composed of letters not less than one inch in height. Said notice was posted at least fifteen (15) days prior to the public hearing on the 26 day of June, 2019, to and including the date and time of the public hearing. A photograph of the posted notice (sign) is attached hereto.
- <u>X</u> Mailing of notice. By the mailing of a notice obtained from the Community Development Department, which contains the information described in Section 26.304.060(E)(2) of the Aspen Land Use Code. At least fifteen (15) days prior to the public hearing, notice was hand delivered or mailed by first class postage prepaid U.S. mail to all owners of property within three hundred (300) feet of the property subject to the development application. The names and addresses of property owners shall be those on the current tax records of Pitkin County as they appeared no more than sixty (60) days prior to the date of the public hearing. A copy of the owners and governmental agencies so noticed is attached hereto.
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N/A Rezoning or text amendment. Whenever the official zoning district map is in any way to be changed or amended incidental to or as part of a general revision of this Title, or whenever the text of this Title is to be amended, whether such revision be made by repeal of this Title and enactment of a new land use regulation, or otherwise, the requirement of an accurate survey map or other sufficient legal description of, and the notice to and listing of names and addresses of owners of real property in the area of the proposed change shall be waived. However, the proposed zoning map shall be available for public inspection in the planning agency during all business hours for fifteen (15) days prior to the public hearing on such amendments.

Signature •

The foregoing "Affidavit of Notice" was acknowledged before me this 26 day of June, 2019, by Heather MacDonald.

PATRICK S. RAWLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994012259
My Commission Expires July 26, 2020

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: _

7/26/2020

Notary Public

ATTACHMENTS AS APPLICABLE:

- COPY OF THE PUBLICATION
- PHOTOGRAPH OF THE POSTED NOTICE (SIGN)
- LIST OF THE OWNERS AND GOVERNMENTAL AGENCIES NOTICED BY MAIL
- APPLICANT CERTIFICATION OF MINERAL ESTATE OWNERS NOTICE AS REQUIRED BY C.R.S. §24-65.5-103.3



130 S. Galena Street, Aspen, CO 81611 (970) 920.5090 www.cityofaspen.com

NOTICE OF PUBLIC HEARING RE: City of Aspen Water Treatment Plant Major Public Project Review

Public Hearing:

Tuesday, August 6, 2019, 4:30 PM

Meeting Location:

City Hall, Sister Cities Room

130 S. Galena St., Aspen, CO 81611

Project Location:

480 Doolittle Drive

Legal Description:

LOT 25, CITY OF ASPEN WATER TREATMENT PLANT AND AFFORDABLE HOUSING PROJECT SPA AND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1997 AT RECEPTION NO. 401287 IN PLAT BOOK 41 AT PAGE 41 AS AMENDED BY THE LOT LINE ADJUSTMENT PLAT RECORDED APRIL 29, 2013 AT RECEPTION NO. 599061 IN PLAT BOOK 102 AT PAGE 86 COUNTY OF PITKIN, STATE OF COLORADO. PID # 2735-132-04-825.

Description:

The Applicant proposes an update and expansion of several Water Plant facilities as part of their master planning process. The scope of work includes an expansion and remodel of the existing administration building, new maintenance and vehicle storage structure, a new chlorination structure, and other upgrades to existing water treatment and storage facilities.

Land Use Reviews:

Major Public Project, Planned Development, Growth Management, Parking & Transportation, & 8040 Greenline Reviews

Decision Making Body:

City of Aspen Planning and Zoning Commission; for recommendation to Aspen

City Council

Applicant:

City of Aspen, c/o Andy Rossello, Utilities Dept.,

130 S Galena St., Aspen, CO 81611

More Information:

For further information related to the project, contact Garrett Larimer at the City of Aspen Community Development Department, 130 S. Galena St., Aspen, CO,

(970) 429.2739, garrett.larimer@cityofaspen.com.





Pitkin County Mailing List of 300 Feet Radius From Parcel: 273513204825 on 06/21/2019





Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Mineral estate ownership is not included in this mailing list. Pitkin County does not maintain a database of mineral estate owners.

Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

http://www.pitkinmapsandmore.com

THAU HAROLD A & DOROTHY A

0536 MEADOWOOD DR

ASPEN, CO 81611

ARAGON TRICIA THERESE

16 E WATER PL

ASPEN, CO 81611

WEINKLE MARY NORMA REV TRUST

0061 PRIMROSE PATH

ASPEN, CO 81611

CITY OF ASPEN

130 S GALENA ST

ASPEN, CO 81611

DAVIS DANIEL L

3 E WATER PL

ASPEN, CO 81611

CASTLE RIDGE ASSOCIATES LTD

PO BOX 95

ST ANN, MO 63074

RINTOUL AMY V

161 GROVE CT

ASPEN, CO 81611

CLARK JANET F

2015 DUNSTAN RD

HOUSTON, TX 77005

KRET LORI A & COLE JEFFREY M

262 GROVE CT

ASPEN, CO 81611

STRONG ROSEMARY & STRONG BURNAND ,

60 TWIN RIDGE DR

ASPEN, CO 81611

MAGNUSON RICK

10 E WATER PL

ASPEN, CO 81611

KREUTZER GARY REV TRUST

109 TWIN RIDGE DR

ASPEN, CO 81611

LEE BRUCE LANDON

141 GROVE CT

ASPEN, CO 81612

ZANE EDWARD JR & ANNA

54 TWIN RIDGE DR

ASPEN, CO 81611

TWIN RIDGE HOA

363 GROVE CT

ASPEN, CO 81611

PODHURST AARON S QPRT 50%

ONE S.E. THIRD AVE #2300

MIAMI, FL 33131

864 MOORE DRIVE LLC

864 MOORE DR

ASPEN, CO 81611

R D OLSON INVESTMENTS II LLC 520 NEWPORT CENTER DR #600

NEWPORT BEACH, CA 92660

WALLA JOHN D & JEAN D

PO BOX 161

ASPEN, CO 81612

ASPEN VALLEY HOSPITAL DISTRICT

0401 CASTLE CREEK RD

ASPEN, CO 81611

PATTERSON PATRICIA O REV TRUST

499 MEADOWOOD DR

ASPEN, CO 81611

ZAH RITCHIE

PO BOX 9601

ASPEN, CO 81612

KIERNAN MARC

161 GROVE CT

ASPEN, CO 81611

WACHS EDWARD H

1800 SHORE ACRES RD

LAKE BLUFF, IL 60044

RADLINSKI AUDREY

1 EAST WATER PL

ASPEN, CO 81611

LINN WILLIAM & NATASHA

19 W WATER PLACE

ASPEN, CO 81611

WHEATLEY KIRK

6 E WATER PL

ASPEN, CO 81611

KREUTZER DEBBIE REV TRUST

109 TWIN RIDGE DR

ASPEN, CO 81611

CITY OF ASPEN

130 S GALENA ST

ASPEN, CO 81611

WEIL KIM & BETSY SCHEINKMAN-

77 TWIN RIDGE DR

ASPEN, CO 81611

BUHLER GENA 2 E WATER PL ASPEN, CO 81611

HOOD JEFFREY M 121 GROVE CT ASPEN, CO 81611

TRACEY MICHAEL DAVID 21 W WATER PL ASPEN, CO 81611

CITY OF ASPEN 130 S GALENA ST ASPEN, CO 81611

CITY OF ASPEN 130 S GALENA ST ASPEN, CO 81611

GAVIN JOHN P 738 TIMBERLINE DR GLENVIEW, IL 60025

TWIN RIDGE TOWNHOMES ASSOC 121 GROVE CT ASPEN, CO 81611

TERRY TRINITY & TRACY R 12 E WATER PL ASPEN, CO 81611

WATER PLACE HOA 130 S GALENA ST ASPEN, CO 81611

CROSS SUSAN K 242 GROVE CT ASPEN, CO 81611-3139 MACLEAN ARCHIBALD JR & ANNE 90 TWIN RIDGE DR

ASPEN, CO 81611

TWIN RIDGE HOA 363 GROVE CT ASPEN, CO 81611

ARTICLE SECOND TRUST 225 PARK AVE S #200 NEW YORK, NY 10003

KLINE KYLE 11_.E WATER PL ASPEN, CO 81611

AVERY INTERESTS LLC 1990 POST OAK BLVD #2400 HOUSTON, TX 77056

CRIMMEL WILLIAM & PETRA
40 TWIN RIDGE DR
ASPEN, CO 81611

RUBIN NANCY HIRSCH QPRT 1120 STONE CANYON RD LOS ANGELES, CA 90077

GILA LAND AND CATTLE CO 180 NORTH MESA HILLS EL PASO, TX 79912

BERLEY MARY DUFFEY REV TRUST PO BOX 3652 ASPEN, CO 81612

181 LARKSPUR LANE LLC 463 1ST ST BROOKLYN, NY 11215 RYMAN KAREN L 343 GROVE CT ASPEN, CO 81611

FOREMAN SARAJANE MARGARET 21 W WATER PL ASPEN, CO 81611

CHRISTIAN RONALD E & JOY R 18 W WATER PLACE ASPEN, CO 81611

HEGER FRANK & CARLA 222 GROVE CT ASPEN, CO 81611-3139

BROWN BRITTNI PO BOX 9601 ASPEN, CO 81612

RRF CORPORATION 1001 S BAYSHORE DR #1400 MIAMI, FL 33131

BERGMAN CARL R & CATHERINE M PO BOX 1365 ASPEN, CO 81612

POLOVIN DAVID L PO BOX 4382 ASPEN, CO 81612

LAHR DANIEL & RACHEL 323 GROVE CT ASPEN, CO 81611

SWIM JOHN & STEPHANIE 300 AABC UNIT E ASPEN, CO 81611 GIBSONE ALEXANDER S 303 GROVE CT # 9

ASPEN, CO 81611

MENDOZA MARTIN & OLGA

14 E WATER PLACE

ASPEN, CO 81611

MEADOWOOD PARTNERS LLC

660 MADISON AVE

NEW YORK, NY 100658405

BARNETT FORREST S

PO BOX 1872

ASPEN, CO 81612

LYONS MICHAEL J & JENNIFER C

74 TWIN RIDGE DR

ASPEN, CO 81611

MOORE FAMILY PUD MASTER ASSOCING

1700 LINCOLN ST #2000

DENVER, CO 80203

FRISSELLE BRADFORD & MARY FAM TRUST

123 LARKSPUR LN

ASPEN, CO 81611

MTN OAKS EMPLOYEE HSING

200 CASTLE CREEK RD

ASPEN, CO 81611

MERRITT ROBERT C

51 TWIN RIDGE DR

ASPEN, CO 81611-3131

PODHURST DOROTHY E QPRT 50%

ONE S.E. THIRD AVE #2300

MIAMI, FL 33131

SLATTERY BRIAN

17 E WATER PL

ASPEN, CO 81611

DARNAUER JEANETTE R

51 TWIN RIDGE DR

ASPEN, CO 816113131

OTT SARA G & MATTHEW M

22 W WATER PL

ASPEN, CO 81611

HAGERTY KEVIN JOHN & ELIZABETH B

15 E WATER PLACE

ASPEN, CO 81611

LH ASPEN LLC

36 W 12TH ST

NEW YORK, NY 10011

WEISS CLIFFORD A & STACEY L

202 GROVE CT

ASPEN, CO 81611

CITY OF ASPEN 130 S GALENA ST

ASPEN, CO 81611

CLUB PROPERTIES INC

1 GROVE ISLE DR #1501

MIAMI, FL 33133

PRYOR RICHARD & PHILIPPA ANNE

455 DOOLITTLE DR

ASPEN, CO 81611

PATTERSON PAUL T REV TRUST

499 MEADOWOOD DR

ASPEN, CO 81611

FABROCINI ROBERT

13 E WATER PL

ASPEN, CO 816113118

LOBO DA CUNHA MARINA G

121 GROVE CT

ASPEN, CO 81611

ONEIL DENNIS & SHARON

101 GROVE CT

ASPEN, CO 81611-3134

LARKSPUR STAR LLC

1717 W 6TH ST #470

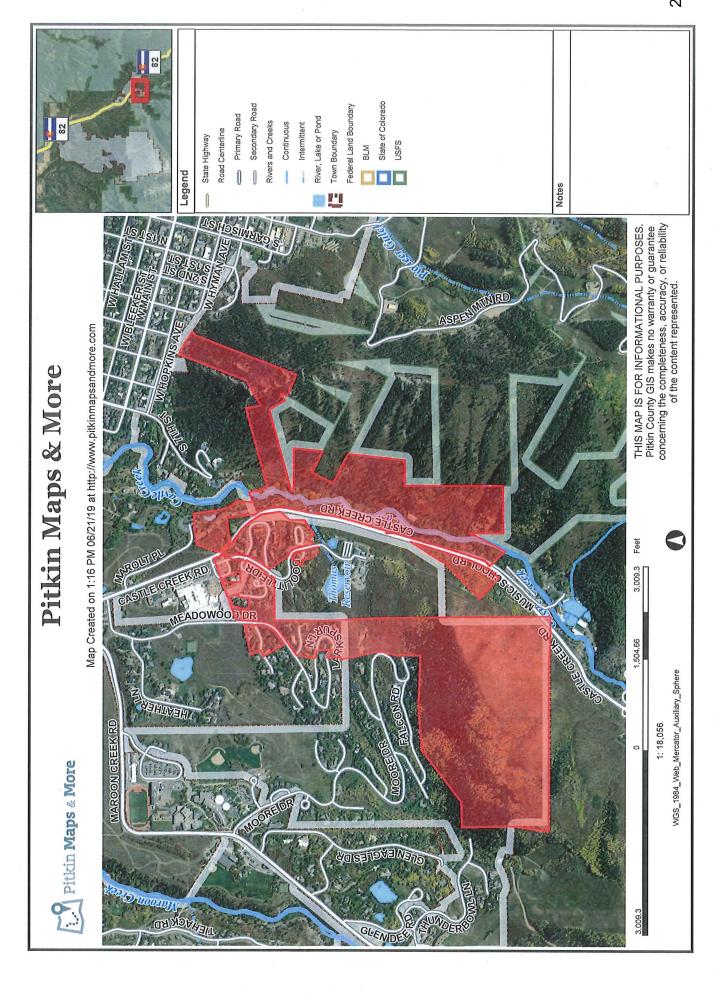
AUSTIN, TX 78703

USDA FOREST SERVICE

ASPEN-SOPRIS RANGER DISTRICT

620 MAIN ST

CARBONDALE, CO 81623



You're invited!

Redevelopment of Water Plant Facilities

What:

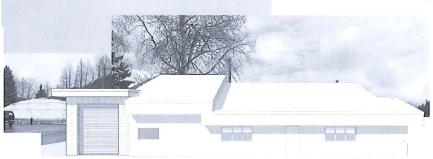
The City of Aspen is redeveloping the Water Plant Facilities to add a vehicular storage garage and update and expand several of the key water treatment facilities. Come meet the design team to ask questions and learn more about the proposed development!

Specific Aspects of the Proposed Developement

- · Reservoir expansion
- · Expansion of the existing administrative building
- · New maintenance and vehicle storage structure
- · New chlorination structure and tanks
- · Expansion of Residual Treatment Area



Garage Storage Rendering



Refreshments Provided

West Plant Bldg.

Meetings:

- July 22nd 4:30 5:30 pm
 Sister Cities Room, City Hall
 130 S Galena St. Aspen, CO
- August 1st 5:00 6:00 pm
 Health and Human Services Bldg.
 405 Castle Creek Rd # 8 Aspen, CO



Questions?

Patrick Rawley at 970-925-2323 or at patrick@scaplanning.com







| POSITION NAME | Location | FTE Equivalent | hrs/yr |
|--|-----------------------|-------------------|--------|
| Water Treatment Plant Operator A | Water Treatment Plant | 1 | 2080 |
| Water Resource/Hydroelectric Supervisor | Water Treatment Plant | 1 | 2080 |
| Utilities and Environmental Initiatives Director | Water Treatment Plant | 1 | 2080 |
| Utilities Portfolio Manager | Water Treatment Plant | 1 | 2080 |
| Water Treatment Plant Operator A | Water Treatment Plant | 1 | 2080 |
| Metering Services Supervisor | Water Treatment Plant | 1 | 2080 |
| Plans Review Technician | Water Treatment Plant | 1 | 2080 |
| Senior Project Manager | Water Treatment Plant | 1 | 2080 |
| Water Distribution Supervisor | Water Treatment Plant | 1 | 2080 |
| Water Treatment Supervisor | Water Treatment Plant | 1 | 2080 |
| Water Treatment Plant Operator A | Water Treatment Plant | 1 | 2080 |
| Administrative Assistant II | Water Treatment Plant | 1 | 2080 |
| Senior Admin Assistant | Water Treatment Plant | 1 | 2080 |
| Finance/Administrative Manager | Water Treatment Plant | 1 | 2080 |
| Water Services Technician II | Water Treatment Plant | 1 | 2080 |
| Water Services Technician I | Water Treatment Plant | 1 | 2080 |
| GIS Analyst | Water Treatment Plant | 1 | 2080 |
| Water Distribution Operator II | Water Treatment Plant | 1 | 2080 |
| Water Distribution Operator II | Water Treatment Plant | 1 | 2080 |
| Pump Station Operations Specialist | Water Treatment Plant | 1 | 2080 |
| Instrumentation Control Tech | Water Treatment Plant | 1 | 2080 |
| Project Manager II | Water Treatment Plant | 1 | 2080 |
| Water Distribution Operator I | Water Treatment Plant | 1 | 2080 |
| Deputy Director Pub Works | Water Treatment Plant | 1 | 2080 |
| Special Projects Manager | Water Treatment Plant | 0.5 | 1040 |
| Water Maintenance Tech | Water Treatment Plant | 1 | 2080 |
| Water Resource & Hydroelectric Specialist | Water Treatment Plant | 1 | 2080 |
| | Totals | 26.5 | 55120 |

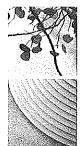
20 hrs a week/52 weeks/yr

=55120/2080

26.5

Water Treatment Operator B -

Memo



STAN CLAUSON ASSOCIATES INC

412 North Mill Street Aspen, Colorado 81611 t. 970/925-2323 f. 970/920-1628 info@scaplanning.com www.scaplanning.com

To:

Garrett Larimer, Planner, City of

Aspen Community

Development Department

CC:

Andy Rossello, P.E.

From:

Patrick S. Rawley, AICP, ASLA

Date:

6 August 2018

Re:

Water Treatment Plant Facility / Summary of Public Outreach

In connection with the Major Public Project Review of the Water Treatment Plant Facility proposed master planning activities, this memorandum will serve as the required summary of public outreach.

Two (2) public outreach meetings were held to facilitate citizen participation early in the development review process. The first meeting, held on 22 July 2019, took place in in the Sister Cities Room in the basement of City Hall, 130 S. Galena Street, Aspen, Colorado. The meeting occurred from 4:30pm to approximately 6:15pm. The sign in sheet for this meeting is attached as Attachment A

The second meeting, held on 1 August 2019, took place in the large conference room of the Health and Human Service Building, 405 Castle Creek Rd #8, Aspen, Colorado. The meeting occurred from 4:30pm to approximately 6:00pm. The sign in sheet for this meeting is attached as Attachment B.

Public notification of these meeting was made with the standard public notice mailing sent to property owners within 300' of the Water Treatment Plant Facility. The list of property owners was obtained from the Pitkin County Assessor's office. In addition to the public notice provided by the City of Aspen, a separate flyer was included in the mailing announcing the public outreach meetings. This flyer is attached as Attachment C.

In attendance at the first meeting was Andy Rossello, P.E. and Ryan Loebach, P.E., of the City's Utility Department, Consultants Craig Lawrence, AIA of Rowland + Broughton Architecture and Patrick Rawley, AICP, ASLA of Stan Clauson Associates also attended. In attendance at the second meeting were Andy Rossello and Patrick Rawley.

At both meetings, 24x36 boards illustrating the proposed development were presented to attendees. Following a brief overview of the proposed project, attendees were allowed to review the boards and ask questions as necessary. The boards that were presented are attached as Attachment D.

Please let us know if you require any additional information regarding the public outreach meetings.

Please note that every effort is made to provide accurate and complete information. The findings within this analysis are based on our best understanding of the client's intent and our understanding of land use code provisions that address those intentions. No warranty is expressed or implied as to the suitability or accuracy of this information. This analysis must be confirmed through a formal Pre-application Conference with public agency staff. Stan Clauson Associates, Inc. shall not be responsible for any consequential damages arising from any service or action performed. 900





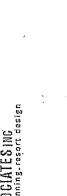
Redevelopment of Water Plant Facilities Neighborhood Outreach Meeting

Sister Cities Room, City Hall, Aspen, Colorado Welcomel Please Sign Inl

22 July 2019







| AME | EMAIL ADDRESS | PHONE NUMBER |
|------------------|------------------------------------|-----------------|
| Mer (Institute | Alps. Christle a city of orgo, con | 8115-066-066 |
| Pete Pice | Deti. 11 coportrof 4558, com | |
| STEEU (DILSON | SWILSON (FRAMPHI.CON | |
| RYLL LEF | persectorum. Con | |
| Mr Ferdan | Chini Chenderadams con | 57-28555 |
| late trainection | 144651900 SOPIS.NET | 8-4535 |
| STOR FORK! | Detectable Madlak. Or | 1 18 x 12 4 2 4 |
| Ruar Labbach | ryan. Tocket @ cityol spen. co- | 9 |
| Rat Grago | 105est gregoracity of aspen.com | |
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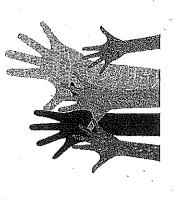
STAN CLAUSON ASSOCIATES INC

(andscape architecture, plant
Laborth Hill Street Aspen, Colonodo 846sa
Laborth Hill Street Aspen, Colonodo 846sa
Strongonton
Angelson Ang

Redevelopment of Water Plant Facilities Neighborhood Outreach Meeting 1 August 2019

Health and Human Services Bldg., Aspen, Colorado

Welcome! Please Sign In!



| | | 0 | 8. 0 | I . | | | | | At | tac | hr | nen | t B |
|---------------|-------------------------------------|----------------------------|---|-------------------------------|-----|--|--|--|----|-----|----|-----|-----|
| PHONE NUMBER | W COM 920 SAST | al, con 9202 09 | implements, or a 400 | 470-379-2115 | · · | | | | | | | | |
| EMAIL ADDRESS | SIBN. Markussis Opther Con 900 533. | NansoudpoulDitCurcall, con | DODAY, Carlson Ameadowood himerworks, o'a 9402038 | Janne Marlean Sendeman, can l | | | | | | | | | |
| VAME | Nartwood | Non Surger | Read W. Carlson | | | | | | | | | | |

You're invited!

Redevelopment of Water Plant Facilities

What:

The City of Aspen is redeveloping the Water Plant Facilities to add a vehicular storage garage and update and expand several of the key water treatment facilities. Come meet the design team to ask questions and learn more about the proposed development!

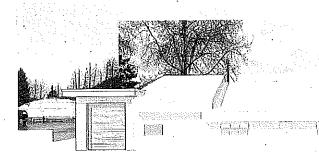
Specific Aspects of the Proposed Developement

- · Reservoir expansion
- · Expansion of the existing administrative building
- · New maintenance and vehicle storage structure
- · New chlorination structure and tanks
- Expansion of Residual Treatment Area





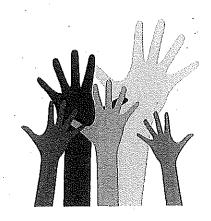
West Plant Bldg.



West Plant Bldg.

Meetings:

- July 22nd 4:30 5:30 pm
 Sister Cities Room, City Hall
 130 S Galena St. Aspen, CO
- August 1st 5:00 6:00 pm
 Health and Human Services Bldg.
 405 Castle Creek Rd # 8 Aspen, CO



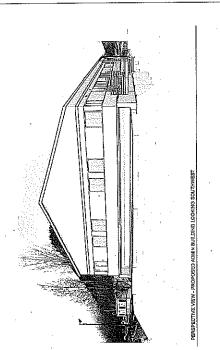
Questions? Patrick Rawley at 970-925-2323 or at patrick@scaplanning.com

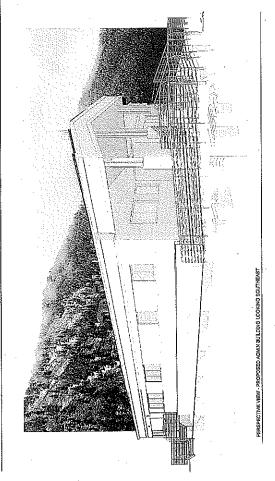


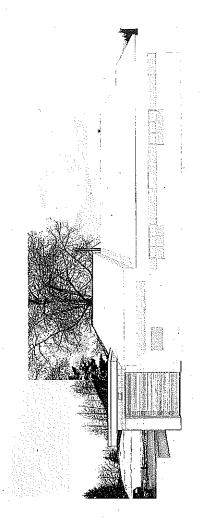


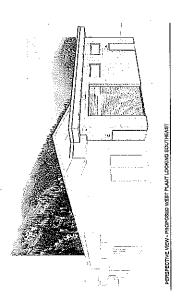




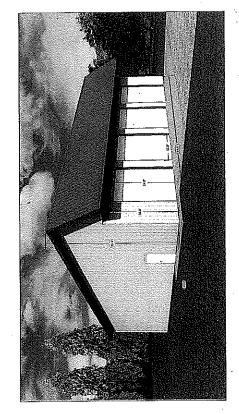


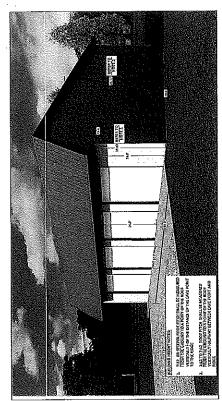






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| • | PROPOSED MAINTENANCE GARAGE | | REMSKI | | | | | | ENDERING | C-5.0 |
| | CITY OF ASPEN WATER DEPARTMENT | | E N | | | | | 3 11 | MAINTE | DIANTORIC |
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Aspen Water Treatment Reservoir Expansion Pitkin County, Colorado

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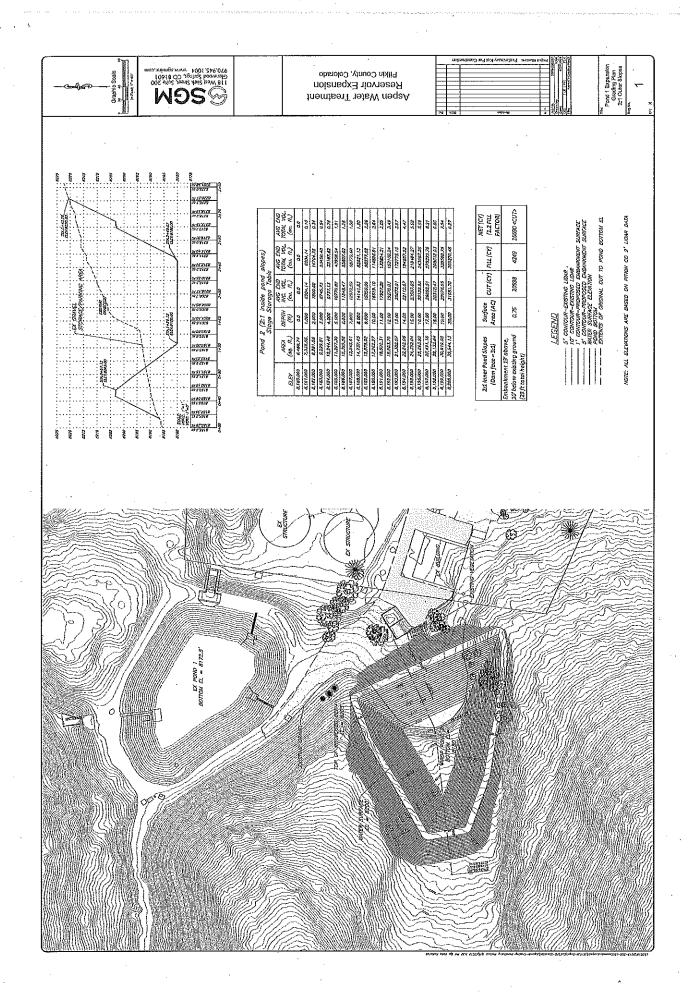
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Memo



To: Garrett Larimer, Planner, City of Aspen Community Development Department

CC: Ryan Loebach, PE and Andy Rossello, PE, City of Aspen Utilities Department

From: Patrick S. Rawley, AICP, ASLA

Date: 30 August 2019 (updated 5 September 2019)

Re: Responses to City Council First Reading Questions / City Water Plant

Anne -

What is the acre feet expansion of the reservoir?

Existing: 9.28 Ac-Ft or ~3,023,897 Gal Proposed: 25.86 Ac-Ft or ~8,426,505 Gal

New Storage area 16.58 Ac-Ft or ~5,402,608.6 Gal

Why the reduction from 54 acres to 49 acres in parcel size?

Ordinance 23, Series of 1996 created the Waterplace Affordable Housing Project which subdivided the 54.36 ac parcel into a 4.66-acre parcel for the affordable housing project. This activity resulted in the current 49.7 ac parcel seen today.

What is the area of residual treatment area?

The residual treatment area is 8,416 SF.

Why do we need more reservoir storage?

Current operational raw water storage provides about a quarter of the City's daily peak demand. In the event of a disruption to the water supply due to avalanche, fire, mudslide, or other unforeseen issue, additional storage is prudent to satisfy existing water demand. The Leonard Thomas Reservoir expansion will provide additional operational storage, which will provide operational flexibility and an added buffer for treatment processes. This operational storage does not replace long-term storage requirements for increased water supply resiliency and sustainability.

How was phasing determined?

Staff has prepared a 10-year budget which contemplates each project in the years following this year:

- Storage Building 2020;
- Backwash Pond Improvements 2021 and 2022;
- Administration Expansion 2022 and 2023;
- West Plant Expansion (New disinfection System and Building) 2021 and 2022;
- Reservoir expansion 2025 and beyond.

City Council will have additional opportunities to comment on each project during design, and before the City approves any contract for construction.

Rachel -

Have soils testing for stability been performed?

Preliminary soils investigation and associated reports were provided with the application. Those investigations have been performed to inform the storage building design and construction primarily and used to inform initial reservoir project grading and cost analysis work. Separate and detailed geotechnical analysis for the reservoir expansion project will be conducted describing the geology and geotechnical conditions of the reservoir sites and inform detailed design of new earthen embankments. In addition, geotechnical analysis will be performed as the reservoir is constructed to verify the earthen dam slopes have been properly constructed.

Has the Castle Creek Trail construction been coordinated with the proposed development at the Water Plant?

The Castle Creek Trail is located offsite and it is not anticipated that the two projects will impact each other. The City will remain in contact with the Castle Creek Trail project team throughout the project to address any issues that may arise.

What is the anticipated cost of the project?

The cost of the reservoir project is preliminarily estimated to be approximately \$10 million. City Manager Sara Ott provided at First Reading that there will be a budget process in October 2019 and that the City will pursue state grants for this project.

Ward -

Does expanding capacity encourage growth?

No, expanding the storage capacity and improving the functionality of existing facilities will not encourage growth. In the event of a disruption to the water supply due to avalanche, fire, mudslide, or other unforeseen issue, additional storage is prudent to satisfy existing water demand. The master plan is aimed at providing operational efficiencies, flexibility, and enhancements that will be useful now, but which will be useful in the future no matter what future growth patterns look like.

Skippy -

What is the rationale for timing of reservoir project?

The reservoir project is planned in future years based on budgetary and project financing, timeframe required for planning, State of Colorado permitting, and design which is anticipated to be lengthy. Additionally, the Water Department's Integrated Resource Plan, which will investigate and recommend the most appropriate project(s) to achieve raw water storage for both operational (daily), and long-term resiliency and sustainability needs, will not be completed until 2021.

Please provide feedback on employee mitigation, the APCHA approved look back mechanism, and the possibility of the utility mitigating 100% of the employees.

In line with previous municipal projects, APCHA has recommended, with Planning and Zoning concurrence, that an employee audit be performed prior to building permit issuance and then again two years following issuance of Certificate of Occupancy to identify if additional employees

Responses to City Council First Reading Questions / City Water Plant 30 August 2019 **3** | P a g e

have been generated. If employees have been generated, additional mitigation will be required. It is not the current policy of the City to require mitigation of existing employees. If alternative AH compliance is desired, that is a City policy question that can be considered at another time. There is a fundamental difference between commercial or free market development and development involving Essential Public Facilities that provide essential services for the citizens of the City. Finally, it is not currently anticipated that the proposed improvements will require new employee generation.

Please note that every effort is made to provide accurate and complete information. The findings within this analysis are based on our best understanding of the client's intent and our understanding of land use code provisions that address those intentions. No warranty is expressed or implied as to the suitability or accuracy of this information. This analysis must be confirmed through a formal Pre-application Conference with public agency staff. Stan Clauson Associates, Inc. shall not be responsible for any consequential damages arising from any service or action performed.

AFFIDAVIT OF PUBLIC NOTICE REQUIRED BY SECTION 26.304.060 (E), ASPEN LAND USE CODE

| ADDI | RESS OF PROPERT | | , Aspo | en, CO |
|------------------|---|--|---|--|
| SCHI | EDULED PUBLIC E | IEARING DATE: | , 20 <u>\9</u> | |
| STAT | E OF COLORADO |) | | |
| Coun | ty of Pitkin |) 55. | | |
| being certify | | applicant to the Cit d with the public n | otice requirements | (name, please print) rado, hereby personally s of Section 26.304.060 |
| | | general circulation | in the City of As | ce section of an official pen at least fifteen (15) is attached hereto. |
| | Community Develo materials, which was (26) inches high, as height. Said notice on the day of | pment Department, as not less than two and which was compwas posted at least f | which was made enty-two (22) inch cosed of letters no lifteen (15) days pr 20, to and incl | was obtained from the of suitable, waterproof es wide and twenty-six of less than one inch in ior to the public hearing uding the date and time sign) is attached hereto. |
| PUBLIC COLORA | Development Depart 26.304.060(E)(2) of the public hearing, prepaid U.S. mail to property subject to property owners sha | tment, which conta the Aspen Land Us notice was hand d all owners of prop the development a Il be those on the con nan sixty (60) days | nins the information of the code. At least for the elivered or mailed erty within three had pplication. The runrent tax records of prior to the date of the code. | I from the Community on described in Section ifteen (15) days prior to I by first class postage undred (300) feet of the names and addresses of of Pitkin County as they I the public hearing. A is attached hereto. |
| | summarized and attrequired in Section neighborhood outre | tached, was conduction 26.304.035, Neach summary, inclu | eted prior to the to eighborhood Outroing the method of tresented to the pub | neighborhood outreach, first public hearing as each. A copy of the public notification and olic is attached hereto. |

Mineral Estate Owner Notice. By the certified mailing of notice, return receipt requested, to affected mineral estate owners by at least thirty (30) days prior to the date scheduled for the initial public hearing on the application of development. The names and addresses of mineral estate owners shall be those on the current tax records of Pitkin County. At a minimum, Subdivisions, PDs that create more than one lot, and new Planned Developments are subject to this notice requirement.

Rezoning or text amendment. Whenever the official zoning district map is in any way to be changed or amended incidental to or as part of a general revision of this Title, or whenever the text of this Title is to be amended, whether such revision be made by repeal of this Title and enactment of a new land use regulation, or otherwise, the requirement of an accurate survey map or other sufficient legal description of, and the notice to and listing of names and addresses of owners of real property in the area of the proposed change shall be waived. However, the proposed zoning map shall be available for public inspection in the planning agency during all business hours for fifteen (15) days prior to the public hearing on such amendments.

s acknowledged before me this 🕢 da

The foregoing "Affidavit of Notice" was acknowledged before me this 6 day of September, 20 0, by Louren Litchet

NOTICE OF PUBLIC HEARING RE: City of Aspen Water Treatment Plant

Public Hearing: Meeting Location:

Project Location: Legal Description: Monday, September 23, 2019, 5:00 PM
Cry Hat, Council Chambers
199 S. Galsen, St., Aspen, CO 81611
199 S. Galsen, St., Aspen, CO 81611
150 T. Colorida Driva
LOT 25, CITY OF ASPEN WATER TREATMENT PLANT AND AFFORDABL
HOUSING PROJECT SPA AND SUBDIVISION, ACCORDING TO THE PLA
THEREOF RECORDED JANUARY 28, 1997 AT RECEPTION NO. 401287 I
PLAT BOOK 41 AT PAGE 41 AS AMENDED BY THE LOT LINE
59006 IN PLAT BOOK 102 AT PAGE 56 COUNTY OF PITKIN, STATE OF
COLORADO, PUB #2735-120-4825.
The Applicant proposes an update and expansion of several Water Plant
Backless as pain of their master planning process. The scope of work includes

Land Use Reviews: Decision Making Body: Applicant:

Applicant: More Information: facilities as part of their master planning process. The scope of work includes an expansion and remodel of the existing administration building, new maintenance and vehicle storage lackin, an addition to the west plant building a second backwash pond and improvements to the existing residual treatment area. Major Public Project, Planned Development, Growth Management, Parking & Transportation. & 6040 Greenfine Reviews

309 of Sahera St., Aspen, CO 91611
For further information related to the project, contact Garnell Lariner at the City of Aspen Community Development Department, 130 S, Galena St., Aspen, CO, (970) 429-2739. [panell larinsers of Springers aspect Community Community Development Department, 130 S, Galena St., Aspen, CO, (970) 429-2739. [panell larinsers of Springers aspect Community Community Development Department, 130 S, Galena St., Aspen, CO, (970) 429-2739.

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires:

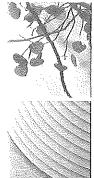
Notary Public

LAUREN LITCHET NOTARY PUBLIC STATE OF COLORADO

NOTARY ID 20194003051 MY COMMISSION EXPIRES JANUARY 23, 2023

ATTACHMENTS AS APPLICABLE:

- COPY OF THE PUBLICATION
- PHOTOGRAPH OF THE POSTED NOTICE (SIGN)
- LIST OF THE OWNERS AND GOVERNMENTAL AGENCIES NOTICED BY MAIL
- APPLICANT CERTIFICATION OF MINERAL ESTATE OWNERS NOTICE AS REQUIRED BY C.R.S. §24-65.5-103.3



STAN CLAUSON ASSOCIATES INC

landscape architecture.planning.resort design

412 North Mill Street Aspen, Colorado 81611 t. 970/925-2323 f. 970/920-1628 info@scaplanning.com www.scaplanning.com

9 September 2019

Mr. Garrett Larimer Planner City of Aspen Community Development Department 130 S. Galena Street, 3rd Floor Aspen, CO 81611

Re: Public Notice Materials for Water Plant Facilities/480 Doolittle Drive

Dear Garrett:

In connection with the Major Public Project Review of the Water Treatment Plant Facility proposed master planning activities, please find enclosed:

One set of the public notice materials for the 23 Sep. 2019 City Council hearing

Please call me with any questions.

Very truly yours,

Heafher MacDonald

Office Manager/Planning Technician STAN CLAUSON ASSOCIATES, INC.

Enclosure

SEP - 9 2019

City of Aspen
Community Development

AFFIDAVIT OF PUBLIC NOTICE REQUIRED BY SECTION 26.304.060 (E), ASPEN LAND USE CODE

ADDRESS OF PROPERTY: 480 Doolittle Drive, Aspen, CO

| SCHEDULED PUBLIC HEARING DATE: September 23rd, 2019 | | |
|--|--|--|
| STATE OF COLORADO) | | |
| County of Pitkin) ss. | | |
| I, Heather MacDonald, being or representing an Applicant to the City of Aspen, Colorado, hereby personally certify that I have complied with the public notice requirements of Section 26.304.060 (E) of the Aspen Land Use Code in the following manner: | | |
| Publication of notice: By the publication in the legal notice section of an official paper or a paper of general circulation in the City of Aspen at least fifteen (15) days prior to the public hearing. A copy of the publication is attached hereto. | | |
| X Posting of notice: By posting of notice, which form was obtained from the Community Development Department, which was made of suitable, waterproof materials, which was not less than twenty-two (22) inches wide and twenty-six (26) inches high, and which was composed of letters not less than one inch in height. Said notice was posted at least fifteen (15) days prior to the public hearing on the 6 day of September, 2019, to and including the date and time of the public hearing. A photograph of the posted notice (sign) is attached hereto. | | |
| X Mailing of notice. By the mailing of a notice obtained from the Community Development Department, which contains the information described in Section 26.304.060(E)(2) of the Aspen Land Use Code. At least fifteen (15) days prior to the public hearing, notice was hand delivered or mailed by first class postage prepaid U.S. mail to all owners of property within three hundred (300) feet of the property subject to the development application. The names and addresses of property owners shall be those on the current tax records of Pitkin County as they appeared no more than sixty (60) days prior to the date of the public hearing. A copy of the owners and governmental agencies so noticed is attached hereto. | | |
| X Neighborhood Outreach: Applicant attests that neighborhood outreach, summarized and attached, was conducted prior to the first public hearing as required in Section 26.304.035, Neighborhood Outreach. A copy of the neighborhood outreach summary, including the method of public notification and a copy of any documentation that was presented to the public is attached hereto. | | |
| N/A Mineral Estate Owner Notice. By the certified mailing of notice, return receipt | | |

requested, to affected mineral estate owners by at least thirty (30) days prior to the

date scheduled for the initial public hearing on the application of development. The names and addresses of mineral estate owners shall be those on the current tax records of Pitkin County. At a minimum, Subdivisions, PDs that create more than one lot, and new Planned Developments are subject to this notice requirement.

N/A Rezoning or text amendment. Whenever the official zoning district map is in any way to be changed or amended incidental to or as part of a general revision of this Title, or whenever the text of this Title is to be amended, whether such revision be made by repeal of this Title and enactment of a new land use regulation, or otherwise, the requirement of an accurate survey map or other sufficient legal description of, and the notice to and listing of names and addresses of owners of real property in the area of the proposed change shall be waived. However, the proposed zoning map shall be available for public inspection in the planning agency during all business hours for fifteen (15) days prior to the public hearing on such amendments.

Signature

The foregoing "Affidavit of Notice" was acknowledged before me this 6 day of September, 2019, by Heather MacDonald.

PATRICK S. RAWLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #19994012259
My Commission Expires July 28, 2020

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires:

7/26/2036

Notary Public

ATTACHMENTS AS APPLICABLE:

- COPY OF THE PUBLICATION
- PHOTOGRAPH OF THE POSTED NOTICE (SIGN)
- LIST OF THE OWNERS AND GOVERNMENTAL AGENCIES NOTICED BY MAIL
- APPLICANT CERTIFICATION OF MINERAL ESTATE OWNERS NOTICE AS REQUIRED BY C.R.S. §24-65.5-103.3



130 S. Galena Street, Aspen, CO 81611 (970) 920.5090 www.cityofaspen.com

NOTICE OF PUBLIC HEARING
RE: City of Aspen Water Treatment Plant
Major Public Project Review

Public Hearing:

Monday, September 23, 2019, 5:00 PM

Meeting Location:

City Hall, Council Chambers

130 S. Galena St., Aspen, CO 81611

Project Location:

480 Doolittle Drive

Legal Description:

LOT 25, CITY OF ASPEN WATER TREATMENT PLANT AND AFFORDABLE HOUSING PROJECT SPA AND SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 1997 AT RECEPTION NO. 401287 IN PLAT BOOK 41 AT PAGE 41 AS AMENDED BY THE LOT LINE ADJUSTMENT PLAT RECORDED APRIL 29, 2013 AT RECEPTION NO. 599061 IN PLAT BOOK 102 AT PAGE 86 COUNTY OF PITKIN, STATE OF COLORADO. PID # 2735-132-04-825.

Description:

The Applicant proposes an update and expansion of several Water Plant facilities as part of their master planning process. The scope of work includes an expansion of the Leonard Thomas Reservoir, expansion and remodel of the existing administration building, new maintenance and vehicle storage facility, an addition to the west plant building, a second backwash pond and improvements to the existing residual treatment area.

Land Use Reviews:

Major Public Project, Planned Development, Growth Management, Parking & Transportation, & 8040 Greenline Reviews

Decision Making Body:

City Council

Applicant:

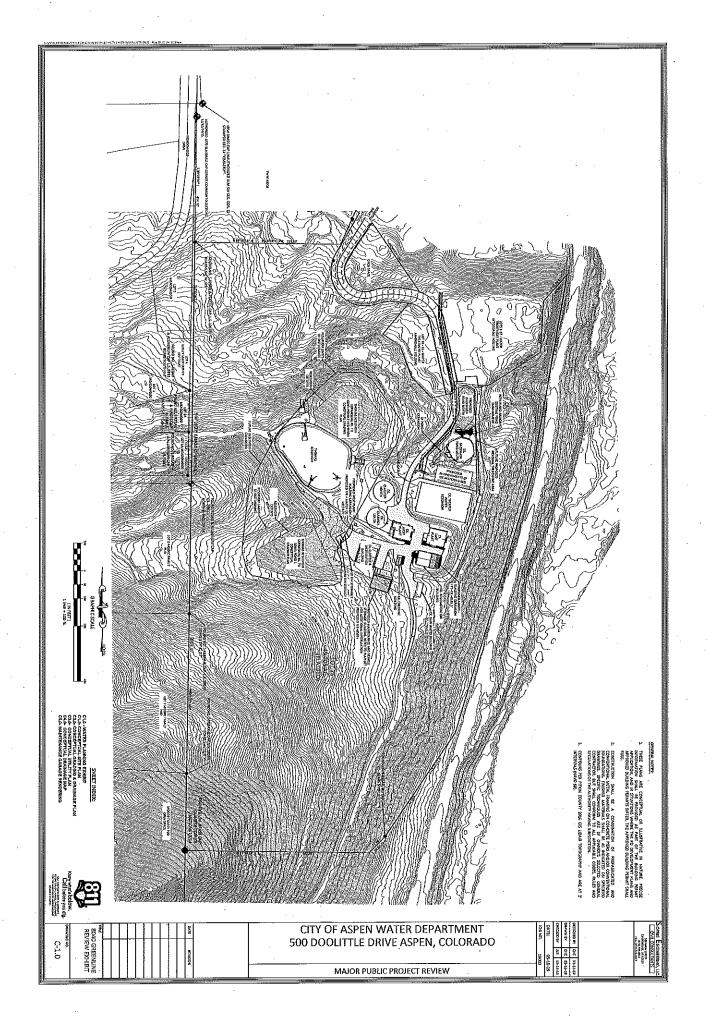
City of Aspen, c/o Andy Rossello, Utilities Dept.,

130 S Galena St., Aspen, CO 81611

More Information:

For further information related to the project, contact Garrett Larimer at the City of Aspen Community Development Department, 130 S. Galena St., Aspen, CO,

(970) 429.2739, garrett.larimer@cityofaspen.com.



Pitkin County Mailing List of 300 Feet Radius From Parcel: 273513204825 on 08/30/2019





Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Mineral estate ownership is not included in this mailing list. Pitkin County does not maintain a database of mineral estate owners.

Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

http://www.pitkinmapsandmore.com

BUHLER GENA

2 E WATER PL

ASPEN, CO 81611

MACLEAN ARCHIBALD JR & ANNE

90 TWIN RIDGE DR

ASPEN, CO 81611

RYMAN KAREN L

343 GROVE CT

ASPEN, CO 81611

HOOD JEFFREY M

121 GROVE CT

ASPEN, CO 81611

TWIN RIDGE HOA

363 GROVE CT

ASPEN, CO 81611

FOREMAN SARAJANE MARGARET

21 W WATER PL

ASPEN, CO 81611

TRACEY MICHAEL DAVID

21 W WATER PL

ASPEN, CO 81611

ARTICLE SECOND TRUST

225 PARK AVE S #200

NEW YORK, NY 10003

CHRISTIAN RONALD E & JOY R

18 W WATER PLACE

ASPEN, CO 81611

CITY OF ASPEN

130 S GALENA ST

ASPEN, CO 81611

KLINE KYLE

11 E WATER PL

ASPEN, CO 81611

HEGER FRANK & CARLA

222 GROVE CT

ASPEN, CO 81611-3139

CITY OF ASPEN

130 S GALENA ST

ASPEN, CO 81611

AVERY INTERESTS LLC

1990 POST OAK BLVD #2400

BROWN BRITTNI

PO BOX 9601

ASPEN, CO 81612

GAVIN JOHN P

738 TIMBERLINE DR

GLENVIEW, IL 60025

CRIMMEL WILLIAM & PETRA

40 TWIN RIDGE DR

HOUSTON, TX 77056

ASPEN, CO 81611

RRF CORPORATION

1001 S BAYSHORE DR #1400

MIAMI, FL 33131

TWIN RIDGE TOWNHOMES ASSOC

121 GROVE CT

ASPEN, CO 81611

RUBIN NANCY HIRSCH QPRT

1120 STONE CANYON RD

LOS ANGELES, CA 90077

BERGMAN CARL R & CATHERINE M

PO BOX 1365

ASPEN, CO 81612

TERRY TRINITY & TRACY R

12 E WATER PL

ASPEN, CO 81611

GILA LAND AND CATTLE CO

180 NORTH MĘSA HILLS

EL PASO, TX 79912

POLOVIN DAVID L

PO BOX 4382

ASPEN, CO 81612

WATER PLACE HOA

130 S GALENA ST

ASPEN, CO 81611

BERLEY MARY DUFFEY REV TRUST

PO BOX 3652

ASPEN, CO 81612

LAHR DANIEL & RACHEL

323 GROVE CT

ASPEN, CO 81611

CROSS SUSAN K

242 GROVE CT

ASPEN, CO. 81611-3139

181 LARKSPUR LANE LLC

463 1ST ST

BROOKLYN, NY 11215

SWIM JOHN & STEPHANIE

300 AABC UNIT E

ASPEN, CO 81611





FLOOR AREA

2,457 SF ADMIN BUILDING (1/A0.1.2) 542 SF CHLORINE BUILDING (3/A0.1.0b)

4,173 SF EAST PLANT (1/A0.1.0b)

4,192 SF GARAGE (4/A0.1.0b) 1,122 SF PARTS & EQUIPMENT STORAGE (2/A0.1.0b)

3,605
16,091
SF WEST PLANT (1/A0.2.2)
SF SITE TOTAL EXISTING FLOOR AREA

AGGREGATE DECK / PORCH AREA

1,174 SF ADMIN BUILDING (1/A0.1.2) 185 SF EAST PLANT (1/A0.1.0b)

150 SF WEST PLANT (1/A0.2.2) 1,509 SF SITE TOTAL DECK / PORCH AREA

2,090.9 SF ALLOWABLE DECK / PORCH AREA (15% OF 13,939.2 SF)

REMAINING EXEMPT SITE TOTAL DECK / PORCH AREA

NET-LEASABLE AREA ESTIMATES*

2,489 SF ADMIN BUILDING (3/A0.1.2) 542 SF CHLORINE BUILDING (7/A0.1.0b)

4,173 SF EAST PLANT (5/A0.1.0b) 0 SF GARAGE (8/A0.1.0b) 1,122 SF PARTS & EQUIPMENT STORAGE (6/A0.1.0b)

3,605 SF WEST PLANT (3/A0.2.2)
11,931 SF SITE TOTAL NET-LEASABLE AREA

* NOTE: NET LEASABLE AREA SHOWN FOR REFERENCE ONLY. CURRENT VALUES <u>INCLUDE</u> EXTERIOR WALL AREA. FURTHER SITE INVESTIGATION REQUIRED.

AGGREGATE DECK / PORCH AREA

136 SF ADMIN BUILDING (1/A0.1.2) 185 SF EAST PLANT (1/A0.1.0b)

150 SF WEST PLANT (1/A0.2.2) 471 SF SITE TOTAL DECK / PORCH AREA

4,057 SF ADMIN BUILDING (1/A0.1.2) 542 SF CHLORINE BUILDING (3/A0.1.0b)

1,122 SF PARTS & EQUIPMENT STORAGE (2/A0.1.0b)

3,200 SF PROPOSED MAINTENANCE BUILDING
21,463 SF SITE TOTAL PROPOSED FLOOR AREA

4,173 SF EAST PLANT (1/A0.1.0b)

4,177 SF WEST PLANT (3/A0.2.2)

4,192 SF GARAGE (4/A0.1.0b)

2,090.9 SF ALLOWABLE DECK / PORCH AREA (15% OF 13,939.2 SF)
1,619.9 SF REMAINING EXEMPT SITE TOTAL DECK / PORCH AREA

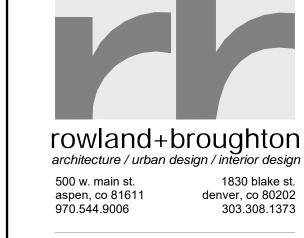
4,089 SF ADMIN BUILDING (3/A0.1.2) 542 SF CHLORINE BUILDING (7/A0.1.0b)

4,173 SF EAST PLANT (5/A0.1.0b) 0 SF GARAGE (8/A0.1.0b)

1,122 SF PARTS & EQUIPMENT STORAGE (6/A0.1.0b)

4,177 SF WEST PLANT (3/A0.2.2) 3,200 SF PROPOSED MAINTENANCE BUILDING
17,303 SF SITE TOTAL NET-LEASABLE AREA

* NOTE: NET LEASABLE AREA SHOWN FOR REFERENCE ONLY. CURRENT VALUES <u>INCLUDE</u> EXTERIOR WALL AREA. FURTHER SITE INVESTIGATION REQUIRED.



Consultants:

Issuances and Revisions: 2019.09.11 FLOOR AREA

FOR CITY OF ASPEN

WATER PLANT

MASTER PLAN

500 DOOLITTLE DRIVE **ASPEN, CO 81611**

PROJECT NO: 21906.00

PLAN NORTH

EXISTING FLOOR AREA SITE DIAGRAM

SCALE: 1" = 40'-0"

TRUE NORTH

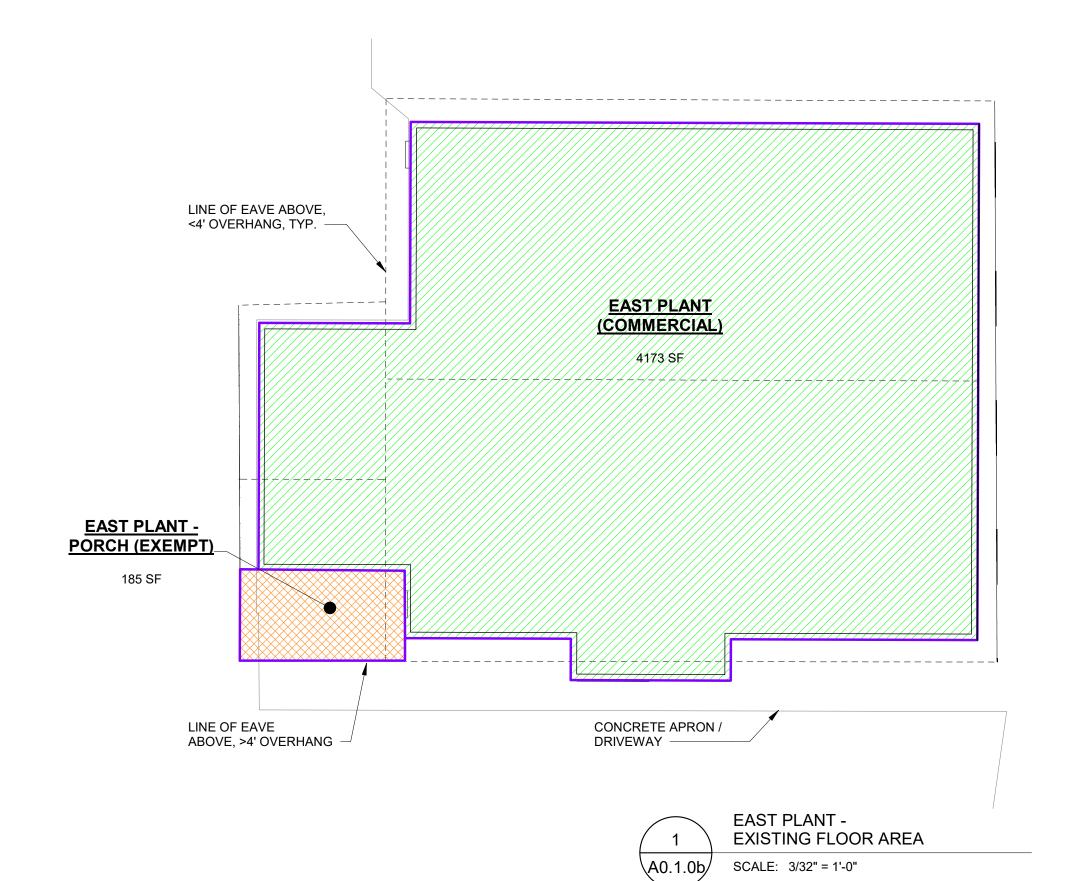
SHEET TITLE:

SITE FLOOR AREA SUMMARY

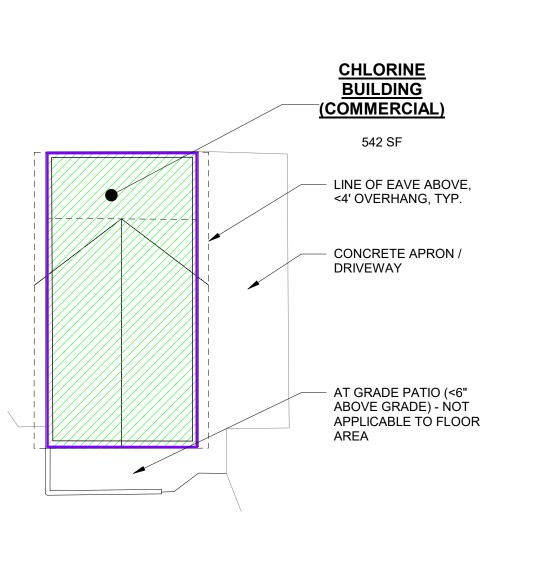
SCALE: As indicated

A0.1.0a

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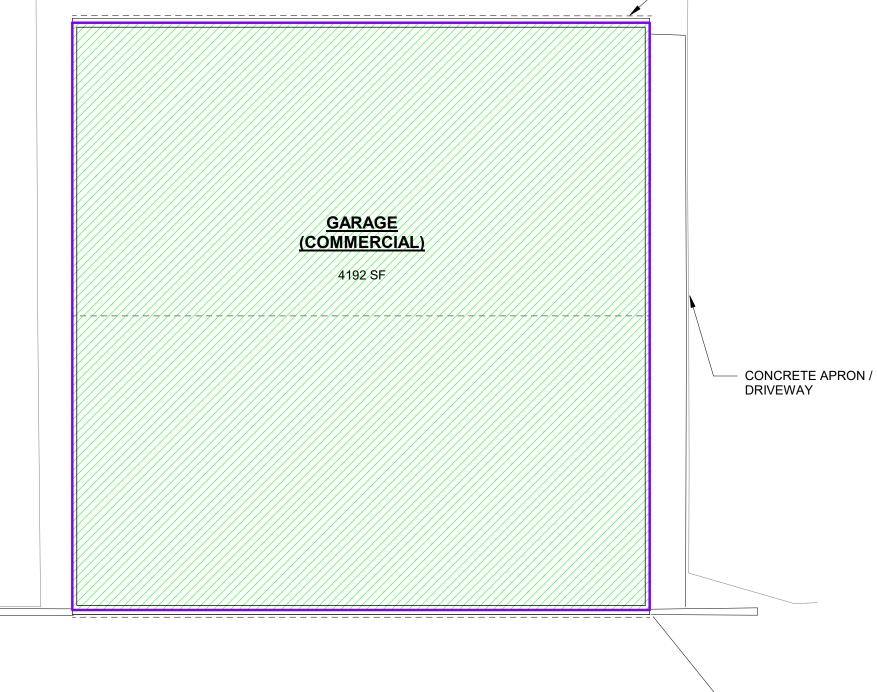


PARTS & EQUIPMENT STORAGE (COMMERCIAL) /1122/SF/ CONCRETE APRON / DRIVEWAY



CHLORINE BUILDING -EXISTING FLOOR AREA

SCALE: 3/32" = 1'-0"





LINE OF EAVE ABOVE, <4' OVERHANG, TYP.

> rowland+broughton architecture / urban design / interior design

> > denver, co 80202

303.308.1373

500 w. main st. aspen, co 81611

970.544.9006

Consultants:

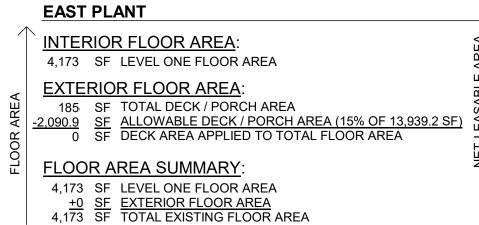
Issuances and Revisions:

2019.09.11 FLOOR AREA

GARAGE -EXISTING FLOOR AREA

SCALE: 3/32" = 1'-0"

EXISTING AREA SUMMARIES:



LEVEL ONE NET-LEASABLE AREA*:

4,173 SF WATER PLANT
4,173 SF TOTAL LEVEL ONE NET LEASABLE AREA

NET-LEASABLE AREA SUMMARY*: 4,173 SF LEVEL ONE NET LEASABLE FLOOR AREA +0 SF OTHER NET AREA 4,173 SF TOTAL EXISTING NET-LEASABLE AREA

PARTS & EQUIP STORAGE

SCALE: 3/32" = 1'-0"

\A0.1.0b/

INTERIOR FLOOR AREA: 1,122 SF LEVEL ONE FLOOR AREA **EXTERIOR FLOOR AREA**: 0 SF TOTAL DECK / PORCH AREA

FLOOR AREA SUMMARY: 1,122 SF LEVEL ONE FLOOR AREA +0 SE EXTERIOR FLOOR AREA 1,122 SF TOTAL EXISTING FLOOR AREA

LEVEL ONE NET-LEASABLE AREA*: 1,122 SF STORAGE 1,122 SF TOTAL LEVEL ONE NET LEASABLE AREA

PARTS & EQUIP STORAGE -

EXISTING FLOOR AREA

NET-LEASABLE AREA SUMMARY*: 1,122 SF LEVEL ONE NET LEASABLE FLOOR AREA
+0 SF OTHER NET AREA
1,122 SF TOTAL EXISTING NET-LEASABLE AREA

CHLORINE BUILDING

INTERIOR FLOOR AREA: 542 SF LEVEL ONE FLOOR AREA **EXTERIOR FLOOR AREA**: 0 SF TOTAL DECK / PORCH AREA

FLOOR AREA SUMMARY: 542 SF LEVEL ONE FLOOR AREA +0 SF EXTERIOR FLOOR AREA 542 SF TOTAL EXISTING FLOOR AREA

LEVEL ONE NET-LEASABLE AREA*: 542 SF WATER PLANT / STORAGE
TOTAL LEVEL ONE NET LEASABLE AREA

NET-LEASABLE AREA SUMMARY*: 542 SF LEVEL ONE NET LEASABLE FLOOR AREA
+0 SF OTHER NET AREA
542 SF TOTAL EXISTING NET-LEASABLE AREA

GARAGE

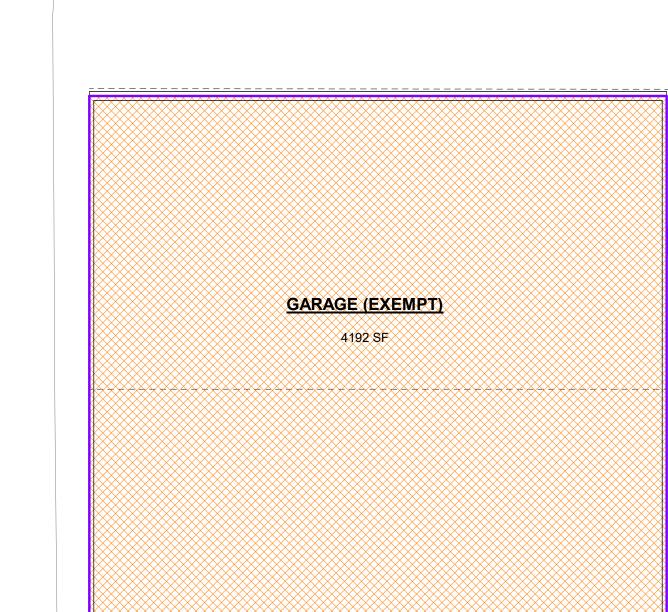
INTERIOR FLOOR AREA: 4,192 SF LEVEL ONE FLOOR AREA

EXTERIOR FLOOR AREA: 0 SF TOTAL DECK / PORCH AREA

FLOOR AREA SUMMARY: 4,192 SF LEVEL ONE FLOOR AREA +0 SF EXTERIOR FLOOR AREA 4,192 SF TOTAL EXISTING FLOOR AREA LEVEL ONE NET-LEASABLE AREA*: 4,192 SF EXEMPT (GARAGE)
TOTAL LEVEL ONE NET LEASABLE AREA

NET-LEASABLE AREA SUMMARY*: 0 SF LEVEL ONE NET LEASABLE FLOOR AREA +0 SF OTHER NET FLOOR AREA
0 SF TOTAL EXISTING NET-LEASABLE AREA

* **NOTE**: NET LEASABLE AREA SHOWN FOR REFERENCE ONLY. CURRENT VALUES <u>INCLUDE</u> EXTERIOR WALL AREA. FURTHER SITE INVESTIGATION REQUIRED.



FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

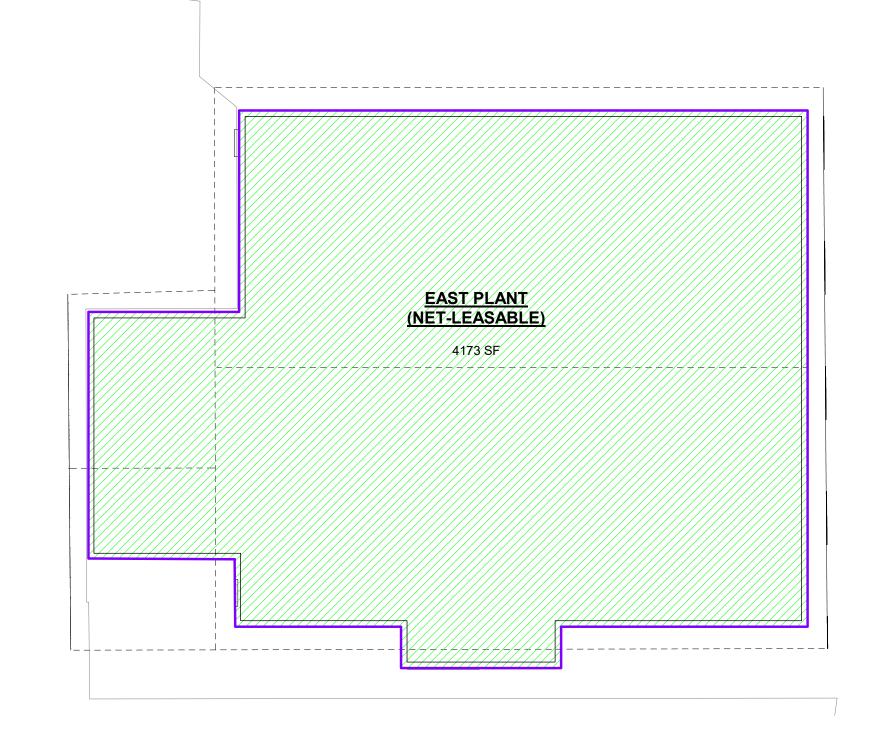
500 DOOLITTLE DRIVE **ASPEN, CO 81611**

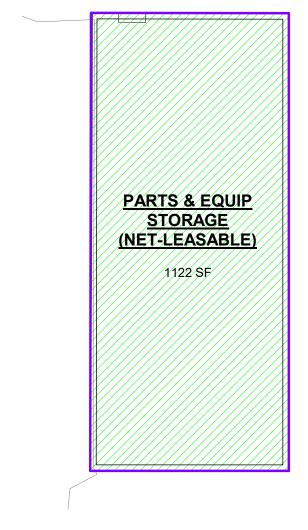
PROJECT NO: 21906.00

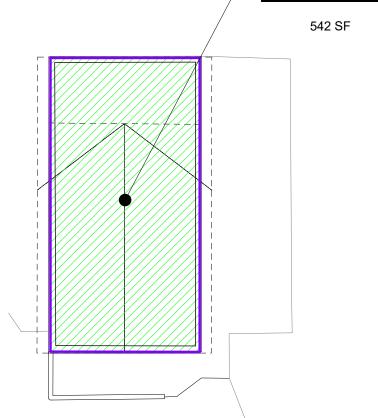
SHEET TITLE: **EXISTING FLOOR** AREA DIAGRAMS

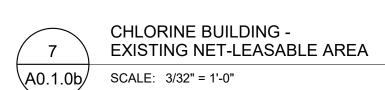
SCALE: As indicated

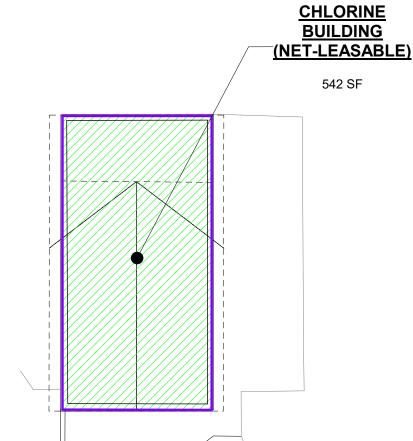
A0.1.0b

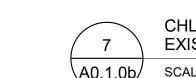












\A0.1.0b

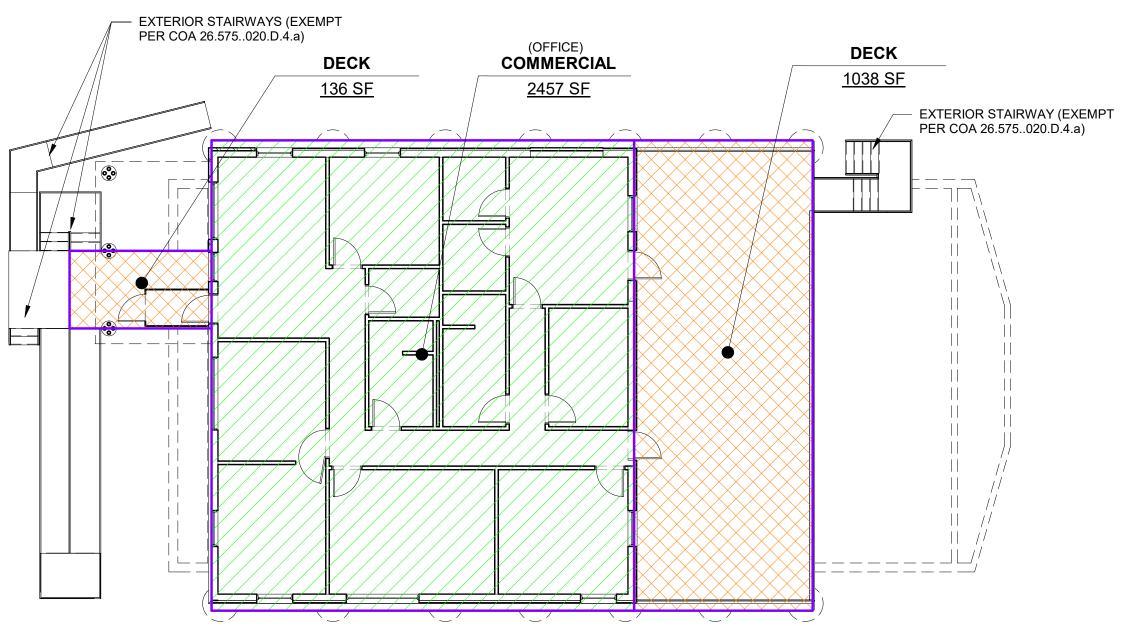
EAST PLANT -EXISTING NE-LEASABLE AREA SCALE: 3/32" = 1'-0"

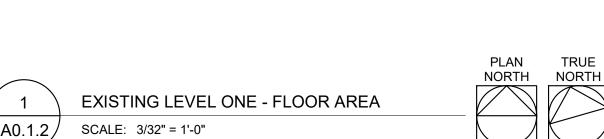
PARTS & EQUIP STORAGE -

EXISTING NET-LEASABLE AREA A0.1.0b SCALE: 3/32" = 1'-0"

A0.1.0b SCALE: 3/32" = 1'-0"

GARAGE -**EXISTING NET-LEASABLE AREA**

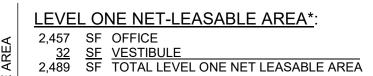




EXISTING AREA SUMMARY:

INTERIOR FLOOR AREA:

| 4 | 2,457 SF LEVEL ONE FLOOR AREA |
|-------|---|
| | EXTERIOR FLOOR AREA: |
| AREA | 1,038 SF REAR DECK / PORCH AREA |
| ₽ | 136 SF FRONT DECK / PORCH AREA |
| R | -2,090.9 SF ALLOWABLE DECK / PORCH AREA (15% OF 13,939.2 SF |
| 8 | 0 SF DECK AREA APPLIED TO TOTAL FLOOR AREA |
| FLOOR | FLOOR AREA SUMMARY: |
| | 2,457 SF LEVEL ONE FLOOR AREA |



NET-LEASABLE AREA SUMMARY*: 2,489 SF LEVEL ONE NET LEASABLE FLOOR AREA

+0 SF OTHER NET FLOOR AREA

2,489 SF TOTAL EXISTING NET-LEASABLE AREA

* NOTE: NET LEASABLE AREA SHOWN FOR REFERENCE ONLY. CURRENT VALUES <u>INCLUDE</u> EXTERIOR WALL AREA. FURTHER SITE INVESTIGATION REQUIRED.

EXTERIOR STAIRWAYS

(EXEMPT PER COA 26.575..020.D.4.a)



(EXISTING)

COMMERCIAL

INTERIOR FLOOR AREA: 2,457 SF EXISTING FLOOR AREA

1,600 SF ADDITION FLOOR AREA
4,057 SF TOTAL PROPOSED FLOOR AREA

EXTERIOR FLOOR AREA:

136 SF TOTAL DECK AREA

-2,090.9 SF ALLOWABLE DECK / PORCH AREA (15% OF 13,939.2 SF)

0 SF DECK AREA APPLIED TO TOTAL FLOOR AREA FLOOR AREA SUMMARY:

4,057 SF LEVEL ONE FLOOR AREA

+0 SF TOTAL APPLICABLE DECK AREA

4,057 SF TOTAL PROPOSED FLOOR AREA

SCALE: 3/32" = 1'-0"

PROPOSED LEVEL ONE - FLOOR AREA

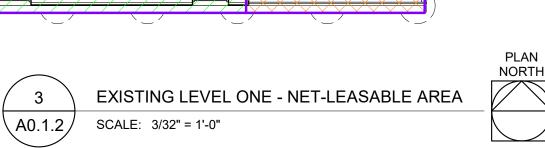
COMMERCIAL

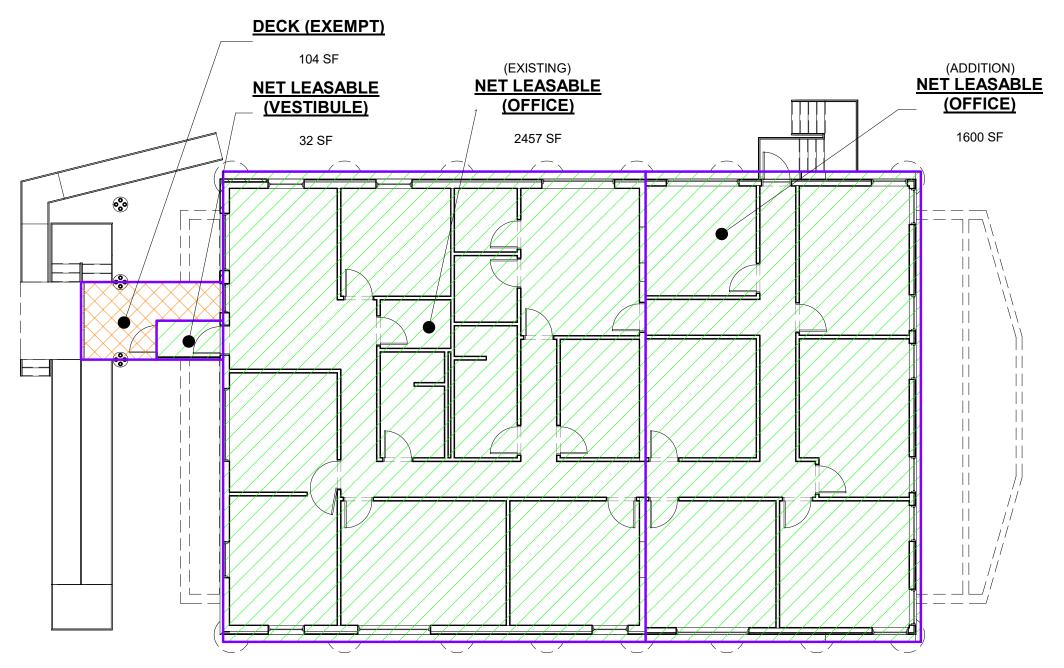
LEVEL ONE NET-LEASABLE AREA*: 2,457 SF OFFICE (EXISTING) 1,600 SF OFFICE (ADDITION)

32 SF VESTIBULE 4,089 SF TOTAL LEVEL ONE NET LEASABLE AREA

NET-LEASABLE AREA SUMMARY*: 4,089 SF LEVEL ONE NET LEASABLE FLOOR AREA
+0 SF OTHER NET FLOOR AREA
4,089 SF TOTAL PROPOSED NET-LEASABLE AREA

DECK (EXEMPT) 104 SF **NET LEASABLE NET LEASABLE DECK (EXEMPT)** (VESTIBULE) (OFFICE) 1038 SF 2457 SF





PROPOSED LEVEL ONE - NET-LEASABLE AREA \A0.1.2/ SCALE: 3/32" = 1'-0"



Consultants:

EXTERIOR STAIRWAY (EXEMPT PER COA 26.575..020.D.4.a)

> Issuances and Revisions: 2019.06.03 LAND-USE SUBMISSION 2019.09.11 FLOOR AREA

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

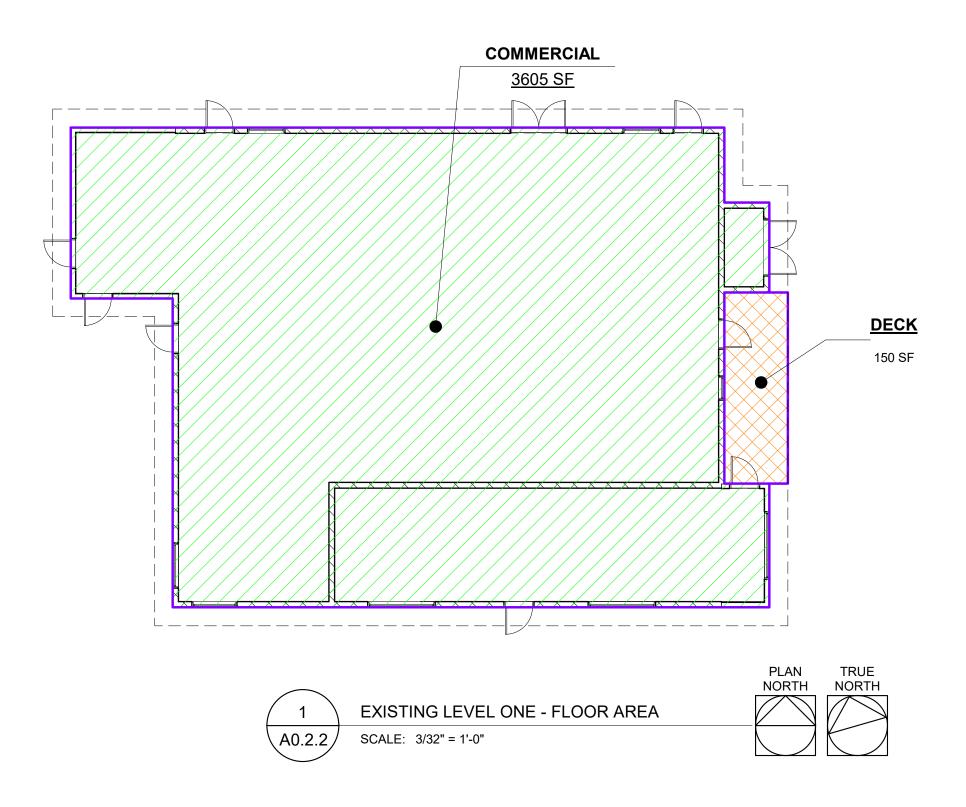
500 DOOLITTLE DRIVE **ASPEN, CO 81611**

PROJECT NO: 21906.00

SHEET TITLE: FLOOR AREA **CALCULATIONS -ADMIN BUILDING** SCALE: As indicated

A0.1.2

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LEVEL ONE NET-LEASABLE AREA*:

NET-LEASABLE AREA SUMMARY*:

3,605 SF LEVEL ONE NET LEASABLE FLOOR AREA

+0 SF OTHER NET FLOOR AREA
3,605 SF TOTAL EXISTING NET-LEASABLE AREA

EXISTING AREA SUMMARY:

150 SF TOTAL DECK / PORCH AREA

3,605 SF LEVEL ONE FLOOR AREA

+0 SF TOTAL APPLICABLE DECK AREA
3,605 SF TOTAL EXISTING FLOOR AREA

\A0.2.2/

SCALE: 3/32" = 1'-0"

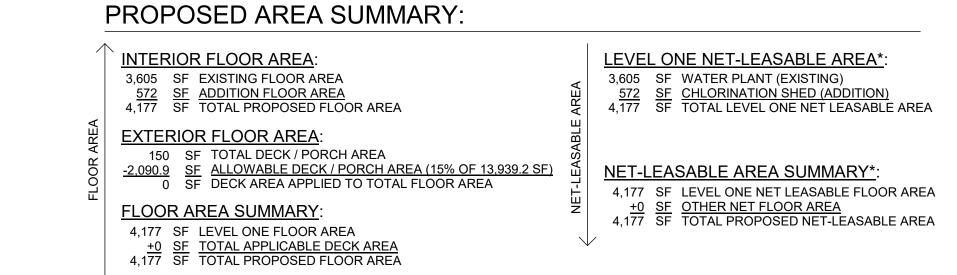
-2,090.9 SF ALLOWABLE DECK / PORCH AREA (15% OF 13,939.2 SF)
0 SF DECK AREA APPLIED TO TOTAL FLOOR AREA

INTERIOR FLOOR AREA: 3,605 SF LEVEL ONE FLOOR AREA

EXTERIOR FLOOR AREA:

FLOOR AREA SUMMARY:

* **NOTE**: NET LEASABLE AREA SHOWN FOR REFERENCE ONLY. CURRENT VALUES <u>INCLUDE</u> EXTERIOR WALL AREA. FURTHER SITE INVESTIGATION REQUIRED.



(EXISTING) **NET LEASABLE**

(WATER PLANT)

3605 SF

SCALE: 3/32" = 1'-0"

(ADDITION)

NET LEASABLE

(CHLOR.)

572 SF

PROPOSED LEVEL ONE - FLOOR AREA

(EXISTING)

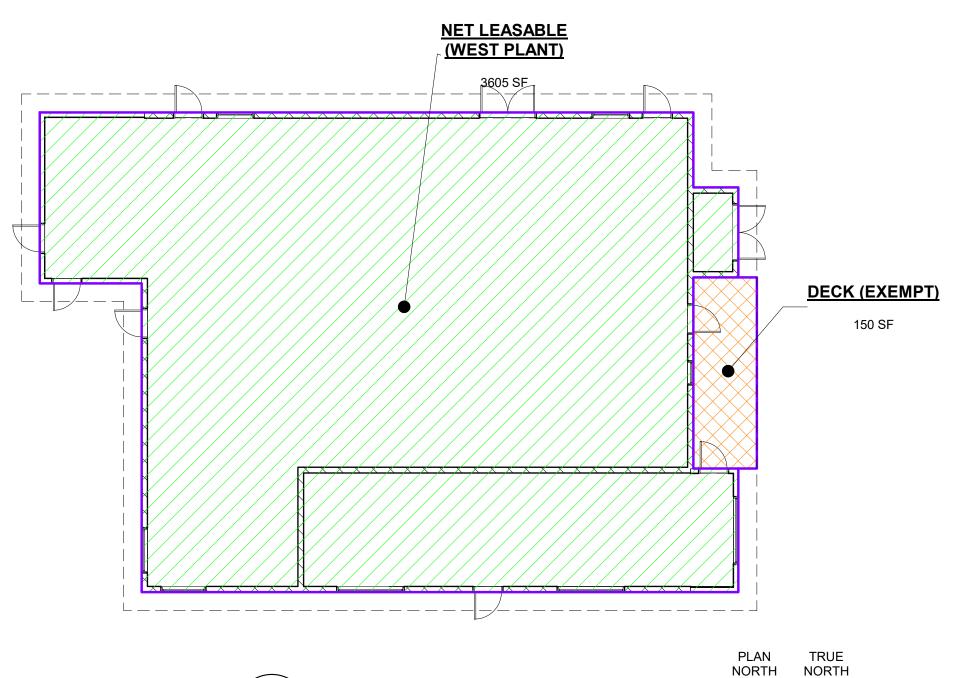
COMMERCIAL

3605 SF

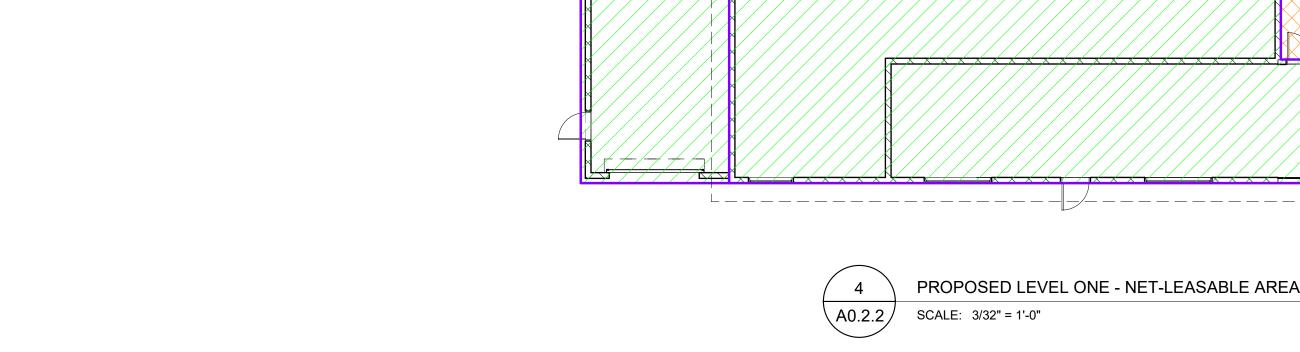
(ADDITION)

COMMERCIAL

<u>572 SF</u>



EXISTING LEVEL ONE - NET-LEASABLE AREA



rowland+broughton
architecture / urban design / interior design

500 w. main st.
aspen, co 81611
970.544.9006

1830 blake st.
denver, co 80202
303.308.1373

Consultants:

DECK

NORTH NORTH

DECK (EXEMPT)

PLAN TRUE NORTH NORTH Issuances and Revisions:
2019.06.03 LAND-USE SUBMISSION
2019.09.11 FLOOR AREA

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

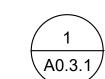
SHEET TITLE:
FLOOR AREA

CALCULATIONS - WEST PLANT
SCALE: As indicated

A0.2.2

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PROPOSED LEVEL ONE - FLOOR AREA

SCALE: 3/32" = 1'-0"

PROPOSED AREA SUMMARY:

INTERIOR FLOOR AREA:

3,200 SF LEVEL ONE FLOOR AREA

3,200 SF TOTAL PROPOSED FLOOR AREA

EXTERIOR FLOOR AREA:

0 SF TOTAL DECK / PORCH AREA

FLOOR AREA SUMMARY:

3,200 SF LEVEL ONE FLOOR AREA

+0 SF TOTAL APPLICABLE DECK AREA

3,200 SF TOTAL PROPOSED FLOOR AREA

LEVEL ONE NET-LEASABLE AREA*:

3,200 SF MAINTENANCE BUILDING
3,200 SF TOTAL LEVEL ONE NET LEASABLE AREA

NET-LEASABLE AREA SUMMARY*:

NET-LEASABLE AREA SUMMARY*:

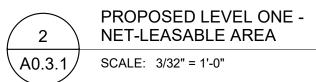
3,200 SF LEVEL ONE NET LEASABLE FLOOR AREA

+0 SF OTHER NET FLOOR AREA

3,200 SF TOTAL PROPOSED NET-LEASABLE AREA

* **NOTE**: NET LEASABLE AREA SHOWN FOR REFERENCE ONLY. CURRENT VALUES <u>INCLUDE</u> EXTERIOR WALL AREA. FURTHER SITE INVESTIGATION REQUIRED.





rowland+broughton
architecture / urban design / interior design

500 w. main st.
aspen, co 81611
970.544.9006

1830 blake st.
denver, co 80202
303.308.1373

Consultants:

Issuances and Revisions: 2019.09.11 FLOOR AREA

FOR CITY OF ASPEN

WATER PLANT MASTER PLAN

500 DOOLITTLE DRIVE ASPEN, CO 81611

PROJECT NO: 21906.00

SHEET TITLE:
FLOOR AREA
CALCULATIONS -

CALCULATIONS MAINTENANCE BLDG
SCALE: As indicated

A0.3.1

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DRAFT AGENDA

APCHA BOARD OF DIRECTORS RETREAT

FRIDAY, SEPTEMBER 27, 2019

Location: Lauder Seminar Room, Aspen Meadows Report, 845 Meadows Road From 8:00 AM – 3:00 PM

| 7:30 – 8:00 | Coffee, Pastries, and Conversation |
|-------------------|--|
| 8:00 – 8:30 | Introductions and Retreat Overview/Expectations: |
| 8:30 – 10:00 | Working Agreements |
| 10:00 – 12:00 | Housing Program Road Map – Vision, Mission, Values for APCHA State of the Program |
| 12:00 – 12:15 | Break/Lunch (working lunch) |
| 12:15 – 1:00 | Policy Advisory Committee: Goals, Structure, Responsibilities, Legitimacy |
| 1:00 – 2:00 | Strategic Plan and Annual Work Plan |
| 2:00 – 4:00/5:00? | Program Challenges and Policy Brain Storming: |
| | |

- Aging Inventory and Financial Obligations
 - Capital Reserves/Deferred Maintenance
 - HOA Fiduciary Obligations and Responsibilities
 - Previous policy recommendations
- o Program Complexity and Information
- o Education and Public Relations
- Affordability and Prices
- Expiring Deed Restrictions and Properties
- Aging Population and Retiring Workforce
- o "Right-Sizing" (aka trade-ups and trade-downs)
- APCHA Operations
- o Compliance and Enforcement
 - Civil Penalties
 - Hearing Officer
- Funding Sources
 - Proposed FY 2020 Budget
 - Future Fees and Subsidies



MEMORANDUM

TO: Mayor and City Council

FROM: Ashley Perl, Climate Action Manager

THROUGH: CJ Oliver, Environmental Health and Sustainability Director

MEMO DATE: September 16, 2019

commitment for Aspen.

MEETING DATE: September 23, 2019

RE: Preparations for Mountain Town 2030 Summit

SUMMARY AND BACKGROUND: The City of Park City is hosting the Mountain Town 2030 Summit on October 2nd through 4th to bring leaders of mountain communities from across the west together to act against climate change. Mayor Torre and Councilor Mesirow will attend to represent Aspen. While the majority of the event will be focused on building relationships, touring innovative low-carbon projects, and networking with speakers including Dr. Jane Goodall and Paul Hawken, a portion of the agenda is set aside for each community to consider a climate action commitment to demonstrate that mountain towns are moving towards net zero. This memo and corresponding City Council discussion will provide some initial ideas to help guide the formation of a possible

DISCUSSION: The communities in attendance will be encouraged to make a commitment, but it is understood that no formal commitments can be made at the Summit because most communities will need to return home to discuss commitments with their elected bodies. Event organizers are hopeful that the commitment portion of the agenda will encourage cities to consider what more they could be doing to reduce carbon and return home with a renewed commitment to take additional and higher-impact steps. Staff recommends that Aspen City Council members plan on attending the Summit with possible goals in mind but wait until a follow-up conversation with the full Council after the Summit to set a formal goal.

Possible goals for consideration fall into three different categories:

Overall Greenhouse Gas (GHG) Reduction. The City of Aspen currently has an adopted GHG reduction goal to reduce emissions 30% by 2020 and 80% by 2050, below 2004 baseline numbers. As of 2017, Aspen had reduced GHG emissions by 21%. This goal was set in 2005 and renewed by City Council in 2018. This goal remains relevant, ambitious and attainable, while at the same time providing real and meaningful emissions reductions. Other options for City Council's consideration include a net-zero by 2030 goal, similar to Park City's current commitment or a carbon neutral by 2050 goal. Neither of these have been assessed for feasibility, and staff does not recommend adopting a new

GHG reduction goal without a corresponding plan on how Aspen would achieve the goal. One goal that has been modeled for feasibility is an interim goal to reduce emissions 50% by 2030. An analysis of Aspen's current trajectory towards 80% reductions by 2050 shows that Aspen must achieve a 50% reduction by 2030 to remain on track, and the current Climate Action Plan addresses reductions at this level.

<u>Program Specific</u>. Goals in this area could address a specific program area such as composting, energy use in buildings, renewable energy, or electric transportation. These are all areas where the City of Aspen is currently focused, and a goal in one of these programs could drive quicker and more impactful action.

<u>Leadership/Facilitation.</u> Aspen has a long history of climate leadership, and recent successes have been supported by climate-friendly policies at the state level. Other mountain towns with fewer resources and less supportive state governments have significantly more barriers to overcome in achieving local climate action goals. While it is necessary for Aspen to reduce its community footprint, Aspen can facilitate deeper carbon reductions by creating replicable programs, providing resources and learnings to peer communities, and galvanizing collective action among mountain communities.

If City Council wants to promote the theme of leadership and facilitation, this would most likely not take the form of a commitment or a formal goal but would rather be a narrative that Aspen could share with other towns attending the Summit. By encouraging others to reach out and lean into regional partners, Aspen can set a new norm for how local governments can work together to achieve more than working on their own. The narrative would be informed by Aspen's experience on local climate action, in addition to its strategic expertise on the broader state and national landscape.

The narrative could take the form of a letter or simply be part of individual conversations and might suggest:

- 1) common actions all mountain communities could evaluate and implement;
- 2) strategies to accelerate needed state and federal policy, and;
- 3) encouragement for mountain communities to find a shared voice and partnership structure.

Through sharing this narrative, Aspen can help position mountain communities to accelerate their individual action and work together.

FINANCIAL IMPACTS: Council and staff registration, lodging and travel comes from City Council's budget and the Climate Action Office.

ENVIRONMENTAL IMPACTS: City Council has identified Environmental Protection, including reducing carbon emissions, as a key focus area for 2020. Attendance at the Summit will lead to more regional collaboration which will in turn help Aspen achieve deeper carbon reductions.

CITY MANAGER COMMENTS:



MEMORANDUM

TO: Mayor and City Council and Aspen Public Facilities Authority Board

FROM: Pete Strecker, Finance Director

Jim True, City Attorney

MEETING DATE: September 23, 2019

RE: Isis Retail Group – Retirement of Outstanding Debt and Conveyance

of Proportional Ownership

REQUEST OF COUNCIL: Pursuant to the lease agreement between the Isis Retail Group (tenant) and the City of Aspen Public Facilities Authority, the tenant wishes to exercise its right to call the proportional remaining debt obligation and convey ownership of its condominiumized spaces at the Isis Building directly to a third-party buyer.

SUMMARY AND BACKGROUND: The City of Aspen Public Facilities Authority (CAPFA) has two leases for the ISIS Building - one with Aspen Film and the other with ISIS Retail Group (IRG,) both private entities. The City issued Certificates of Participation (COPs) to finance the acquisition and renovation of this building for the primary purpose of improving and preserving a movie theatre space within the downtown of Aspen. IRG's lease includes the two, ground floor commercial units, as well as the affordable housing units on the upper floor. Aspen Film's lease includes the movie theater. The leases are essentially "contracts for deed" purchase agreements.

Each of the tenants has the option to purchase their space for nominal consideration at the end of the lease or for the balance of its proportional share of the debt if a balance is owed and each of the tenants has the right to negotiate for the acquisition of the other's space as a first right to buy if the other party is seeking to sell. The City also retains an right to buy if a tenant wishes to sell to a third party. IRG communicated early this year that it wished to acquire and sell its space in the building. As part of the lease agreements, the IRG notified Aspen Film and the City that they had first rights of refusal and both entities elected to not exercise their options.

DISCUSSION: Pursuant to the numerous agreements that were part of the original transaction, the deed for the property to be conveyed to IRG is currently held by CAPFA, a non-profit entity created by the City. The Board of Directors of CAPFA consists of the sitting Mayor and Council Members plus the City Clerk and City Finance Director. The agreement that is submitted with this memorandum and the attached resolutions allow the City and CAPFA to complete the transaction and convey the property as contemplated by the agreements. Both CAPFA and City Council must approve and execute the attached agreement. In this instance for the convenience of all of the parties the conveyance of the deed to the new third-party buyer will be directly from CAPFA.

FINANCIAL IMPACTS: The City currently has appropriation authority to make annual principal and interest payments on the outstanding Certificates of Participation (COPs). The outstanding balance on this debt is \$6,695,000, of which the Isis Retail Group's proportionate share is \$4.46M. The outstanding principal balance of \$4.46M would be called and paid off simultaneously with the conveyance of the deed to the condominiumized spaces in the Isis Building. This would be a net zero impact to the City's financials as the IRG would fully pay off its share of the debt.

The only remaining debt from the COPs on the City's books would be attributable to the theater space that is leased to Aspen Film, equal to \$2,030,000.

RECOMMENDATIONS: Staff recommends approval of the resolutions to proceed with the conveyance of the condominiumized spaces of the property and to call the associated debt obligation for these spaces as allowed under the lease terms.

CITY MANAGER COMMENTS:

RESOLUTION # 102 (Series of 2019)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, APPROVING AN AGREEMENT BY, BETWEEN, AND AMONG ASPENFILM, FKA INDEPENDENT FILMS, INC., D/B/A ASPENFILM, A COLORADO NONPROFIT CORPORATION ("ASPENFILM"), ISIS RETAIL GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY ("IRG"), THE CITY OF ASPEN, A COLORADO MUNICIPAL CORPORATION (THE "CITY"), AND THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, A COLORADO NON-PROFIT CORPORATION ("CAPFA") AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF ASPEN, COLORADO.

WHEREAS, there has been submitted to the City Council an Agreement by, between, and among AspenFilm, fka Independent Films, Inc. d/b/a AspenFilm, a Colorado Nonprofit Corporation; Isis Retail Group, LLC, a Colorado Limited Liability Company ("IRG"); the City Of Aspen, a Colorado Municipal Corporation; and the City of Aspen Public Facilities Authority, a Colorado Non-Profit Corporation, regarding and concerning the sale by IRG of its interest in the property in the ISIS THEATER CONDOMINIUMS, according to the Condominium Map thereof recorded December 9, 1999 in Plat Book 52 at Page 1 as Reception No. 438434 and the First Amended Condominium Map recorded September 29, 2011 in Book 98 at Page 14 as Reception No. 583124 and the Second Amended Condominium Map recorded September 11, 2014 in Plat Book 108 at Page 6 as Reception No. 613396, to a third party buyer. A true and accurate copy of the Agreement is attached hereto as Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO,

That the City Council of the City of Aspen hereby approves that Agreement by, between and among AspenFilm, fka Independent Films, Inc. d/b/a AspenFilm, a Colorado Nonprofit Corporation; Isis Retail Group, LLC, a Colorado Limited Liability Company; the City of Aspen, a Colorado Municipal Corporation; and the City of Aspen Public Facilities Authority, a Colorado Non-Profit Corporation, a copy of which is attached hereto and incorporated herein and does hereby

authorize the City Manager to execute said agreement and all closing and other documents set forth therein, as approved by the City Attorney, on behalf of the City of Aspen.

INTRODUCED, READ AND ADOPTED by the City Council of the City of Aspen on the 23rd day of September 2019.

| Torre, Mayor | |
|--------------|--|

I, Linda Manning, duly appointed and acting City Clerk do certify that the foregoing is a true and accurate copy of that resolution adopted by the City Council of the City of Aspen, Colorado, at a meeting held September 23, 2019.

Linda Manning, City Clerk

AGREEMENT

THIS AGREEMENT (this "<u>Agreement</u>") is entered into as of the ___ day of September, 2019 ("<u>Effective Date</u>"), by and among ASPENFILM, FKA Independent Films, Inc. d/b/a AspenFilm, a Colorado nonprofit corporation ("<u>AspenFilm</u>"), ISIS RETAIL GROUP, LLC, a Colorado limited liability company ("<u>IRG</u>"), THE CITY OF ASPEN, a Colorado municipal corporation (the "<u>City</u>"), and THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, a Colorado non-profit corporation ("<u>CAPFA</u>"), but solely with respect to the provisions of Sections 5, 6 and 7 hereof.

WITNESSETH:

WHEREAS, the City, as landlord, and IRG, as tenant, entered into that certain Sublease as of February 16, 2007 and recorded February 16, 2007 as Reception No. 534584, Pitkin County, Colorado, and a copy thereof with certain corrected exhibits, titled "Corrected Sublease", was re-recorded on June 20, 2008 as Reception No. 550452 (the "Corrected Isis Sublease"), regarding certain premises legally described as Commercial Units A-2 and A-3 ("Commercial Units A-2 and A-3") (which are sometimes collectively referred to in the Corrected Isis Sublease as "Commercial Unit 1" and which Commercial Units A-2 and A-3 formerly comprised portions of "Commercial Unit A"), and Residential Units C and D ("Units C and D"), ISIS THEATER CONDOMINIUMS, according to the Condominium Map thereof recorded December 9, 1999 in Plat Book 52 at Page 1 as Reception No. 438434 and the First Amended Condominium Map recorded September 29, 2011 in Book 98 at Page 14 as Reception No. 583124 and the Second Amended Condominium Map recorded September 11, 2014 in Plat Book 108 at Page 6 as Reception No. 613396 (as so amended, the "Condo Map"), and as defined and described by the Condominium Declaration for Isis Theater Condominiums recorded December 9, 1999 as Reception No. 438433 and the First Amendment to Condominium Declaration of Isis Theater Condominiums recorded September 9, 2011 as Reception No. 583123, County of Pitkin, State of Colorado (as so amended, the "Condo Declaration") (Units A-2, A-3, C and D shall collectively be referred to herein as the "Isis Property");

WHEREAS, the City and IRG are also parties to that certain Assignment of Renovation Agreement dated as of February 16, 2007 (the "Assignment of Renovation Agreement"), a copy of which is annexed to the Corrected Isis Sublease as "Exhibit B";

WHEREAS, the City, IRG, and AspenFilm are parties to that certain Memorandum of Understanding made as of November 29, 2006 (the "Memorandum of Understanding"), a copy of which is annexed to the Corrected Isis Sublease as "Exhibit MOU-1";

WHEREAS, the City, as landlord, and AspenFilm, as tenant, entered into that certain Sublease as of February 16, 2007 and recorded February 16, 2007 as Reception No. 534584, Pitkin County, Colorado, and a copy thereof with certain corrected exhibits, titled "*Corrected Sublease*", was re-recorded on June 20, 2008 as Reception No. 550453 (the "<u>Corrected Sublease</u>")

<u>AspenFilm Sublease</u>"), regarding certain premises legally described as Commercial Unit A (referenced in the Corrected Isis Sublease as "*Commercial Unit* 2" and formerly known as a portion of "*Commercial Unit* A"), ISIS THEATER CONDOMINIUMS, according to the Condo Map and as defined and described by the Condo Declaration (which property shall be referred to herein "<u>Commercial Unit A</u>" or as the "<u>AspenFilm Leased Property</u>");

WHEREAS, the City and CAPFA are parties to that certain Lease Purchase Agreement as of February 1, 2007 and recorded February 16, 2007 as Reception No. 534584, Pitkin County, Colorado, and a copy thereof with certain corrected exhibits, titled "Corrected Lease Purchase Agreement", was re-recorded on June 20, 2008 as Reception No. 550450 (the "Corrected Lease Purchase Agreement"), and pursuant to Section 9.01(c) thereof, the City exercised its option to purchase the Isis Property from CAPFA, after having received notice from IRG pursuant to Section 2.05(c) of the Corrected Isis Sublease, by which IRG exercised its option to purchase the Isis Property from the City, and as a result of the exercise of such rights by the City and by IRG, and the direct deeding of the Isis Property by CAPFA to IRG's designee, the Corrected Lease Purchase Agreement terminated as to the Isis Property, and the Corrected Isis Sublease is also terminated;

WHEREAS, by this Agreement, the parties mutually desire to confirm the termination and discharge of any and all rights and obligations of the City and CAPFA under the Corrected Lease Purchase Agreement as to the Isis Property, and the termination and discharge of the Corrected Isis Sublease and any and all other rights, and obligations of the City, IRG, AspenFilm, and any successor in interest to IRG as owner of the Isis Property with respect thereto ("IRG Successor"), including but not limited to, the rights and obligations of the City and IRG as provided for in the Assignment of Renovation Agreement and also any rights, and obligations of IRG and any IRG Successor in the Memorandum of Understanding, but expressly excluding from such termination and discharge any rights, and obligations of the City and AspenFilm to each other in the Memorandum of Understanding, all of which rights and obligations are expressly reserved by the City and AspenFilm;

WHEREAS, the Corrected AspenFilm Sublease is currently in effect;

WHEREAS, the Corrected Isis Sublease and the Corrected Aspen Film Sublease each contain certain rights of first negotiation and rights of acquisition with respect to Commercial Units A-2 and A-3, and to Commercial Unit A;

WHEREAS, by this Agreement, the parties also desire to amend and restate, and memorialize in their entirety their agreement with respect to certain provisions of the Corrected Isis Sublease and the Corrected AspenFilm Sublease which reference certain rights of first negotiation and rights of acquisition with respect to Commercial Units A-2 and A-3, and Commercial Unit A;

WHEREAS, the Condo Declaration sets forth certain "<u>Special Declarant Rights</u>" (as such term is defined in the Condo Declaration) which were reserved to the "<u>Declarant</u>" (as such term is also defined in the Condo Declaration);

WHEREAS, by this Agreement, the parties also desire to acknowledge and agree that pursuant to the terms of and conditions of the Condo Declaration, all of the Special Declarant Rights thereunder have expired, certain of the voting rights proxies coupled with an interest provided for therein are terminated and are of no force or effect, and that all voting rights associated with the Isis Property and the AspenFilm Leased Property as provided for under the Condo Declaration may only be exercised by the respective owner(s) of the Isis Property and the AspenFilm Leased Property; and

WHEREAS, by this Agreement, CAPFA and the City desire to amend certain provisions of the Occupancy and Use Deed Restriction, Agreement, and Covenant dated February 16, 2007, and recorded February 16, 2007 as Reception No. 534579, Pitkin County, Colorado (the "Occupancy and Use Deed Restriction") with respect to Units C and D.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, AspenFilm, IRG, the City, and CAPFA (but as to CAPFA, solely with respect to the provisions of Sections 5, 6 and 7 hereof) hereby agree as follows:

- 1. Termination of Corrected Isis Sublease, and Assignment of Renovation

 Agreement; Termination of Certain Rights and Obligations of IRG and IRG Successors

 Under Memorandum of Understanding. The Corrected Isis Sublease and the Assignment of Renovation Agreement are terminated, discharged and released as of the Effective Date, and are no longer of force or effect. All rights and obligations of IRG and any IRG Successor under the Memorandum of Understanding are no longer of force or effect, but any rights and obligations of the City and AspenFilm to each other in the Memorandum of Understanding are expressly reserved by the City and AspenFilm.
- 2. Cross Options. Section 2.05(d) of the terminated Corrected Isis Sublease set forth certain "cross option" rights in favor of AspenFilm to purchase the Commercial Units A-2 and A-3 upon the occurrence of certain events described therein after March 1, 2010, but prior to March 1, 2017. Section 2.05(d) of the Corrected AspenFilm Sublease sets forth certain "cross option" rights in favor of IRG to purchase the Commercial Unit A upon the occurrence of certain events described therein after March 1, 2010, but prior to March 1, 2017. As a result of the termination of the Corrected Isis Sublease and the non-occurrence of such prescribed events, the parties acknowledge and agree that the cross option set forth in Section 2.05(d) of the Corrected Isis Sublease and the cross option set forth in Section 2.05(d) of the Corrected Isis Sublease are no longer of any force or effect.

3. First Rights to Negotiate Assignment of Subleases.

a. Section 13.02(a) of Corrected Isis Sublease and Section 13.03 of Corrected AspenFilm Sublease; First Right to Negotiate Assignment of Corrected AspenFilm Sublease. Section 13.02(a) of the Corrected Isis Sublease contained certain terms and conditions in favor of IRG and the City to be included in the Corrected AspenFilm Sublease with respect to the right to negotiate for an assignment of the Corrected AspenFilm Sublease during the term of

the Corrected AspenFilm Sublease. Such terms and conditions are set forth in Section 13.03 of the Corrected AspenFilm Sublease, but neither IRG, nor any successor in interest to IRG as owner of Commercial Units A-2 and A-3, is a party to the Corrected AspenFilm Sublease. The City no longer has any right or interest with respect to such matters as result of the termination of the Corrected Isis Sublease. Since such terms and conditions of the Corrected AspenFilm Sublease are for the benefit of IRG and any successor in interest to IRG as owner of Commercial Units A-2 and A-3, the parties acknowledge and agree that IRG and any successor in interest to IRG as owner of Commercial Units A-2 and A-3 is hereby made an express, third-party beneficiary with respect to such provisions of the Corrected AspenFilm Sublease, which shall be enforceable by IRG or any successor in interest to IRG as owner of Commercial Units A-2 and A-3 during the term of the Corrected AspenFilm Sublease.

b. Section 13.02(a) of Corrected AspenFilm Sublease and Section 13.03 of Corrected Isis Sublease; First Right to Negotiate Assignment of Corrected Isis Sublease. Section 13.02(a) of the Corrected AspenFilm Sublease set forth certain terms and conditions in favor of AspenFilm and the City to be included in the Corrected Isis Sublease with respect to the right to negotiate for an assignment of the Corrected Isis Sublease during the term of the Corrected Isis Sublease. Such terms and conditions were set forth in Section 13.03 of the Corrected Isis Sublease. As a result of the termination of the Corrected Isis Sublease, the parties acknowledge and agree that such terms and conditions of Section 13.02(a) of the Corrected AspenFilm Sublease (and Section 13.03 of the Corrected Isis Sublease) are no longer of any force or effect.

4. <u>First Rights to Negotiate Acquisition of Commercial Unit A and Commercial Units A-2 and A-3</u>.

a. Section 13.04 of Corrected AspenFilm Sublease; First Right to Negotiate Acquisition of Aspen Film Premises (Commercial Unit A). Section 13.04 of the Corrected AspenFilm Sublease is hereby deleted in its entirety. In lieu thereof, IRG and AspenFilm hereby agree as follows:

No sale of the fee simple interest in Commercial Unit A to any for-profit entity shall occur in violation of the following provisions, and any sale of Commercial Unit A shall be subject to the following provisions: If at any time, the owner of the Commercial Unit A (the "AspenFilm Premises Owner") determines that it wishes to sell its interest in all or a portion of the Commercial Unit A to a for-profit entity, the AspenFilm Premises Owner shall, before listing Commercial Unit A for sale or offering it for sale or accepting an offer for its sale from a third party, whether or not said offer is solicited by the AspenFilm Premises Owner, first offer to the owner of Commercial Units A-2 and A-3 (collectively, the "Isis Premises Owner"), the opportunity to negotiate the terms for and acquire Commercial Unit A. As such, the AspenFilm Premises Owner shall provide written notice to the Isis Premises Owner of its intent to sell Commercial Unit A and shall propose a price and the terms for such sale (the "Initial Offer"). The parties shall have a period of thirty (30) days from the receipt of said notice by the Isis Premises Owner to negotiate the terms of the sale and in the event they are unable to agree upon said terms, then the AspenFilm Premises Owner shall be free to sell Commercial Unit A to a

third party, provided that: (i) such sale occurs within six (6) months of the date of the Initial Offer; (ii) the price for said sale shall be for a price which is no less than ninety percent (90%) of the price offered in the Initial Offer; and (iii) the material terms of said sale shall be no less favorable to the AspenFilm Premises Owner than those which were contained in the Initial Offer. Any sale which is in violation of these provisions shall be voidable in an action brought by the Isis Premises Owner to enforce the terms of this provision. If at any time subsequent to an Initial Offer and the failure of the AspenFilm Premises Owner and the Isis Premises Owner to agree upon the terms of said sale, the AspenFilm Premises Owner desires to sell the Commercial Unit A on a date which is later than six (6) months of the date of the Initial Offer, or is for a price which is less than ninety percent (90%) of the price contained in the Initial Offer and/or which contains material terms less favorable to the AspenFilm Premises Owner, then the AspenFilm Premises Owner shall provide another offer to the Isis Premises Owner (the "Subsequent Offer") and the same provisions hereof which pertain to an Initial Offer shall apply to all Subsequent Offers. This sequence of offers and negotiations shall continue for as many times as necessary to afford the Isis Premises Owner the rights to negotiate the terms for and acquire Commercial Unit A as are provided for herein.

b. <u>First Right to Negotiate Acquisition of Commercial Units A-2 and A-3</u>. IRG and AspenFilm hereby agree as follows:

No sale of the fee simple interest in Commercial Units A-2 and A-3 to any forprofit entity shall occur in violation of the following provisions, and any sale of Commercial Units A-2 and A-3 shall be subject to the following provisions: If at any time, the Isis Premises Owner determines that it wishes to sell its interest in all or a portion of the Commercial Units A-2 and A-3 to a for-profit entity, the Isis Premises Owner shall, before listing Commercial Units A-2 and A-3 for sale or offering it for sale or accepting an offer for its sale from a third party, whether or not said offer is solicited by the Isis Premises Owner, first offer to the AspenFilm Premises Owner the opportunity to negotiate the terms for and acquire Commercial Units A-2 and A-3. The Isis Premises Owner shall provide written notice to the AspenFilm Premises Owner of its intent to sell Commercial Units A-2 and A-3 and shall propose a price and the terms for such sale (the "Initial Offer"). The parties shall have a period of thirty (30) days from the receipt of said notice by the AspenFilm Premises Owner to negotiate the terms of the sale and in the event they are unable to agree upon said terms, then the Isis Premises Owner shall be free to sell Commercial Units A-2 and A-3 to a third party, provided that: (i) such sale occurs within six (6) months of the date of the Initial Offer; (ii) the price for said sale shall be for a price which is no less than ninety percent (90%) of the price offered in the Initial Offer; and (iii) the material terms of said sale shall be no less favorable to the Isis Premises Owner than those which were contained in the Initial Offer. Any sale which is in violation these provisions shall be voidable in an action brought by the Commercial Units A Owner to enforce the terms of this provision. If at any time subsequent to an Initial Offer and the failure of the Isis Premises Owner and the AspenFilm Premises Owner to agree upon the terms of said sale, the Isis Premises Owner desires to sell the Commercial Units A-2 and A-3 on a date which is later than six (6) months of the date of the Initial Offer, or is for a price which is less than ninety percent (90%) of the price contained in the Initial Offer and/or which contains material terms less favorable to the Isis Premises Owner, then the Isis Premises Owner shall provide another offer to the AspenFilm Premises

Owner (the "Subsequent Offer") and the same provisions hereof which pertain to an Initial Offer shall apply to all Subsequent Offers. This sequence of offers and negotiations shall continue for as many times as necessary to afford the AspenFilm Premises Owner the rights to negotiate the terms for and acquire Commercial Units A-2 and A-3 as are provided for herein.

c. AspenFilm's Waiver of AspenFilm's Right to Negotiate Acquisition of Commercial Units A-2 and A-3. Prior to the termination of the Corrected Isis Sublease, IRG negotiated for the sale of the Isis Premises to Isis Aspen Holdings, LLC, a Colorado limited liability company, which is a for-profit entity, on certain terms and conditions which are set forth in a written contract for purchase and sale between IRG as seller and Isis Aspen Holdings, LLC as purchaser. The City, and AspenFilm for itself, and its successors and assigns, expressly acknowledge and agree that each previously irrevocably waived all its rights under Section 13.04 of the Corrected Isis with respect to the proposed sale of the Isis Premises by IRG as seller and Isis Aspen Holdings, LLC as purchaser.

5. Termination of Declarant Rights. Pursuant to the express terms and conditions of the Declaration, the parties hereby acknowledge and agree that all of the Special Declarant Rights thereunder have expired and are of no force or effect. In connection with such Special Declarant Rights, the City and CAPFA previously entered into that certain Assignment of Declarant Rights and Irrevocable Proxy Coupled with an Interest in Voting Rights dated February 16, 2007 and recorded February 16, 2007 as Reception No. 534580, Pitkin County, Colorado (the "Assignment of Declarant Rights"). In addition to providing for an assignment of the Special Declarant Rights to the City, Section 3 of the Assignment of Declarant Rights also provided for the irrevocable appointment of the City as attorney-in-fact and proxy (the "Proxy") with full power of substitution to vote all of the votes of the Isis Theater Condominium Association, Inc., a Colorado non-profit corporation, and which is referred to as the "Association" under the Declaration. Each of the City and CAPFA acknowledges, agrees, and confirms to IRG and any IRG Successor, and to AspenFilm, that the Proxy has terminated with respect to the Isis Property, and the power to vote all of the votes of the Association with respect thereto may be exercised solely by the owner of the Isis Property or its authorized designee, from time to time. Each of the City and CAPFA further acknowledges, agrees, and confirms to IRG and any IRG Successor, and to AspenFilm that, with respect to the AspenFilm Leased Property, the power to vote all of the votes of the Association shall remain subject to the Proxy with respect thereto and may be exercised solely by the City pursuant to the terms thereof.

6. Termination of Corrected Lease Purchase Agreement as to Isis Property; Direct Deeding. The City and CAPFA hereby confirm the termination and discharge of any and all other rights, and obligations of the City and CAPFA under the Corrected Lease Purchase Agreement as to the Isis Property as a result of the City's exercise of its option to purchase the Isis Property from CAPFA pursuant to Section 9.01(c) of the Corrected Lease Purchase Agreement and the exercise by IRG of its purchase option to acquire the Isis Property from the City pursuant to Section 2.05(c) of the Corrected Isis Sublease.

For the convenience of the parties, they have agreed that if requested by IRG, the conveyance of the fee title to the Isis Property pursuant to Section 9.01(c) of the Lease Purchase

Agreement, and pursuant to Section 2.05(c) of the Corrected Isis Sublease shall be made directly by CAPFA to a designee of IRG. The deed conveying the Isis Property to IRG's designee shall be in the form of a Special Warranty Deed and shall be subject only to the exceptions to title as set forth in Exhibit A attached hereto and made a part hereof.

The parties acknowledge and agree that any deed conveying the Isis Property from CAPFA to IRG's designee shall be subject to Ordinance No. 13, Series 1990, of the City of Aspen, providing for a Housing Real Estate Transfer Tax, or to Ordinance No. 20, Series 1979, of the City of Aspen, providing for a Real Estate Transfer Tax.

IRG shall pay the premiums for title insurance for a title policy for the benefit of IRG's designee and all prorations shall be allocated as though IRG was the purchaser of the Isis Property from the City; provided that rents and security deposits shall be allocated as though IRG was conveying the Isis Property to IRG's successor. All proceeds from the conveyance of the Isis Property to IRG's designee remaining after payoff of the Certificates of Participation or "COP" financing provided for in the Corrected IRG Sublease, and allocations, debits and credits from prorations with respect thereto, shall be retained by IRG.

The City Attorney is authorized to approve of the form and content of the deed and closing documents and to have them executed by the appropriate officers of CAPFA and the City.

The terms of this Section 6 shall supersede and replace any inconsistent terms contained in other agreements between CAPFA and the City, and the City and IRG, and shall be given paramount effect in the event of any such inconsistency.

- **7.** Amendment to Occupancy and Use Deed Restriction. CAPFA and the City agree that Paragraph 6 of the Occupancy and Use Deed Restriction is no longer required in order to fulfill the purposes thereof. Therefore, CAPFA and the City agree that Paragraph 6, of the Occupancy and Use Deed Restriction is hereby deleted in its entirety, and is of no further force or effect. Except as so modified by this Agreement, all other terms and condition of the Occupancy and Use Deed Restriction shall remain in full force and effect.
- **8.** <u>Successors and Assigns.</u> This Agreement and the covenants and conditions contained in this Agreement shall be binding upon and inure to the benefit of the parties hereto, and each of their respective successors and assigns, and the benefits and burdens created hereby shall run with the land with respect to Commercial Unit A and to Commercial Units A-2 and A-3.
- **9.** Governing Law. This Agreement and all provisions hereunder shall be governed by and construed in accordance with the laws of the State of Colorado without reference to any conflict of law provisions.
- 10. Entire Agreement; No Amendment. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject of this Agreement and shall supersede all prior written and oral agreements concerning this subject matter. This

Agreement may not be amended, modified or otherwise changed in any respect whatsoever except by a writing duly executed by authorized representatives of the parties hereto. Each party acknowledges that it has read this Agreement, fully understands all of this Agreement's terms and conditions, and executes this Agreement freely, voluntarily and with full knowledge of its significance. Each party to this Agreement has had the opportunity to receive the advice of counsel prior to the execution hereof.

- 11. <u>Attorneys' Fees.</u> In the event any legal action or proceeding is commenced to enforce the obligations set forth in this Agreement, the substantially prevailing party shall be entitled to an award of all reasonable costs and expenses including reasonable attorneys' fees.
- 12. <u>Counterparts</u>. This 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; and any signature page from any such counterpart or any electronic facsimile thereof may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

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IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

| | | ISIS RETAIL GROUP, LLC, a Colorado limited liability company |
|-------------------|-------------------------------|---|
| | By: | |
| | Dy. | Courtney Lord, Manager |
| STATE OF COLORADO |)) ss | |
| COUNTY OF PITKIN |) 55 | |
| | | owledged before me this day of, S RETAIL GROUP, LLC, a Colorado limited liability |
| • | hand and officiation expires: | al seal. |
| | | Notary Public |

THE CITY OF ASPEN, a Colorado municipal corporation

| | By: |
|---|---|
| STATE OF COLORADO)) ss COUNTY OF PITKIN) | |
| 0 0 | vas acknowledged before me this day of, , as of The City of Aspen, a Colorado |
| Witness my hand an My commission exp | nd official seal. bires: |
| | Notary Public |

10

ASPENFILM, FKA Independent Films, Inc. d/b/a AspenFilm, a Colorado nonprofit corporation

| | By: | |
|------------------------------------|--|--|
| STATE OF COLORADO COUNTY OF PITKIN |)) ss) | |
| 2019 by | ment was acknowledged before me this day of,, as of ASPENFILM, FKA /a AspenFilm, a Colorado nonprofit corporation. | |
| • | hand and official seal. sion expires: | |
| | Notary Public | |

Solely with respect to the provisions of Sections 5, 6, and 7 hereof:

THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, a Colorado non-profit corporation

| | By: |
|-------------------------------|--|
| STATE OF COLORADO | |
| COUNTY OF PITKIN |) ss) |
| The foregoing instru | ment was acknowledged before me this day of, |
| | , as of The City of Aspen Public |
| Facilities Authority, a Color | rado non-profit corporation. |
| Witness my | hand and official seal. |
| - | sion expires: |
| | |
| | Notary Public |
| | |

Exhibit A to Agreement

(List of Permitted Exceptions to Title to Direct Special Warranty Deed from CAPFA to IRG's Designee)

- 1. Taxes and assessments for the years 2019 and subsequent years, a lien not yet due or payable.
- 2. Reservations and Exceptions as set forth in the Deed from the City of Aspen of record providing as follows: "That no title shall be hereby acquired to any mine of gold, silver, cinnabar or copper or to any valid mining claim or possession held under existing laws recorded December 9, 1887 in Book 59 at Page 144, recorded December 12, 1887 in Book 59 at Page 160, recorded November 30, 1888 in Book 59 at Page 521.
- 3. Notice of Historical Designation recorded January 13, 1975 in Book 295 at Page 515.
- 4. Easement for encroachment set forth in Deed recorded May 16, 1978 in Book 347 at Page 988 and Ratification and Extension recorded May 7, 1998 as Reception No. 416608.
- 5. All matters shown on Survey recorded May 4, 1995 in Book 4 at Page 41.
- 6. Ordinance No. 58, Series of 1995 recorded May 15, 1996 as Reception No. 392717.
- 7. Shared Sewer Service Agreement recorded December 1, 1999 as Reception No. 438114.
- 8. Condominium Declaration for Isis Theater Condominiums recorded December 9, 1999 as Reception No. 438433 and First Amendment recorded September 29, 2011 as Reception No. 583123.
- 9. All matters shown on the Condominium Map of the Isis Theater Condominiums recorded December 9, 1999 in Plat Book 52 at Page 1 as Reception No. 438434 and the First Amended Condominium Map recorded September 29, 2011 in Book 98 at Page 14 as Reception No. 583124 and the Second Amended Condominium Map recorded September 11, 2014 in Plat Book 108 at Page 6 as Reception No. 613396.
- 10. Articles of Incorporation recorded December 30, 1999 as Reception No. 439066.
- 11. Resolution No. 98-18 recorded April 29, 2004 as Reception No. 496984.
- 12. Occupancy and Use Deed Restriction Agreement and Covenant recorded February 16, 2007 as Reception No. 534579.
- 13. Ordinance No. 6, Series of 2007 recorded April 10, 2007 as Reception No. 536448.
- 12. Agreement entered into as of the ____ day of September, 2019 and recorded as Reception No. _____, by and among AspenFilm, FKA Independent Films, Inc. D/B/A AspenFilm, Isis

Retail Group, LLC, a Colorado limited liability company, the City of Aspen, a Colorado municipal corporation, and the City of Aspen Public Facilities Authority, a Colorado non-profit corporation.



MEMORANDUM

TO: Mayor and City Council and Aspen Public Facilities Authority Board

FROM: Pete Strecker, Finance Director

Jim True, City Attorney

MEETING DATE: September 23, 2019

RE: Isis Retail Group – Retirement of Outstanding Debt and Conveyance

of Proportional Ownership

REQUEST OF COUNCIL: Pursuant to the lease agreement between the Isis Retail Group (tenant) and the City of Aspen Public Facilities Authority, the tenant wishes to exercise its right to call the proportional remaining debt obligation and convey ownership of its condominiumized spaces at the Isis Building directly to a third-party buyer.

SUMMARY AND BACKGROUND: The City of Aspen Public Facilities Authority (CAPFA) has two leases for the ISIS Building - one with Aspen Film and the other with ISIS Retail Group (IRG,) both private entities. The City issued Certificates of Participation (COPs) to finance the acquisition and renovation of this building for the primary purpose of improving and preserving a movie theatre space within the downtown of Aspen. IRG's lease includes the two, ground floor commercial units, as well as the affordable housing units on the upper floor. Aspen Film's lease includes the movie theater. The leases are essentially "contracts for deed" purchase agreements.

Each of the tenants has the option to purchase their space for nominal consideration at the end of the lease or for the balance of its proportional share of the debt if a balance is owed and each of the tenants has the right to negotiate for the acquisition of the other's space as a first right to buy if the other party is seeking to sell. The City also retains an right to buy if a tenant wishes to sell to a third party. IRG communicated early this year that it wished to acquire and sell its space in the building. As part of the lease agreements, the IRG notified Aspen Film and the City that they had first rights of refusal and both entities elected to not exercise their options.

DISCUSSION: Pursuant to the numerous agreements that were part of the original transaction, the deed for the property to be conveyed to IRG is currently held by CAPFA, a non-profit entity created by the City. The Board of Directors of CAPFA consists of the sitting Mayor and Council Members plus the City Clerk and City Finance Director. The agreement that is submitted with this memorandum and the attached resolutions allow the City and CAPFA to complete the transaction and convey the property as contemplated by the agreements. Both CAPFA and City Council must approve and execute the attached agreement. In this instance for the convenience of all of the parties the conveyance of the deed to the new third-party buyer will be directly from CAPFA.

FINANCIAL IMPACTS: The City currently has appropriation authority to make annual principal and interest payments on the outstanding Certificates of Participation (COPs). The outstanding balance on this debt is \$6,695,000, of which the Isis Retail Group's proportionate share is \$4.46M. The outstanding principal balance of \$4.46M would be called and paid off simultaneously with the conveyance of the deed to the condominiumized spaces in the Isis Building. This would be a net zero impact to the City's financials as the IRG would fully pay off its share of the debt.

The only remaining debt from the COPs on the City's books would be attributable to the theater space that is leased to Aspen Film, equal to \$2,030,000.

RECOMMENDATIONS: Staff recommends approval of the resolutions to proceed with the conveyance of the condominiumized spaces of the property and to call the associated debt obligation for these spaces as allowed under the lease terms.

CITY MANAGER COMMENTS:

RESOLUTION of

CITY OF ASPEN PUBLIC FACILITIES AUTHORITY

A RESOLUTION OF THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, APPROVING AN AGREEMENT BY, BETWEEN, AND AMONG ASPENFILM, FKA INDEPENDENT FILMS, INC., D/B/A ASPENFILM, A COLORADO NONPROFIT CORPORATION ("ASPENFILM"); ISIS RETAIL GROUP, LLC, A COLORADO LIMITED LIABILITY COMPANY ("IRG"); THE CITY OF ASPEN, A COLORADO MUNICIPAL CORPORATION (THE "CITY"); AND THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, A COLORADO NON-PROFIT CORPORATION ("CAPFA") AND AUTHORIZING THE CITY OF ASPEN FINANCE DIRECTOR PETE STRECKER, A MEMBER OF THE BOARD OF DIRECTORS TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY OF ASPEN, COLORADO.

WHEREAS, there has been submitted to the City of Aspen Public Facilities Authority an Agreement by, between, and among AspenFilm, fka Independent Films, Inc. d/b/a AspenFilm, a Colorado Nonprofit Corporation; Isis Retail Group, LLC, a Colorado Limited Liability Company ("IRG"); the City of Aspen, A Colorado Municipal Corporation; and the City of Aspen Public Facilities Authority, a Colorado Non-Profit Corporation, regarding and concerning the sale by IRG of its interest in the property in the ISIS THEATER CONDOMINIUMS, according to the Condominium Map thereof recorded December 9, 1999 in Plat Book 52 at Page 1 as Reception No. 438434 and the First Amended Condominium Map recorded September 29, 2011 in Book 98 at Page 14 as Reception No. 583124 and the Second Amended Condominium Map recorded September 11, 2014 in Plat Book 108 at Page 6 as Reception No. 613396, to a third party buyer. A true and accurate copy of the Agreement is attached hereto as Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, A COLORADO NON-PROFIT CORPORATION

That the City of Aspen Public Facilities Authority hereby approves that Agreement by, between and among AspenFilm, fka Independent Films, Inc. d/b/a AspenFilm, a Colorado Nonprofit Corporation; Isis Retail Group, LLC, a Colorado Limited Liability Company; the City Of Aspen, a Colorado Municipal Corporation; and the City of Aspen Public Facilities Authority, a Colorado Non-

Profit Corporation, a copy of which is attached hereto and incorporated herein and does hereby authorize the City of Aspen Finance Director Pete Strecker, a member of the Board of Directors to execute said agreement and all closing and other documents set forth therein, as approved by the City Attorney, on behalf of the City of Aspen Public Facilities Authority.

INTRODUCED, READ AND ADOPTED by the Board of Directors of the City of Aspen Public Facilities Authority on the 23rd day of September 2019.

| Torre, | Chairman | |
|--------|----------|--|

I, Linda Manning, duly appointed and acting as Secretary of the City of Aspen Public Facilities Authority do certify that the foregoing is a true and accurate copy of that resolution adopted by the Board of Directors of City of Aspen Public Facilities Authority at a meeting held September 23, 2019.

Linda Manning, City Clerk

AGREEMENT

THIS AGREEMENT (this "<u>Agreement</u>") is entered into as of the ___ day of September, 2019 ("<u>Effective Date</u>"), by and among ASPENFILM, FKA Independent Films, Inc. d/b/a AspenFilm, a Colorado nonprofit corporation ("<u>AspenFilm</u>"), ISIS RETAIL GROUP, LLC, a Colorado limited liability company ("<u>IRG</u>"), THE CITY OF ASPEN, a Colorado municipal corporation (the "<u>City</u>"), and THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, a Colorado non-profit corporation ("<u>CAPFA</u>"), but solely with respect to the provisions of Sections 5, 6 and 7 hereof.

WITNESSETH:

WHEREAS, the City, as landlord, and IRG, as tenant, entered into that certain Sublease as of February 16, 2007 and recorded February 16, 2007 as Reception No. 534584, Pitkin County, Colorado, and a copy thereof with certain corrected exhibits, titled "Corrected Sublease", was re-recorded on June 20, 2008 as Reception No. 550452 (the "Corrected Isis Sublease"), regarding certain premises legally described as Commercial Units A-2 and A-3 ("Commercial Units A-2 and A-3") (which are sometimes collectively referred to in the Corrected Isis Sublease as "Commercial Unit 1" and which Commercial Units A-2 and A-3 formerly comprised portions of "Commercial Unit A"), and Residential Units C and D ("Units C and D"), ISIS THEATER CONDOMINIUMS, according to the Condominium Map thereof recorded December 9, 1999 in Plat Book 52 at Page 1 as Reception No. 438434 and the First Amended Condominium Map recorded September 29, 2011 in Book 98 at Page 14 as Reception No. 583124 and the Second Amended Condominium Map recorded September 11, 2014 in Plat Book 108 at Page 6 as Reception No. 613396 (as so amended, the "Condo Map"), and as defined and described by the Condominium Declaration for Isis Theater Condominiums recorded December 9, 1999 as Reception No. 438433 and the First Amendment to Condominium Declaration of Isis Theater Condominiums recorded September 9, 2011 as Reception No. 583123, County of Pitkin, State of Colorado (as so amended, the "Condo Declaration") (Units A-2, A-3, C and D shall collectively be referred to herein as the "Isis Property");

WHEREAS, the City and IRG are also parties to that certain Assignment of Renovation Agreement dated as of February 16, 2007 (the "Assignment of Renovation Agreement"), a copy of which is annexed to the Corrected Isis Sublease as "Exhibit B";

WHEREAS, the City, IRG, and AspenFilm are parties to that certain Memorandum of Understanding made as of November 29, 2006 (the "Memorandum of Understanding"), a copy of which is annexed to the Corrected Isis Sublease as "Exhibit MOU-1";

WHEREAS, the City, as landlord, and AspenFilm, as tenant, entered into that certain Sublease as of February 16, 2007 and recorded February 16, 2007 as Reception No. 534584, Pitkin County, Colorado, and a copy thereof with certain corrected exhibits, titled "*Corrected Sublease*", was re-recorded on June 20, 2008 as Reception No. 550453 (the "<u>Corrected</u>

<u>AspenFilm Sublease</u>"), regarding certain premises legally described as Commercial Unit A (referenced in the Corrected Isis Sublease as "*Commercial Unit* 2" and formerly known as a portion of "*Commercial Unit* A"), ISIS THEATER CONDOMINIUMS, according to the Condo Map and as defined and described by the Condo Declaration (which property shall be referred to herein "<u>Commercial Unit A</u>" or as the "<u>AspenFilm Leased Property</u>");

WHEREAS, the City and CAPFA are parties to that certain Lease Purchase Agreement as of February 1, 2007 and recorded February 16, 2007 as Reception No. 534584, Pitkin County, Colorado, and a copy thereof with certain corrected exhibits, titled "Corrected Lease Purchase Agreement", was re-recorded on June 20, 2008 as Reception No. 550450 (the "Corrected Lease Purchase Agreement"), and pursuant to Section 9.01(c) thereof, the City exercised its option to purchase the Isis Property from CAPFA, after having received notice from IRG pursuant to Section 2.05(c) of the Corrected Isis Sublease, by which IRG exercised its option to purchase the Isis Property from the City, and as a result of the exercise of such rights by the City and by IRG, and the direct deeding of the Isis Property by CAPFA to IRG's designee, the Corrected Lease Purchase Agreement terminated as to the Isis Property, and the Corrected Isis Sublease is also terminated;

WHEREAS, by this Agreement, the parties mutually desire to confirm the termination and discharge of any and all rights and obligations of the City and CAPFA under the Corrected Lease Purchase Agreement as to the Isis Property, and the termination and discharge of the Corrected Isis Sublease and any and all other rights, and obligations of the City, IRG, AspenFilm, and any successor in interest to IRG as owner of the Isis Property with respect thereto ("IRG Successor"), including but not limited to, the rights and obligations of the City and IRG as provided for in the Assignment of Renovation Agreement and also any rights, and obligations of IRG and any IRG Successor in the Memorandum of Understanding, but expressly excluding from such termination and discharge any rights, and obligations of the City and AspenFilm to each other in the Memorandum of Understanding, all of which rights and obligations are expressly reserved by the City and AspenFilm;

WHEREAS, the Corrected AspenFilm Sublease is currently in effect;

WHEREAS, the Corrected Isis Sublease and the Corrected Aspen Film Sublease each contain certain rights of first negotiation and rights of acquisition with respect to Commercial Units A-2 and A-3, and to Commercial Unit A;

WHEREAS, by this Agreement, the parties also desire to amend and restate, and memorialize in their entirety their agreement with respect to certain provisions of the Corrected Isis Sublease and the Corrected AspenFilm Sublease which reference certain rights of first negotiation and rights of acquisition with respect to Commercial Units A-2 and A-3, and Commercial Unit A;

WHEREAS, the Condo Declaration sets forth certain "<u>Special Declarant Rights</u>" (as such term is defined in the Condo Declaration) which were reserved to the "<u>Declarant</u>" (as such term is also defined in the Condo Declaration);

WHEREAS, by this Agreement, the parties also desire to acknowledge and agree that pursuant to the terms of and conditions of the Condo Declaration, all of the Special Declarant Rights thereunder have expired, certain of the voting rights proxies coupled with an interest provided for therein are terminated and are of no force or effect, and that all voting rights associated with the Isis Property and the AspenFilm Leased Property as provided for under the Condo Declaration may only be exercised by the respective owner(s) of the Isis Property and the AspenFilm Leased Property; and

WHEREAS, by this Agreement, CAPFA and the City desire to amend certain provisions of the Occupancy and Use Deed Restriction, Agreement, and Covenant dated February 16, 2007, and recorded February 16, 2007 as Reception No. 534579, Pitkin County, Colorado (the "Occupancy and Use Deed Restriction") with respect to Units C and D.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, AspenFilm, IRG, the City, and CAPFA (but as to CAPFA, solely with respect to the provisions of Sections 5, 6 and 7 hereof) hereby agree as follows:

- 1. Termination of Corrected Isis Sublease, and Assignment of Renovation

 Agreement; Termination of Certain Rights and Obligations of IRG and IRG Successors

 Under Memorandum of Understanding. The Corrected Isis Sublease and the Assignment of Renovation Agreement are terminated, discharged and released as of the Effective Date, and are no longer of force or effect. All rights and obligations of IRG and any IRG Successor under the Memorandum of Understanding are no longer of force or effect, but any rights and obligations of the City and AspenFilm to each other in the Memorandum of Understanding are expressly reserved by the City and AspenFilm.
- 2. Cross Options. Section 2.05(d) of the terminated Corrected Isis Sublease set forth certain "cross option" rights in favor of AspenFilm to purchase the Commercial Units A-2 and A-3 upon the occurrence of certain events described therein after March 1, 2010, but prior to March 1, 2017. Section 2.05(d) of the Corrected AspenFilm Sublease sets forth certain "cross option" rights in favor of IRG to purchase the Commercial Unit A upon the occurrence of certain events described therein after March 1, 2010, but prior to March 1, 2017. As a result of the termination of the Corrected Isis Sublease and the non-occurrence of such prescribed events, the parties acknowledge and agree that the cross option set forth in Section 2.05(d) of the Corrected Isis Sublease and the cross option set forth in Section 2.05(d) of the Corrected Isis Sublease are no longer of any force or effect.

3. First Rights to Negotiate Assignment of Subleases.

a. Section 13.02(a) of Corrected Isis Sublease and Section 13.03 of Corrected AspenFilm Sublease; First Right to Negotiate Assignment of Corrected AspenFilm Sublease. Section 13.02(a) of the Corrected Isis Sublease contained certain terms and conditions in favor of IRG and the City to be included in the Corrected AspenFilm Sublease with respect to the right to negotiate for an assignment of the Corrected AspenFilm Sublease during the term of

the Corrected AspenFilm Sublease. Such terms and conditions are set forth in Section 13.03 of the Corrected AspenFilm Sublease, but neither IRG, nor any successor in interest to IRG as owner of Commercial Units A-2 and A-3, is a party to the Corrected AspenFilm Sublease. The City no longer has any right or interest with respect to such matters as result of the termination of the Corrected Isis Sublease. Since such terms and conditions of the Corrected AspenFilm Sublease are for the benefit of IRG and any successor in interest to IRG as owner of Commercial Units A-2 and A-3, the parties acknowledge and agree that IRG and any successor in interest to IRG as owner of Commercial Units A-2 and A-3 is hereby made an express, third-party beneficiary with respect to such provisions of the Corrected AspenFilm Sublease, which shall be enforceable by IRG or any successor in interest to IRG as owner of Commercial Units A-2 and A-3 during the term of the Corrected AspenFilm Sublease.

b. Section 13.02(a) of Corrected AspenFilm Sublease and Section 13.03 of Corrected Isis Sublease; First Right to Negotiate Assignment of Corrected Isis Sublease. Section 13.02(a) of the Corrected AspenFilm Sublease set forth certain terms and conditions in favor of AspenFilm and the City to be included in the Corrected Isis Sublease with respect to the right to negotiate for an assignment of the Corrected Isis Sublease during the term of the Corrected Isis Sublease. Such terms and conditions were set forth in Section 13.03 of the Corrected Isis Sublease. As a result of the termination of the Corrected Isis Sublease, the parties acknowledge and agree that such terms and conditions of Section 13.02(a) of the Corrected AspenFilm Sublease (and Section 13.03 of the Corrected Isis Sublease) are no longer of any force or effect.

4. <u>First Rights to Negotiate Acquisition of Commercial Unit A and Commercial</u> Units A-2 and A-3.

a. Section 13.04 of Corrected AspenFilm Sublease; First Right to Negotiate Acquisition of Aspen Film Premises (Commercial Unit A). Section 13.04 of the Corrected AspenFilm Sublease is hereby deleted in its entirety. In lieu thereof, IRG and AspenFilm hereby agree as follows:

No sale of the fee simple interest in Commercial Unit A to any for-profit entity shall occur in violation of the following provisions, and any sale of Commercial Unit A shall be subject to the following provisions: If at any time, the owner of the Commercial Unit A (the "AspenFilm Premises Owner") determines that it wishes to sell its interest in all or a portion of the Commercial Unit A to a for-profit entity, the AspenFilm Premises Owner shall, before listing Commercial Unit A for sale or offering it for sale or accepting an offer for its sale from a third party, whether or not said offer is solicited by the AspenFilm Premises Owner, first offer to the owner of Commercial Units A-2 and A-3 (collectively, the "Isis Premises Owner"), the opportunity to negotiate the terms for and acquire Commercial Unit A. As such, the AspenFilm Premises Owner shall provide written notice to the Isis Premises Owner of its intent to sell Commercial Unit A and shall propose a price and the terms for such sale (the "Initial Offer"). The parties shall have a period of thirty (30) days from the receipt of said notice by the Isis Premises Owner to negotiate the terms of the sale and in the event they are unable to agree upon said terms, then the AspenFilm Premises Owner shall be free to sell Commercial Unit A to a

third party, provided that: (i) such sale occurs within six (6) months of the date of the Initial Offer; (ii) the price for said sale shall be for a price which is no less than ninety percent (90%) of the price offered in the Initial Offer; and (iii) the material terms of said sale shall be no less favorable to the AspenFilm Premises Owner than those which were contained in the Initial Offer. Any sale which is in violation of these provisions shall be voidable in an action brought by the Isis Premises Owner to enforce the terms of this provision. If at any time subsequent to an Initial Offer and the failure of the AspenFilm Premises Owner and the Isis Premises Owner to agree upon the terms of said sale, the AspenFilm Premises Owner desires to sell the Commercial Unit A on a date which is later than six (6) months of the date of the Initial Offer, or is for a price which is less than ninety percent (90%) of the price contained in the Initial Offer and/or which contains material terms less favorable to the AspenFilm Premises Owner, then the AspenFilm Premises Owner shall provide another offer to the Isis Premises Owner (the "Subsequent Offer") and the same provisions hereof which pertain to an Initial Offer shall apply to all Subsequent Offers. This sequence of offers and negotiations shall continue for as many times as necessary to afford the Isis Premises Owner the rights to negotiate the terms for and acquire Commercial Unit A as are provided for herein.

b. <u>First Right to Negotiate Acquisition of Commercial Units A-2 and A-3</u>. IRG and AspenFilm hereby agree as follows:

No sale of the fee simple interest in Commercial Units A-2 and A-3 to any forprofit entity shall occur in violation of the following provisions, and any sale of Commercial Units A-2 and A-3 shall be subject to the following provisions: If at any time, the Isis Premises Owner determines that it wishes to sell its interest in all or a portion of the Commercial Units A-2 and A-3 to a for-profit entity, the Isis Premises Owner shall, before listing Commercial Units A-2 and A-3 for sale or offering it for sale or accepting an offer for its sale from a third party, whether or not said offer is solicited by the Isis Premises Owner, first offer to the AspenFilm Premises Owner the opportunity to negotiate the terms for and acquire Commercial Units A-2 and A-3. The Isis Premises Owner shall provide written notice to the AspenFilm Premises Owner of its intent to sell Commercial Units A-2 and A-3 and shall propose a price and the terms for such sale (the "Initial Offer"). The parties shall have a period of thirty (30) days from the receipt of said notice by the AspenFilm Premises Owner to negotiate the terms of the sale and in the event they are unable to agree upon said terms, then the Isis Premises Owner shall be free to sell Commercial Units A-2 and A-3 to a third party, provided that: (i) such sale occurs within six (6) months of the date of the Initial Offer; (ii) the price for said sale shall be for a price which is no less than ninety percent (90%) of the price offered in the Initial Offer; and (iii) the material terms of said sale shall be no less favorable to the Isis Premises Owner than those which were contained in the Initial Offer. Any sale which is in violation these provisions shall be voidable in an action brought by the Commercial Units A Owner to enforce the terms of this provision. If at any time subsequent to an Initial Offer and the failure of the Isis Premises Owner and the AspenFilm Premises Owner to agree upon the terms of said sale, the Isis Premises Owner desires to sell the Commercial Units A-2 and A-3 on a date which is later than six (6) months of the date of the Initial Offer, or is for a price which is less than ninety percent (90%) of the price contained in the Initial Offer and/or which contains material terms less favorable to the Isis Premises Owner, then the Isis Premises Owner shall provide another offer to the AspenFilm Premises

Owner (the "Subsequent Offer") and the same provisions hereof which pertain to an Initial Offer shall apply to all Subsequent Offers. This sequence of offers and negotiations shall continue for as many times as necessary to afford the AspenFilm Premises Owner the rights to negotiate the terms for and acquire Commercial Units A-2 and A-3 as are provided for herein.

c. AspenFilm's Waiver of AspenFilm's Right to Negotiate Acquisition of Commercial Units A-2 and A-3. Prior to the termination of the Corrected Isis Sublease, IRG negotiated for the sale of the Isis Premises to Isis Aspen Holdings, LLC, a Colorado limited liability company, which is a for-profit entity, on certain terms and conditions which are set forth in a written contract for purchase and sale between IRG as seller and Isis Aspen Holdings, LLC as purchaser. The City, and AspenFilm for itself, and its successors and assigns, expressly acknowledge and agree that each previously irrevocably waived all its rights under Section 13.04 of the Corrected Isis with respect to the proposed sale of the Isis Premises by IRG as seller and Isis Aspen Holdings, LLC as purchaser.

5. Termination of Declarant Rights. Pursuant to the express terms and conditions of the Declaration, the parties hereby acknowledge and agree that all of the Special Declarant Rights thereunder have expired and are of no force or effect. In connection with such Special Declarant Rights, the City and CAPFA previously entered into that certain Assignment of Declarant Rights and Irrevocable Proxy Coupled with an Interest in Voting Rights dated February 16, 2007 and recorded February 16, 2007 as Reception No. 534580, Pitkin County, Colorado (the "Assignment of Declarant Rights"). In addition to providing for an assignment of the Special Declarant Rights to the City, Section 3 of the Assignment of Declarant Rights also provided for the irrevocable appointment of the City as attorney-in-fact and proxy (the "Proxy") with full power of substitution to vote all of the votes of the Isis Theater Condominium Association, Inc., a Colorado non-profit corporation, and which is referred to as the "Association" under the Declaration. Each of the City and CAPFA acknowledges, agrees, and confirms to IRG and any IRG Successor, and to AspenFilm, that the Proxy has terminated with respect to the Isis Property, and the power to vote all of the votes of the Association with respect thereto may be exercised solely by the owner of the Isis Property or its authorized designee, from time to time. Each of the City and CAPFA further acknowledges, agrees, and confirms to IRG and any IRG Successor, and to AspenFilm that, with respect to the AspenFilm Leased Property, the power to vote all of the votes of the Association shall remain subject to the Proxy with respect thereto and may be exercised solely by the City pursuant to the terms thereof.

6. Termination of Corrected Lease Purchase Agreement as to Isis Property; Direct Deeding. The City and CAPFA hereby confirm the termination and discharge of any and all other rights, and obligations of the City and CAPFA under the Corrected Lease Purchase Agreement as to the Isis Property as a result of the City's exercise of its option to purchase the Isis Property from CAPFA pursuant to Section 9.01(c) of the Corrected Lease Purchase Agreement and the exercise by IRG of its purchase option to acquire the Isis Property from the City pursuant to Section 2.05(c) of the Corrected Isis Sublease.

For the convenience of the parties, they have agreed that if requested by IRG, the conveyance of the fee title to the Isis Property pursuant to Section 9.01(c) of the Lease Purchase

Agreement, and pursuant to Section 2.05(c) of the Corrected Isis Sublease shall be made directly by CAPFA to a designee of IRG. The deed conveying the Isis Property to IRG's designee shall be in the form of a Special Warranty Deed and shall be subject only to the exceptions to title as set forth in Exhibit A attached hereto and made a part hereof.

The parties acknowledge and agree that any deed conveying the Isis Property from CAPFA to IRG's designee shall be subject to Ordinance No. 13, Series 1990, of the City of Aspen, providing for a Housing Real Estate Transfer Tax, or to Ordinance No. 20, Series 1979, of the City of Aspen, providing for a Real Estate Transfer Tax.

IRG shall pay the premiums for title insurance for a title policy for the benefit of IRG's designee and all prorations shall be allocated as though IRG was the purchaser of the Isis Property from the City; provided that rents and security deposits shall be allocated as though IRG was conveying the Isis Property to IRG's successor. All proceeds from the conveyance of the Isis Property to IRG's designee remaining after payoff of the Certificates of Participation or "COP" financing provided for in the Corrected IRG Sublease, and allocations, debits and credits from prorations with respect thereto, shall be retained by IRG.

The City Attorney is authorized to approve of the form and content of the deed and closing documents and to have them executed by the appropriate officers of CAPFA and the City.

The terms of this Section 6 shall supersede and replace any inconsistent terms contained in other agreements between CAPFA and the City, and the City and IRG, and shall be given paramount effect in the event of any such inconsistency.

- **7.** Amendment to Occupancy and Use Deed Restriction. CAPFA and the City agree that Paragraph 6 of the Occupancy and Use Deed Restriction is no longer required in order to fulfill the purposes thereof. Therefore, CAPFA and the City agree that Paragraph 6, of the Occupancy and Use Deed Restriction is hereby deleted in its entirety, and is of no further force or effect. Except as so modified by this Agreement, all other terms and condition of the Occupancy and Use Deed Restriction shall remain in full force and effect.
- **8.** <u>Successors and Assigns.</u> This Agreement and the covenants and conditions contained in this Agreement shall be binding upon and inure to the benefit of the parties hereto, and each of their respective successors and assigns, and the benefits and burdens created hereby shall run with the land with respect to Commercial Unit A and to Commercial Units A-2 and A-3.
- **9.** Governing Law. This Agreement and all provisions hereunder shall be governed by and construed in accordance with the laws of the State of Colorado without reference to any conflict of law provisions.
- 10. Entire Agreement; No Amendment. This Agreement constitutes the entire agreement and understanding between the parties with respect to the subject of this Agreement and shall supersede all prior written and oral agreements concerning this subject matter. This

Agreement may not be amended, modified or otherwise changed in any respect whatsoever except by a writing duly executed by authorized representatives of the parties hereto. Each party acknowledges that it has read this Agreement, fully understands all of this Agreement's terms and conditions, and executes this Agreement freely, voluntarily and with full knowledge of its significance. Each party to this Agreement has had the opportunity to receive the advice of counsel prior to the execution hereof.

- 11. <u>Attorneys' Fees.</u> In the event any legal action or proceeding is commenced to enforce the obligations set forth in this Agreement, the substantially prevailing party shall be entitled to an award of all reasonable costs and expenses including reasonable attorneys' fees.
- 12. <u>Counterparts</u>. This 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; and any signature page from any such counterpart or any electronic facsimile thereof may be attached or appended to any other counterpart to complete a fully executed counterpart of this Agreement and any telecopy or other facsimile transmission of any signature shall be deemed an original and shall bind such party.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the Effective Date.

| | | ISIS RETAIL GROUP, LLC, a Colorado limited liability company |
|-----------------------|---------|---|
| | By: | |
| | 5 | Courtney Lord, Manager |
| | | |
| STATE OF COLORADO) | | |
| COUNTY OF PITKIN) | | |
| | | owledged before me this day of, S RETAIL GROUP, LLC, a Colorado limited liability |
| Witness my hand and o | officia | ıl seal. |
| My commission expire | s: | |
| | | |
| | | Notary Public |

THE CITY OF ASPEN, a Colorado municipal corporation

| | Ву: _ | | | |
|--|---------------------------------|----------|--|--|
| STATE OF COLORADO |)) ss | | | |
| COUNTY OF PITKIN |) | | | |
| The foregoing instruction 2019 by municipal corporation. | | | ne this day of of The City of Aspen | |
| • | hand and official sion expires: | | · | |
| | | Notary P | ublic | |

ASPENFILM, FKA Independent Films, Inc. d/b/a AspenFilm, a Colorado nonprofit corporation

| | By: |
|-------------------|--|
| STATE OF COLORADO | |
| COUNTY OF PITKIN |) ss) |
| 2019 by | ment was acknowledged before me this day of,, as of ASPENFILM, FKA |
| , | 'a AspenFilm, a Colorado nonprofit corporation. nand and official seal. |
| • | ion expires: |
| | Notary Public |

11

Solely with respect to the provisions of Sections 5, 6, and 7 hereof:

THE CITY OF ASPEN PUBLIC FACILITIES AUTHORITY, a Colorado non-profit corporation

| | By: |
|-------------------------------|--|
| STATE OF COLORADO | |
| COUNTY OF PITKIN |) ss) |
| The foregoing instru | ment was acknowledged before me this day of, |
| | , as of The City of Aspen Public |
| Facilities Authority, a Color | rado non-profit corporation. |
| Witness my | hand and official seal. |
| - | sion expires: |
| | |
| | Notary Public |
| | |

Exhibit A to Agreement

(List of Permitted Exceptions to Title to Direct Special Warranty Deed from CAPFA to IRG's Designee)

- 1. Taxes and assessments for the years 2019 and subsequent years, a lien not yet due or payable.
- 2. Reservations and Exceptions as set forth in the Deed from the City of Aspen of record providing as follows: "That no title shall be hereby acquired to any mine of gold, silver, cinnabar or copper or to any valid mining claim or possession held under existing laws recorded December 9, 1887 in Book 59 at Page 144, recorded December 12, 1887 in Book 59 at Page 160, recorded November 30, 1888 in Book 59 at Page 521.
- 3. Notice of Historical Designation recorded January 13, 1975 in Book 295 at Page 515.
- 4. Easement for encroachment set forth in Deed recorded May 16, 1978 in Book 347 at Page 988 and Ratification and Extension recorded May 7, 1998 as Reception No. 416608.
- 5. All matters shown on Survey recorded May 4, 1995 in Book 4 at Page 41.
- 6. Ordinance No. 58, Series of 1995 recorded May 15, 1996 as Reception No. 392717.
- 7. Shared Sewer Service Agreement recorded December 1, 1999 as Reception No. 438114.
- 8. Condominium Declaration for Isis Theater Condominiums recorded December 9, 1999 as Reception No. 438433 and First Amendment recorded September 29, 2011 as Reception No. 583123.
- 9. All matters shown on the Condominium Map of the Isis Theater Condominiums recorded December 9, 1999 in Plat Book 52 at Page 1 as Reception No. 438434 and the First Amended Condominium Map recorded September 29, 2011 in Book 98 at Page 14 as Reception No. 583124 and the Second Amended Condominium Map recorded September 11, 2014 in Plat Book 108 at Page 6 as Reception No. 613396.
- 10. Articles of Incorporation recorded December 30, 1999 as Reception No. 439066.
- 11. Resolution No. 98-18 recorded April 29, 2004 as Reception No. 496984.
- 12. Occupancy and Use Deed Restriction Agreement and Covenant recorded February 16, 2007 as Reception No. 534579.
- 13. Ordinance No. 6, Series of 2007 recorded April 10, 2007 as Reception No. 536448.
- 12. Agreement entered into as of the ____ day of September, 2019 and recorded as Reception No. _____, by and among AspenFilm, FKA Independent Films, Inc. D/B/A AspenFilm, Isis

Retail Group, LLC, a Colorado limited liability company, the City of Aspen, a Colorado municipal corporation, and the City of Aspen Public Facilities Authority, a Colorado non-profit corporation.