



Barbara Kirkmeyer, Chair  
Michelle Bettger  
Matthew Darnell  
Mark Grejeda, Vice Chair  
Tommy Holton  
David Hushbeck  
Gary Montoya  
Eugene Reynolds  
Kathy Kvasnicka, Alternate

Vacancy, Special District Representative

## **AGENDA**

**Fort Lupton Urban Renewal Authority  
Regular Meeting  
Fort Lupton City Hall – 130 S. McKinley Ave.  
Monday, February 10, 2020 – 6:30 PM**

- 1. Call To Order – Roll Call**
- 2. Approval Of The Agenda**
- 3. Consent Agenda**
  - a. Approval of the Minutes of the January 13, 2020 Meeting
- 4. Public Comment**
- 5. Accounts Payable**
- 6. Action Items**
  - a. AM2020-003: Approve a New Meeting Day and Time for the Fort Lupton Urban Renewal Authority
- 7. New Business**
  - a. Budget Adjustment Discussion
  - b. Streetscape Plan Update on Denver Avenue Intersections Project
  - c. Façade Improvement Program Update
  - d. Multimodal Grant Discussion
  - e. Development Agreement Policy Update
- 8. Old Business**
  - a. Intergovernmental Agreements
  - b. Dale’s Pharmacy Development Assistance Update
  - c. Memorial Bench & Tree Program
- 9. Staff Reports**
  - a. Executive Director
  - b. Staff Liaisons
- 10. Board Reports**
- 11. Adjournment**

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
January 13, 2020**

The Fort Lupton Urban Renewal Authority met at the City Complex, 130 South McKinley Avenue, the regular meeting place of the Board, on Monday, January 13, 2020. Chair Barbara Kirkmeyer called the meeting to order at 6:30 p.m.

**ROLL CALL**

Roll Call was taken and those present were, Chair Barbara Kirkmeyer, Vice-Chair Mark Grajeda and Board Members Gary Montoya, Gene Reynolds, and Kathy Kvasnicka. Also in attendance was City Administrator Chris Cross, Staff Liaison Alyssa Knutson, and Planning Technician Stephanie Darnell.

**APPROVAL OF AGENDA**

Chair Barbara Kirkmeyer requested a motion to approve the agenda as amended. Member Gary Montoya made a motion to approve the agenda and it was seconded by Member Gene Reynolds.

Motion passed unanimously.

**CONSENT AGENDA**

Chair Barbara Kirkmeyer requested a motion to approve the consent agenda, including the minutes of the December 17, 2019 meeting.

Member Gene Reynolds made a motion to approve the consent agenda and it was seconded by Member Gary Montoya.

Motion carried unanimously.

**PUBLIC COMMENT**

Linda Hunt, 305 3<sup>rd</sup> Street, Fort Lupton, Colorado, and Paul Fazzini, 414 Denver Avenue, Fort Lupton, Colorado, addressed the Authority on behalf of the Fort Lupton Food and Clothing Bank. Ms. Hunt expressed her appreciation to the Authority for granting an extension on their façade improvement grant, and stated that the project was now complete. She stated that they are happy with how it looks, and hopes the Authority is as well. Mr. Fazzini mentioned they went over the original budget, but understands that that amount isn't included in the grant award.

Paul Fazzini mentioned that the Fort Lupton Food and Clothing Bank received a donation to the Food and Clothing Bank and would like to plant a tree in their honor at Cannery Park. Chris Cross stated that he will reach out to them to get something set up.

Chair Kirkmeyer thanked them for their participation in the façade grant program, and stated they are proud of the program.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

Mr. Fazzini stated that there were 9,000 families fed through the Food and Clothing Bank that year.

Elda Rodriguez, owner of 435 Denver Avenue, addressed the Authority. She stated that she heard about the façade grant program a year ago, but wasn't able to focus on it until recently. She stated that she met with Ms. Knutson to discuss improvements that she would like to make to the property.

Chair Kirkmeyer asked if this was an item on the agenda, and Ms. Knutson stated that it was not. The item on the agenda that addresses the façade program is to discuss completed projects. Ms. Knutson explained that she asked Ms. Rodriguez to come in to express her interest in applying for a façade grant since it was decided at the last meeting to not fund the program for 2020.

Ms. Knutson explained that Ms. Rodriguez owns the Susie's Boutique building, as well the building behind it, which includes the bakery that faces Fifth Street (620 Fifth Street). She added that the buildings are located on the same block as other recent projects completed through the façade program, including the Food and Clothing Bank and Farmers Insurance.

Vice-Chair Grajeda stated that they could listen to what her plans were, and then have discussion on what they were going to do.

Ms. Rodriguez stated that the building on Fifth Street needs major improvement. She wanted to give it a better feel. Ms. Knutson displayed an image of the buildings on the projector to the Authority. Ms. Rodriguez stated that she would like to start with the bakery first and remove the two doors in the middle and put up an awning. She continued that the exterior wall needs stucco work done.

Member Montoya asked if she has an idea on the dollar amount for the project, and Ms. Rodriguez stated that she does not.

Member Hushbeck said he understood they decided to fund the program that year, but reduced the budget.

Chair Kirkmeyer clarified that the Authority decided to not continue the program that year. Mr. Cross agreed that they decided to not fund the program, and instead move the funding to capital projects for the streetscape plan.

Chair Kirkmeyer asked if there was another project that Ms. Rodriguez wanted to share. Ms. Rodriguez stated that the main building could benefit from an awning and paint to give the area a better view. She pointed out that the vintage sign is still on the building.

Chair Kirkmeyer asked if there were any other comments she would like to make to the Authority, and Ms. Rodriguez stated she would just like to know if they plan to proceed with the façade program this year. She would benefit from it, and believes Fort Lupton would as well.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

Vice-Chair Grajeda asked if she had not been ready to apply for the program the previous years it was available, and Ms. Rodriguez confirmed that she was unable to get to it then.

Chair Kirkmeyer asked how long she owned the building and Ms. Rodriguez stated since the year 2000.

Chair Kirkmeyer stated that they can put it on the agenda for additional conversation with the Authority and see if there is desire to continue the program again this year. She thanked Ms. Rodriguez for coming in and identifying other needs for the program, and stated that Ms. Knutson will contact her if the program is moving forward.

Chair Kirkmeyer asked if there was anyone else that would like to address the Authority, and there were none.

**ACCOUNTS PAYABLE**

Ms. Knutson stated there was \$2.00 in postage.

Member Hushbeck asked what the other charges shown were for. Ms. Knutson explained that the document included in their packet included postage charges for all departments in the City, not just the Authority's charges. Mr. Cross stated that the FLURA charges are broken out on a different page.

Chair Kirkmeyer asked if there were any other comments on accounts payable. Seeing none, she asked for a motion to approve.

Member David Husbeck made a motion to approve the consent agenda, and it was seconded by Member Gary Montoya. Motion carried unanimously.

**ACTION ITEMS**

**Election of New Officers**

Chair Kirkmeyer informed the Authority that this is the last year she is able to serve on the Authority as a County Representative, and that she has a busy year planned. She stated that she knows she cannot attend the February and March meetings at this time. She stated that it may be a good time to make a transition. Ms. Knutson added that the officer positions are Chair, Vice-Chair, Treasurer, and Secretary, and that Member Kirkmeyer currently serves as Chair, Member Grajeda serves as Vice-Chair, Member Reynolds serves as Treasurer, and Member Hushbeck serves as Secretary.

Chair Kirkmeyer asked if there was anyone interested in stepping in as Chair. She added that she was still willing to serve as Chair, but felt that it may be a good time to make the transition.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

Vice-Chair Grajeda offered to serve as Chair. Member Montoya stated that he would be willing to serve as Vice-Chair.

Chair Kirkmeyer asked for a nomination for Member Grajeda to serve as Chair to the Authority. Member Montoya made a motion, and Member Hushbeck seconded. Motion to nominate Member Grajeda as Chair carried unanimously.

Newly appointed Chair, Mark Grajeda, switched seats with Member Kirkmeyer and took over the meeting.

Chair Grajeda asked for nominations for Vice-Chair to the Authority. Member Kirkmeyer nominated Member Montoya to be Vice Chair, and Member Hushbeck seconded. Chair Grajeda asked if there were any other nominations, and there were none. Member Kirkmeyer moved to close nominations.

Chair Grajeda closed nominations and asked for a vote on the nomination. Motion to nominate Member Montoya to Vice Chair carried unanimously.

Member Kirkmeyer moved to nominate Gene Reynolds as Treasurer. Vice-Chair Montoya seconded. Chair Grajeda asked if there were any other nominations, and there were none. Motion to nominate Member Reynolds to Treasurer carried unanimously.

Member Kirkmeyer moved to nominate David Hushbeck as Secretary. Vice-Chair Montoya seconded. Chair Grajeda asked if there were any other nominations, and there were none. Motion to nominate Member Hushbeck to Secretary carried unanimously.

Vice Chair Montoya and other members thanked Member Kirkmeyer for everything she did to move them forward as Chair.

**AM2020-001: Designating the City Complex as the Public Place for Posting Notice of Public Meetings**

Chair Grajeda stated the next item was designating the City Complex as the public place for posting notice of public meetings.

Ms. Knutson stated that this needs to be voted on each year. She stated there was a new House that allows posting meeting notices on the website to be the official posting, and that the Action Memorandum is requesting a motion to allow the website to be the official posting place for the Authority. She added that staff will continue to place a physical posting outside of City Hall, but that if physical posting is not made it doesn't change the fact that posting requirements have been met if it is made on the website.

Member Kirkmeyer made a motion designating the City of Fort Lupton webpage [www.fortluptonco.gov](http://www.fortluptonco.gov) as the posting place of public meetings for the Authority. Member Hushbeck seconded. Motion carried unanimously.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

**AM2020-002: Make Determination on Grant Award Request from Dale's Pharmacy**

Executive Director Cross stated that Huy Duong and representatives were here to address comments from the last Authority meeting related to the \$25,000 grant for development of the Dale's Pharmacy.

Anna Fluckey, representative for Dale's Pharmacy presented a PowerPoint of the proposed development and associated costs. She first showed the building proposed, and noted that there are a significant amount of trees and landscaping being installed. She discussed the elevations and quality of materials being used and that it will be a great new addition to the City.

She stated that there is \$68,000 worth of work that includes storm and sewer, gutter, water line, and landscape being completed. She stated that they went above and beyond Code requirements for landscaping, and will make the corner better and bring new people into Fort Lupton to build. She added it will set the tone for what the other buildings in Vincent Village should look like.

Mr. Duong stated that there will be sidewalks throughout the development, and right now there is nothing. He said he wanted to set a high standard for the area, and others coming in should have the same standards. Ms. Fluckey stated that 7-Eleven that is coming in with similar design to Dale's based on conversations with Mr. Duong.

Chair Grajeda asked if they have any idea on the cost of the sidewalks. Mr. Duong said he paid with that as part of the land purchase. He stated that originally the development wasn't going to construct the sidewalk, but each owner would do their own. Mr. Duong stated that he requested the developer install all the sidewalk instead so there aren't lots doing different standards.

Member Kirkmeyer stated it is a beautiful design and that was not her issue. She is concerned that the proposal says it is a grant award to cover building permit fees. She stated that the County has an intergovernmental agreement with the Authority that only allows their tax to be used for public infrastructure. She stated that the fees for building permits do not qualify for those funds.

She stated that if they could demonstrate the cost of sidewalks, lighting, constructing and putting in the water line, or something similar could be included. She said the parking lot or building permit fees could not be included, because urban renewal is for public infrastructure. She added that it seemed like there is probably something in their construction costs that could qualify as public infrastructure, but that they need to clearly show that is what they are requesting funds for.

Mr. Duong asked if landscaping could qualify, and Member Kirkmeyer stated that landscaping would not qualify because that is their responsibility.

She further clarified that the grant request should clearly say the grant is going to the sidewalk, or other qualified public infrastructure, and be resubmitted that way.

Mr. Duong and Ms. Fluckey confirmed that they could do that.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

Mr. Hushbeck asked how the sidewalk cost can be factored in with the land, and Mr. Duong stated that the land was cheaper before he requested the sidewalks and streets be installed by the developer. Mr. Hushbeck confirmed they could provide a reasonable breakdown to compare the price before and after, and it was stated they could.

Ms. Fluckey clarified that they need to provide the same information, but state it in a different way to clarify the funds will be used for public infrastructure costs.

Executive Chair Cross asked what the Authority would like to do with the Action Memorandum. Member Kirkmeyer stated that they need to make it clear that the \$25,000 grant award is to cover specific public infrastructure, and that the award will be disbursed at the time a certificate of occupancy is released.

Member Kirkmeyer made a motion to grant \$25,000 to Dale's Pharmacy, with the condition that it is used for public infrastructure for construction of the pharmacy located at the northeast corner of Rollie Avenue and Highway 52, and with the additional condition that the grant be disbursed at the time of release of certificate of occupancy. Member Kvasnicka seconded. Motion carried, with Member Reynolds opposed.

**NEW BUSINESS**

**Facade Improvement Program Presentation & Discussion**

Ms. Knutson stated that the façade grant projects for 2019 are nearly completed and wanted to give a recap. She referred to a PowerPoint presentation, and stated in 2019 there were five grants awarded, for a total of \$33,818.00. Ms. Knutson then showed before and after photos of all the projects that were completed and explained the improvements made on each of the buildings.

She did ask for clarification on lighting that was completed on the A Natural Way building and noted that it was different from what was originally proposed. The lighting installed is string lighting underneath the awnings, rather than permanent lighting. She asked if they were ok with disbursing the grant money for that change, but that they could go back to that discussion.

She stated that since the start of the program in 2017, 10 properties have participated with 13 grants awarded.

Ms. Knutson asked about the string lighting at A Natural Way and if it would be ok to provide grant money for that improvement, or if it should be broken out. Vice-Chair Montoya asked if there was a reason provided. Ms. Knutson stated that she was not provided a reason, but that they were supposed to be pretty high quality LED according to Julie DeVisser.

Member Hushbeck asked if they are permanently installed or if they are just plugged in. Ms. Knutson stated she can verify that.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

Member Kirkmeyer stated she thinks they are permanently installed, but would be helpful to know.

Ms. Knutson asked if they are permanent if they are ok with funding them. The Authority generally agreed that they were.

Executive Chair Cross asked if they want to also discuss reinstating the façade program. He stated the façade program allows for quick results in the area, where the other projects will take longer to complete. He stated the budget was approved for \$100,000 originally, before it got moved to capital for streetscape projects. He asked if they would be open to possibly allocating \$35,000 to the façade program.

Member Kirkmeyer stated that she felt the reason for ending the program was because they were seeing façade program applications drop off. Ms. Knutson stated that she believes \$35,000 is a good amount for the program, based on the amounts disbursed in the past. She said the second year was the lowest participation, with the first year and last year having the highest amount of grants requested, and money awarded.

Member Montoya stated he'd like to see the program continue, and doesn't want it put on hold for a year and then be off of people's radar.

Chair Grajeda asked when streetscape projects would be able to start. Mr. Cross stated that the intersection improvements are in engineering, and that construction may not happen this year and may be in 2021. He added that some projects are dependent on other agencies and factors before they can start.

Member Hushbeck stated that the conversation was that they didn't see a lot of demand for the façade program, but that he would be good with putting \$35,000 back into the program.

Mr. Cross stated they can still move the amount not used for the façade program to capital projects.

Member Montoya asked how long the application window is usually open, and Ms. Knutson stated from January to beginning of April. She mentioned moving back the deadline date since notifications are going out later than usual. Member Kirkmeyer stated it could still stay with a deadline of April 1.

Member Kirkmeyer made a motion to restore \$35,000 back to the façade grant program, and leaving the notification process the same, and the deadline for applications on April 1, 2020. Member Montoya seconded. Motion carried unanimously.

Chair Grajeda asked Ms. Knutson how notice of the program is usually sent out. Ms. Knutson stated that postcards are sent to all property owners and tenants within the program area.

**RECORD OF PROCEEDINGS**  
**FORT LUPTON URBAN RENEWAL AUTHORITY**  
**January 13, 2020**

Member Reynolds asked if Highway 52 is included. Ms. Knutson stated that it was last year and asked if they would like to continue with that area. The Authority agreed to include Highway 52.

**Streetscape Plan Update on Denver Avenue Intersections Project**

Ms. Knutson stated that the consultants are in engineering, and are creating concepts. Once those are finalized, she will bring them back to FLURA for review.

Chair Grajeda asked about a timeline on when it would be finished. Ms. Knutson stated she thought engineering was planned to be done by late Spring. Chair Grajeda asked if they then get bids. Mr. Cross stated that was correct. Ms. Knutson added they want it done by Trappers Day if it starts this year, and that timing may not work out to start this year.

Member Kirkmeyer asked if the City has looked into the multimodal opportunity fund, and that the bump outs could be included in that grant application. She stated it should be included in the application the City is submitting for that fund, and that FLURA could commit funds to match. Mr. Cross stated he will discuss it with the Public Works Director.

Member Hushbeck asked if there should be a calendar to make sure the project is complete prior to Trappers Days. Ms. Knutson stated that the biggest hurdle will be the CDOT permitting process, and timing is going to be dependent on that. Member Hushbeck asked what is involved in that, and Ms. Knutson stated that the consultants are tasked with that. Member Hushbeck asked if preliminary approval could be granted, and Member Kirkmeyer stated that it was not likely CDOT would do that.

Member Kirkmeyer mentioned that the City should provide a letter related to the devolution of Denver Avenue to CDOT, and provide it to the Upper Front Range Planning Region. She stated they should talk about it at the Upper Front Range (UFR) to possibly get it devolved more quickly. Mr. Cross stated that the City will provide a letter two weeks before the UFR meeting.

**Development Agreement Policy Update**

Mr. Cross stated they reached out to Matt LeCerf, City Administrator in Johnstown (previously Frederick) to get an idea on how they handle development agreements. He said the applicant usually submits a letter requesting funding, the board decides if they want to move forward with granting an award or not, and a development agreement is finalized for the project.

Mr. Cross stated that they were thinking of creating an application form that captures specific information.

Member Kirkmeyer stated that development agreements are generally established before the development process begins. She stated that the Authority gets their funding from the property tax increment of other taxing entities, and the funding is therefore coming from taxpayers. She stressed that funds needs to be going to public infrastructure. She said it is important that developers request funding before the project begins, not after the fact.

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
January 13, 2020**

Ms. Knutson stated that hopefully the application process they are working on will smooth these issues out.

**OLD BUSINESS**

**Intergovernmental Agreements**

Ms. Knutson stated that she sent Aims the standard agreement with the 50% shareback on undeveloped parcels. She stated that the Authority may want to think about the fact that the undeveloped parcels are now being developed. She stated she let the Aims attorney know that they are developing now, and hopefully they can enter into an agreement soon before the assessment changes from agricultural to commercial.

Member Kirkmeyer confirmed that as of now they are getting 100% pass through of the Aims property tax increment for those parcels, and Ms. Knutson confirmed that was correct. Member Kirkmeyer confirmed that the County agreement states that the Authority gets 100% on developed parcels in the urban renewal area, but 50% goes to the County for the undeveloped parcels. Mr. Cross and Ms. Knutson confirmed that was correct.

Mr. Cross stated that is what was sent to Aims as well. Member Kirkmeyer stated they should wait on Aims to respond.

**Memorial Bench & Tree Program**

Ms. Knutson stated that Member Hushbeck has an update on this item. Mr. Hushbeck stated he looked up potential alternative memorial benches and their prices. He found ones that are in the \$600 - \$1,200 range, rather than the more expensive benches shown in the streetscape plan. He stated it was just data to reference.

Member Kvasnicka stated that there are benches used for the memorial bench program in Northglenn that are in the \$600 range, and people seem ok with that price. She stated she can get some exact costs, and the company that they get their benches from.

Member Hushbeck asked if they change the benches from what was in the plan, do they need to do anything to have that change approved. It was agreed by the Authority that they do not. Chair Kirkmeyer stated they should pick a bench they all like and is durable.

**STAFF REPORTS**

**Executive Director**

Mr. Cross stated that there are going to be interviews for a City Council vacancy at the next Town Hall. He asked if they have any questions on the City side.

**RECORD OF PROCEEDINGS  
FORT LUPTON URBAN RENEWAL AUTHORITY  
January 13, 2020**

Chair Grajeda asked about any news on the entryway improvements at Highway 85, and he said there is nothing at this time, but they can try to discuss that in February with the City.

**Staff Liaison**

Ms. Knutson did not have anything to report at this time.

**BOARD REPORTS**

Member Reynolds will probably be unavailable for the next few meetings. Ms. Knutson stated she just found out the School Board meets on the same day and time as the Authority meetings. Chair Grajeda stated they should have that on the agenda to discuss during the next meeting. Member Kirkmeyer stated that she will be able to move to the third Monday after January.

Member Hushbeck asked about the two Authority openings. Ms. Knutson stated she needs to send the mailing for a special district representative, and that there is nothing for business representative.

Member Kirkmeyer stated that the Chamber has their dinner on January 24<sup>th</sup>. South Platte Valley Historical Society is working to transfer the land to their name, and raising funds for a barn. Commissioner Conway resigned.

**ADJOURNMENT**

Chair Barbara Kirkmeyer adjourned the meeting at 7:34 p.m.

Respectfully submitted,

---

Stephanie Darnell, Planning Technician

Approved by Fort Lupton Urban Renewal Authority

---

Barbara Kirkmeyer, Chairperson

---

AM 2020-003

APPROVE A NEW MEETING DAY AND TIME FOR THE FORT LUPTON URBAN RENEWAL  
AUTHORITY

---

I. **Agenda Date:** Board Meeting – February 10, 2020

II. **Attachments:** A. None.

III. **Issue/Request:**

*The Fort Lupton Urban Renewal Authority currently meets on the second Monday of each month at 6:30 PM. It was recently discovered that the School Board's regular meeting are at the same day and time each month. According the Bylaws of the Authority, there is one position on the Board for a School Board member. Therefore, a new meeting day and time should be discussed in order to resolve this conflict.*

IV. **Alternatives/Options:**

*The Authority has the following options:*

- 1. Approve by motion that the regular meeting of the Authority be moved to a date agreed upon by a majority of the Authority; or*
- 2. Delay action for further discussion and/or consideration.*

V. **Financial Considerations:**

*Not applicable.*

VI. **Legal / Political Considerations:**

*None.*

VII. **Staff Recommendation:**

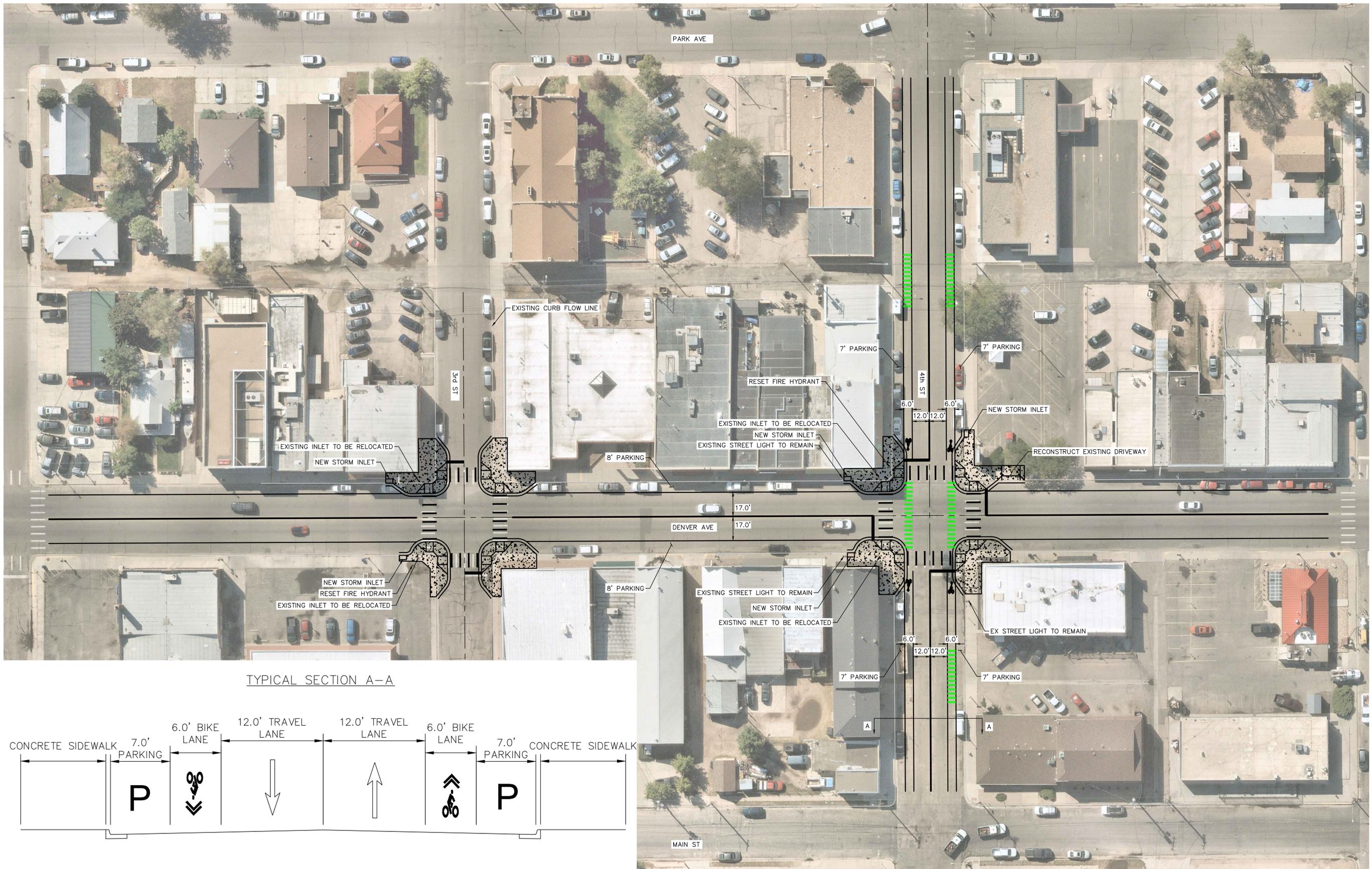
*Staff recommends moving the regular meeting of the Authority to a date that is agreed upon by a majority of the Authority.*

**2020 TIF Revenue Calculation**

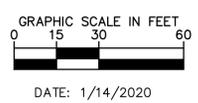
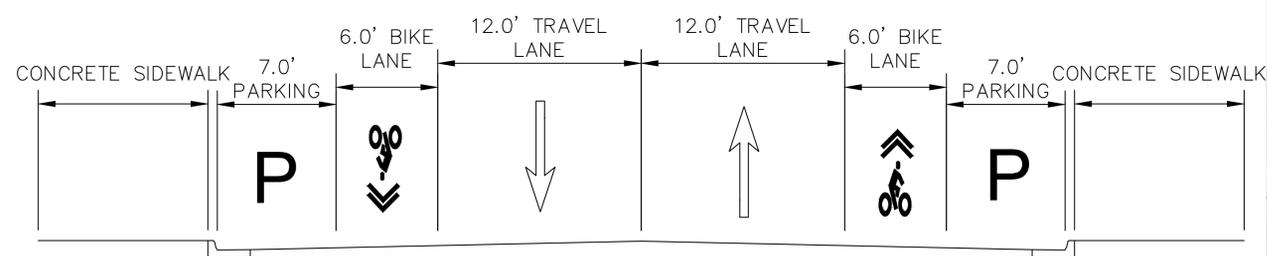
TIF Increment - Property Tax Assessment	Mill Levy Cert Recalc		Total URA Revenue
	Mill Levy	Valuation	
<b>Taxing Entity</b>			
Aims Junior College	6.354	2,705,700	\$ 17,192.00
Central COLO Water Well (CCA)	9.034	45,076	\$ 407.00
Central CO Water (CCW)	1.286	645,291	\$ 830.00
Central CO Water Sub District (CCS)	2.279	323,963	\$ 738.00
Fort Lupton, City of	28.877	2,705,700	\$ 78,132.00
Fort Lupton, City of Rec Center	6.318	2,705,700	
Fort Lupton Fire Protection District	9.412	2,705,700	\$ 25,466.00
Fort Lupton Fire Bond (2022)	0.350	2,705,700	
High Plains Library District	3.217	2,705,700	\$ 8,704.00
Northern CO Water (NCW)	1.000	2,705,700	\$ 2,706.00
Platte Valley Conservation	0.000	87,275	\$ -
School District RE8	18.313	2,705,700	\$ 49,549.00
School District RE8 (Bond)		2,705,700	\$ -
School District RE8 (Override)		2,705,700	\$ -
Weld County	15.038	2,705,700	\$ 40,688.00
Total Revenue			\$ 224,412.00
Final Calculation Variance			\$ (3,077.00)

Requested Budgeted		
Mill Levy	Valuation	Est. Revenue
6.305	2,692,379	\$ 16,975.00
9.001	44,719	\$ 403.00
1.540	645,458	\$ 994.00
2.739	323,221	\$ 885.00
29.514	2,692,379	\$ 78,817.00
6.366	2,692,379	
9.297	2,692,379	\$ 25,031.00
0.459	2,692,379	
3.252	2,692,379	\$ 8,756.00
1.000	2,692,379	\$ 2,692.00
0.000	86,585	\$ -
12.143	2,692,379	\$ 32,694.00
5.227	2,692,379	\$ 14,073.00
2.110	2,692,379	\$ 5,681.00
15.038	2,692,379	\$ 40,488.00
		\$ 227,489.00

K:\2020\142020\142020 - Denver Ave Streetscape\142020 - Denver Ave Streetscape\142020 - Denver Ave Streetscape.dwg, 2/16/2020, 2:08 AM  
 THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



TYPICAL SECTION A-A

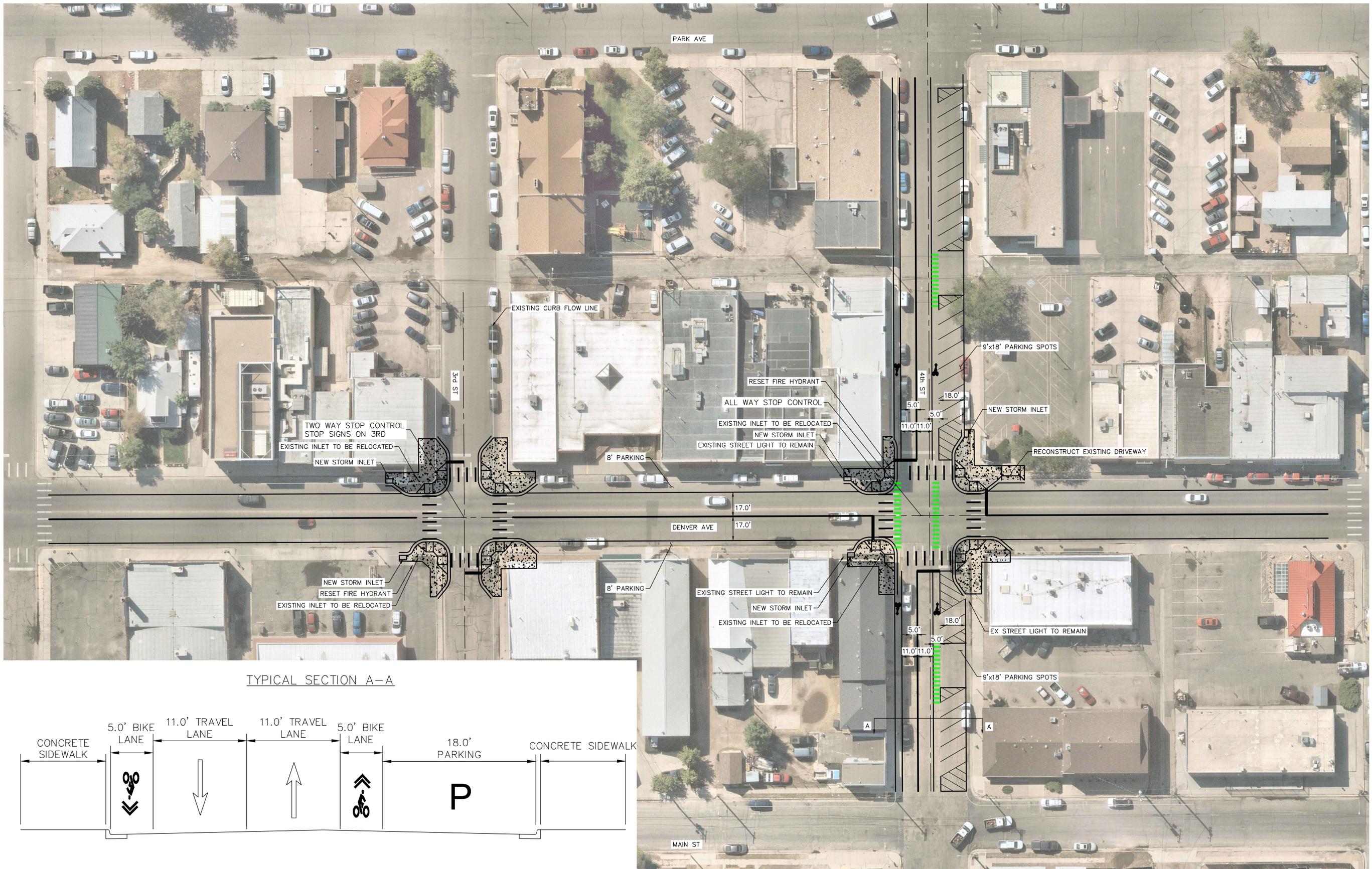


DATE: 1/14/2020

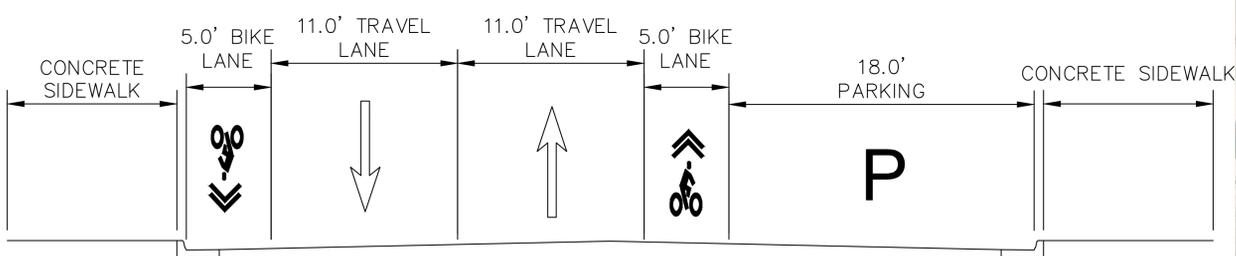
DENVER AVE STREETScape  
 ALTERNATIVE 1 – TRADITIONAL BIKE LANES ON 4TH ST

**Kimley»Horn**  
 © 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 SOUTH ULSTER STREET, SUITE 1500, DENVER, CO 80237  
 PHONE: 303-228-2300

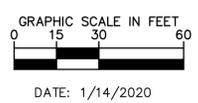
K:\2020\_Planetree\0408120200\_Denver\_Ave\_Street\0408120200\_0216-20\_Landscape\Denver\_Ave\_Street\0408120200\_0216-20\_Landscape\0216-20\_Landscape\0216-20\_Landscape.dwg, 1/18/2020, 11:01:43 AM  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THE DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



TYPICAL SECTION A-A



### DENVER AVE STREETSCAPE ALTERNATIVE 1B - TRADITIONAL BIKE LANES AND DIAGONAL PARKING ON 4TH ST





- SYMBOLS**
- DECIDUOUS TREES
  - DECIDUOUS SHRUBS
  - EVERGREEN TREES
  - EVERGREEN SHRUBS
  - ORNAMENTAL TREES
  - ORNAMENTAL GRASSES
  - PERENNIALS / GROUNDCOVERS
  - IRRIGATED TURF
  - NON IRRIGATED NATIVE SEEDING

**LANDSCAPE NARRATIVE**

THE LANDSCAPE OF THIS PROJECT IS INTENDED TO PROVIDE A NUMBER OF BENEFITS TO THE SITE AND THOSE WHO USE IT. THE PLANTINGS HAVE BEEN DESIGNED TO PROVIDE AN ATTRACTIVE SETTING FOR THE BUILDING AND THE BUSINESSES IT CONTAINS. THE PARKING LOT AND TRASH ENCLOSURE HAVE BEEN SCREENED TO LIMIT OBJECTIONABLE VIEWS. THE SHADING OF THE PARKING LOT IS INTENDED TO REDUCE SURFACE TEMPERATURES AND INCREASE COMFORT OF EMPLOYEES AND PATRONS. XERISCAPE PRINCIPLES HAVE BEEN EMPLOYED, ALONG WITH DROUGHT TOLERANT PLANT CHOICES TO REDUCE WATER CONSUMPTION AND INCREASE HEALTH AND SUCCESS OF THE LANDSCAPE.

