



FROM THE CITY MANAGER'S OFFICE

For the week of February 22, 2016

Inside the city

Information on latest happenings, items of interest.

To see events posted on the city wide calendar please visit our [website](#).

Council follow-up

Resolution of action items or requests from previous meetings.

Commerce City Business Appreciation Awards Breakfast

Each year, Commerce City recognizes businesses that have made contributions to the economic vitality of the city, including job creation and new capital investment. This event represents a major business retention and expansion strategy for the economic development division.

This year's Commerce City Business Appreciation Awards Breakfast is scheduled for March 17, 2016, at the Yellow Rose Event Center. The Commerce City Business & Professional Association (CCBPA) is partnering with the city on the event.

The award categories are:

- **Businesses On the Move.** Recipients have brought new employment, growth in sales or new capital investment to the city in the last year.
- **Entrepreneurial Spirit.** A company or entrepreneur that demonstrates a pioneer spirit towards new product development; a business start-up; or a company/product growth into new markets.
- **Pam Downs Lilac Award for Leadership.** Honors businesses or individuals that have been a catalyst towards economic vitality in Commerce City through creative leadership, innovation, facilitation, collaboration or through contribution of resources.
- **Business of the Year Award.** Given each year to a Commerce City company that has shown a history of leadership within its industry and has longevity in the community. The company must have demonstrated sustained growth that has contributed to the city's economic sustainability.

Dan Dye, CEO of Ardent Mills, will be the keynote speaker and Susie Wargin, Realtor, Denver Sports 760 Host and 9News Sports Freelancer will emcee again this year. A copy of the invitation is attached.

Councilman McEldowney asked questions about sidewalk clearance near schools and provided specific locations where ice damming occurs

The public works department spent roughly four days combating ice that built up around storm drains, primarily along the south side of the roadways. Most of the buildup and problem areas occurred in the northern range of the city. Some of the methods staff used to eliminate the ice were:

1. Applied Ice Slicer material
2. Used weed burners to melt the ice
3. Used picks and other hand tools

17 locations have been identified that will be monitored after any significant snow event.



FROM THE CITY MANAGER'S OFFICE

For the week of February 22, 2016

Land Use Law Center (LULA) training

Last spring Commerce City and the South Adams County Water & Sanitation District (SACWSD) participated in a water training sponsored by the Land Use Law Center (LULA). During the training, city and district staff discussed whether there was an opportunity to encourage more multifamily development in the city by tweaking water standards. The LULA offered to hire a consultant to study this topic and selected Element Water Consulting to explore ways to incentivize multifamily development through changes to water dedication requirements and landscaping standards. Attached is the final report, which was discussed at the Jan. 19, 2016, water commission meeting. SACWSD will consider whether or not to move forward with recommendations in the report; changes to city requirements are dependent on future SACWSD actions.

Capital Improvement Program update

Attached please find the final executive summary for January 2016.

Legislative report

Attached please find this week's legislative report and tracking sheet.

Correspondence

- North Metro Rail Line News – February 2016

City Council Work Schedule

Attached please find the current city council meeting schedule.



RISE TO THE TOP



COMMERCE CITY BUSINESS APPRECIATION AWARDS BREAKFAST

March 17, 2016

7:30-9 a.m. • Yellow Rose Event Center
6490 E. 72nd Place, Commerce City

Registration and Networking 7-7:30 a.m.

Keynote: Dan Dye

Chief Executive Officer, Ardent Mills

Emcee: Susie Wargin

*RE/MAX Realtor, Denver Sports 760 Host,
9News Sports Freelancer*

RSVP by Friday, March 11
to Imoody@c3gov.com or 303.227.8852



MEMO



TO: Chris Cramer and Jenny Axmacher
Commerce City

Jim Jones, Byron Jefferson, and Abel Moreno
South Adams County Water and Sanitation District

Drew Beckwith
Western Resource Advocates

FROM: Beorn Courtney and Matthew Welsh
ELEMENT Water Consulting, Inc.

DATE: 1/29/2016

RE: Multi-Family Equivalent Residential Unit Investigation

This memorandum summarizes our investigation and recommendations regarding the equivalent residential unit (ERU) calculation methodology that is used to determine water dedication requirements and connection fees¹ for high-density and multi-family (MF) residential projects in Commerce City (City). Recently, new residential projects have reportedly not included a level of MF development consistent with what was envisioned in the City’s Comprehensive Plan, which has led City staff to consider opportunities to further incentivize this type of development. City staff believe that a reduction in water dedication and/or connection fees would incentive this type of development; however, they lack the authority to implement such a program because water and sewer service is provided by South Adams County Water and Sanitation District (District). This type of arrangement is not uncommon in Colorado. The purpose of this investigation was to identify whether opportunities exist to further incentivize high-density and MF development in Commerce City, and if so, to outline potential modifications necessary for implementation.

I. BACKGROUND

Through its comprehensive planning and zoning efforts, Commerce City has identified areas where it would be suitable to have mixed use and medium- to high-density residential development. Furthermore, the City’s 2010 Comprehensive Plan outlines the following Goals and Citywide Policies related to the incorporation of additional high-density and multi-family development (C3 2010).

- Goal LU 1 – Maintain a balanced mix of land uses citywide and within Strategic Planning Areas.
 - Policy LU 1.1. – Growth and Land Use Plan Consistency. Ensures future development is consistent with Future Land Use Plan and has a balanced mix of uses.
- Goal LU 3 – Strengthen city neighborhoods as attractive, livable spaces.

¹ Connection fees (aka connection charges, tap fees, impact fees, system development charges, or plant investment fees) are one-time charges assessed to new developments to pay for the direct costs of connecting to a utility’s water system, and for the infrastructure and water resources capacity needed to support the new development (WRA 2015).

- Policy LU 3.1 – Quality Design for Neighborhoods. Ensures new neighborhoods contain a mix of housing types.
- Goal LU 5 – Establish mixed-use centers as a primary location for jobs, retail, civic activity, and high-density housing.
- Goal HN 2 – Increase housing types to meet current and future needs.
 - Policy HN 2.1 – Variety of Housing Types and Mixed-Uses within Neighborhoods. Encourages range of single-family detached (SFD), single-family attached (SFA), townhomes, apartments, lofts, and housing for special needs (e.g. seniors).

Staff from Commerce City and its separately-governed water provider, South Adams County Water and Sanitation District, participated in the Land Use Leadership Alliance training workshop hosted by Western Resource Advocates (WRA) in May 2015. One objective identified by City staff during this workshop was to evaluate the potential for incentivizing greater multi-family development by reducing connection fees, while meeting the requirement for new development to provide its proportionate share of water resources and fees to the District to adequately finance the cost of service. The premise for this objective is that City staff have recently been observing a trend where developers seek to “down-zone” parcels that have been zoned for higher density to allow for lower density with predominantly SFD units. This trend deviates from the comprehensively-planned vision for the City, contributes to urban sprawl, and makes less efficient use of the City’s services. The purpose of this study, funded by Western Resource Advocates, was to evaluate the District’s current methodology for determining dedication requirements and connection fees for higher density residential development, and to identify potential opportunities to further incentive the types of projects envisioned in the 2010 Comprehensive Plan.

II. CURRENT ERU CALCULATION PROCEDURES

The District requires the dedication of water resources and connection fees as a condition of providing water and wastewater services to new system connections, which are determined based on the number of equivalent residential units (ERUs). The District defines an ERU as an approximate measure of the level of service necessary to serve a single-family dwelling, which is used to calculate the cost of connection fees and service charges (SACWSD 2013). The ERU methodology provides a scalable approach for determining water dedication requirements and fees based on water demands or tap size to reflect the cost of service for new system connections.

Information provided by the District indicates that 1.0 ERU is equivalent to a demand of 0.53 acre-feet/year (ac-ft/yr), which is distributed equally between indoor and outdoor uses. The District’s existing process counts multi-family residential units as 0.67 ERU if the projected outdoor demands are 33% or less than the baseline ERU for a SFD unit, with indoor usage being held constant for all types of residential units (Table 1). The District’s current process for evaluating whether a multi-family development qualifies for units to be counted as 0.67 ERU entails an analysis of the landscape area, as depicted in the landscape plan submitted to the City, to determine whether outdoor demands are projected to be less than the 33% threshold. The outdoor demand analysis is based on an irrigation demand standard of 2.7 acre-feet/acre/year (ac-ft/ac/yr), which results in an average irrigated area of 4,275 square feet (sq-ft) per ERU. Accordingly, in order for multi-family units to qualify as 0.67 ERU, the landscape area must be less than 1,412 sq-ft/unit (Table 1).

Table 1. Water Demand by Residential ERU Category.

ERU	Indoor Demand (ac-ft/yr)	Outdoor Demand (ac-ft/yr)	Total Demand (ac-ft/yr)	Landscape Area (sq-ft/unit)
1.00	0.265	0.2650	0.5300	4,275
0.67 - MF	0.265	0.0875	0.3525	< 1,412

This demonstrates that the District is experienced with evaluating outdoor demands based on landscape plan details; however, the current analysis of whether multi-family units qualify as 0.67 ERU is based on a simplified approach that assumes all landscaped areas are 100% turf. The District reported that the simplified approach has provided a sufficient level of detail in the past, as virtually all multi-family projects have had less than 1,412 sq-ft of landscape per unit and therefore qualified as 0.67 ERU/unit. Multi-family projects qualifying for 0.67 ERU/unit have the system development and water development components of the connection fees reduced by 33%, which offers developers an opportunity to save approximately \$4,300 in connection fees per residential unit based on the 2015 fee schedule (SACWSD 2015). Projects qualifying for 0.67 ERU/unit also have the water dedication requirement reduced by 33%, which provides additional savings (e.g. \$2,100 per unit if the cost to purchase water rights was \$12,000 per acre-foot).

The District sizes irrigation-only taps² based on irrigated area, which is subdivided into turf, drip, and native areas that each have a different demand standard (Table 2). Drip areas are assumed to use 70% of the standard for turf grass irrigation. Additionally, areas to be planted with native vegetation are assumed to have no irrigation demand, and hence no connection fees; however, temporary irrigation for up to one year of establishment is billed based on the District’s lease rate for augmentation water provided by Denver Water. This method of distinguishing between the types of landscape plantings/irrigation method is not currently used in the multi-family tap evaluations.

Table 2. Irrigation-Only Tap Sizing Demand Categories.

Landscape Type	Demand (ac-ft/ac/yr)	Demand (gallons/sq-ft/yr)
Turf	2.70	20.2
Drip	1.89	14.1
Native	0.00	0.0

While the District’s current procedures already incentivize multi-family development, additional analyses were completed to assess whether the incentives currently being offered fully reflect the reduction in outdoor use by multi-family units, as described in the following section.

III. DEMANDS FOR FUTURE MULTI-FAMILY PROJECTS IN COMMERCE CITY

Existing residential development in Commerce City has a density in the range of 4 to 8 units/acre, equating to an average lot size ranging from about 5,400 to 10,900 sq-ft (C3 2010). As described in the 2010 Comprehensive Plan, the City envisions areas where it would be suitable to have mixed use and medium- to high-density residential development with up to 40 units/acre. Increased density has the potential to reduce per capita water demands by decreasing the amount of landscape area per unit.

² If not already required by the District, separate irrigation taps for MF customers would facilitate the monitoring of outdoor water use.

Prior studies have suggested that a 20% increase in density (e.g. from 4 to 5 units/acre) may reduce per capita water use by 10%, based on an assumption that residential water demand is split approximately evenly between indoor and outdoor uses (CA 2009; CWCB 2010). However, the applicability of such a rule of thumb to multi-family development is inappropriate because the relative reduction in landscape area decreases as density increases (CWCB 2010). Other studies suggest that multi-family units consume 35% to 50% less water than SFD units, but note the trend of water savings from reduced irrigation can be reversed due to cooling towers and other water-intensive amenities that may be present on high-density or high-rise apartment and condominium projects above three stories. The following sections focus on estimating the potential water demands by future multi-family projects in Commerce City.

A. INDOOR DEMANDS

The District's residential ERU calculation methodology assumes that 0.5 ERU is used indoors, or about 0.265 ac-ft/yr/unit. It is possible that this indoor planning value overestimates actual indoor usage; however, the purpose of this investigation was to evaluate potential modifications to the District's methodology to reflect differences in usage patterns between multi-family and SFD customers, rather than to assess historical consumption data. Indoor water usage increases with the number of household residents; however, at this time it is unknown whether future multi-family projects in Commerce City will have fewer people per residence than what is typical of the District's SFD customers. It is recommended that the City and District monitor demographic trends over time and reevaluate the indoor usage assumptions at a later date. There are other metrics such as the number of occupants,³ building square footage, or the number of bathrooms⁴ that could be used to estimate indoor use.

B. OUTDOOR DEMANDS

Landscape plans for other Front Range development projects were reviewed as part of this investigation and showed irrigated areas of less than 975 sq-ft per SFA unit and less than 225 sq-ft per MF unit, which are significantly less than the District's 1,412 sq-ft threshold to qualify for 0.67 ERU. In order to assess the validity of the trends from other areas, Commerce City staff provided three examples of the types of higher density projects that they would like to incentivize. These examples included one townhome (TH) project and two apartment (Apt.) complexes within the City's planned density range (Table 3). The landscape area for each of these projects was then digitized for comparison to the District's planning value. A summary of these project examples, including images, is provided in Attachment A.

Table 3. Future Development Examples.

Type - Location	Units (#)	Density (units/acre)	Landscape Area (sq-ft/unit)
TH - Stapleton	9	20.0	600
Apt. – Commerce City	36	22.9	480
Apt. - Stapleton	26	26.0	400

An analysis of the three project examples indicates that landscaped area per unit decreases as development density increases (Figure 1), which would be expected to cause a commensurate decrease

³ Centennial Water and Sanitation District adjusts the indoor water budget allocation based on household population. See <http://centennialwater.org/wp-content/uploads/2011/12/HPA-application-2015.pdf>

⁴ The City of Aurora has found that the number of bathrooms provides a reasonable proxy for the volume of indoor water use, based on an analysis of billing data (WRA 2015).

in outdoor water use per unit. The examples did not represent any projects toward the high end of the density range of 40 units/acre described in the Comprehensive Plan, but it is reasonable to assume that the rate of decline in landscape area per unit would decrease with higher densities. The City’s land development code requires that all projects greater than 1 acre in size must dedicate 15% of the lot to landscaping (C3 2009). Development density affects the minimum area required per unit under the City’s code, but at the highest density of 40 units/acre, a minimum of approximately 160 sq-ft/unit of landscape would still be required (Figure 1).

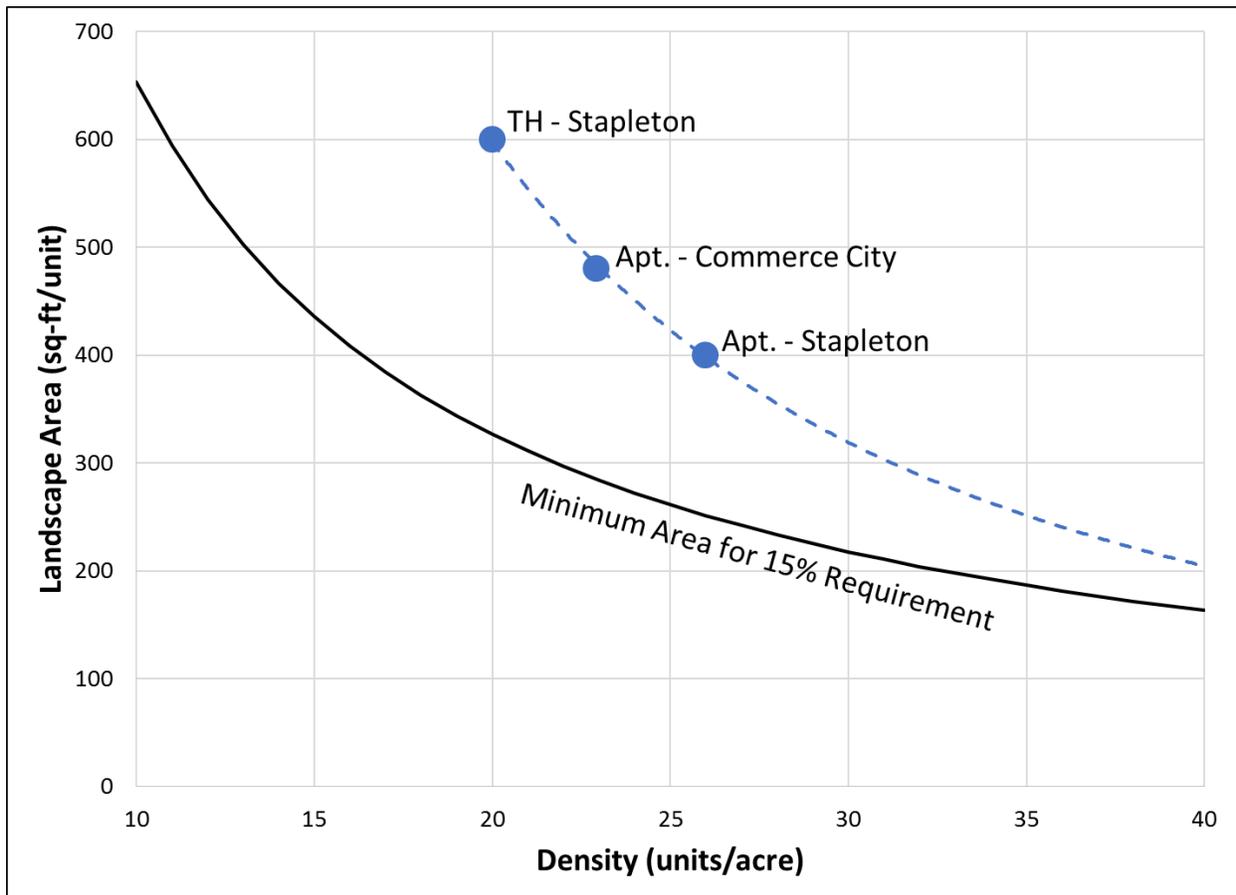


Figure 1. Landscape Area Examples and 15% Minimum Requirement.

Outdoor demands estimated for the example projects are less than the demand associated with the District’s 0.67 ERU methodology (Table 4). Under the District’s current approach of calculating ERUs based on a standard of 2.7 ac-ft/ac/yr for turf, the example projects would have ERUs ranging from about 0.55 to 0.57. Alternatively, if the District were to revise its approach to classify demands by landscape type and there was 100% drip-irrigated plantings, then the ERUs would range from about 0.53 to 0.55.

Table 4. Estimated Outdoor Demands and Total ERUs.

Type - Location	All Turf		All Plantings with Drip	
	Outdoor Demand (ac-ft/unit)	Total ERU*	Outdoor Demand (ac-ft/unit)	Total ERU*
TH - Stapleton	0.037	0.57	0.026	0.55
Apt. – Commerce City	0.030	0.56	0.021	0.54
Apt. - Stapleton	0.025	0.55	0.017	0.53

*Assumes 0.50 ERU for indoor use under all examples.

IV. RECOMMENDATIONS

The District's existing procedures provide an incentive for developers who build multi-family projects by allowing projects with less than 1,412 sq-ft of landscaping to be counted as 0.67 ERU/unit, which reduces both the water dedication requirement and the water resources component of the connection fees. However, the analysis of outdoor demands presented above shows that there may be additional opportunities to further incentive higher density development while continuing to require that new development provides its proportionate share of water resources and fees to finance the cost of service. Commerce City planning staff have indicated that developers' profit margins for multi-family projects are relatively small, and that an additional reduction in water resources and fee requirements would likely serve as an effective incentive to develop the types of projects envisioned in the City's Comprehensive Plan. The following potential modifications are recommended for further consideration, and are intended to build upon the District's existing process to advance discussions between the City and District to further incentive higher-density development.

A. INTERPOLATE ERU VALUES BELOW 0.67

The District currently allows units to qualify for 0.67 ERU when there is less than 1,412 sq-ft of landscape per unit; however, there is just one category of reduction, which means that a project with 1,400 sq-ft per unit would dedicate the same volume of water and pay the same connection fees as a project with 200 sq-ft per unit. The analysis presented above shows that the total landscape area for the types of higher-density projects that the City would like to incentivize could be much lower than 1,412 sq-ft/unit, but there is a limit to how much the landscape area can be reduced under the City's development code.

Based on its initial review of this study, District staff expressed interest in further considering a change to its methodology that would allow for ERU values below 0.67, based on a site-specific landscape plan. No changes to the approach for calculating indoor demands were evaluated at this time, so 0.50 ERU would continue to be required for indoor uses. The revised methodology could be based on an interpolation between 0.50 and 0.67, or using a simpler approach based on landscape demand ranges. Outdoor demands could be estimated based the landscape plan, using the current irrigation demand standard of 2.70 ac-ft/ac/yr, or an expanded set of demand standards as discussed in the following section.

B. EXPAND IRRIGATION DEMAND STANDARD CATEGORIES

The District's current spreadsheet for evaluating whether multi-unit projects qualify as 0.67 ERU/unit is based on a demand standard of 2.7 ac-ft/ac. The District uses additional irrigation demand standards when sizing irrigation-only taps (Table 2); however, these demand classifications are not represented in the current ERU calculation methodology used for MF projects.

The District expressed interest in considering the use of irrigation demand categories when calculating outdoor demands and the resulting number of ERUs per unit. The District could rely on the categories already being used for irrigation-tap sizing, or it could adopt an alternative set of demand categories such as what was developed by the Colorado Department of Local Affairs which includes two classes of low-water use plants (See Attachment B). The City of Westminster also has a set of irrigation demand categories that are used to size irrigation-only taps and calculate connection fees based on the square footage in each demand category.

The total calculated outdoor demand could then be added to the assumed indoor demand of 0.265 ac-ft/yr/unit and compared to the default requirement of 0.53 ac-ft/yr/ERU. If the interpolation described in the previous section were applied, then the number of ERUs required per unit would be calculated by dividing the total demand by 0.53 ac-ft/yr/unit to determine the percent by which to reduce the connection fee and water dedication requirement. Examples of connection fees based on interpolated ERU values determined using landscape area and variable demand standards are provided in Figure 2, indicating that connection fees could be reduced by up to approximately \$2,000 per unit as compared to the current methodology. A corresponding reduction in water dedication requirements has the potential to save developers an additional amount (e.g. \$1,000 per unit if the cost to purchase water rights was \$12,000 per acre-foot). In the event the District does not proceed with an interpolated methodology and maintains only the 0.67 ERU option, then the variable demand categories may still allow additional projects to qualify for the lower factor.

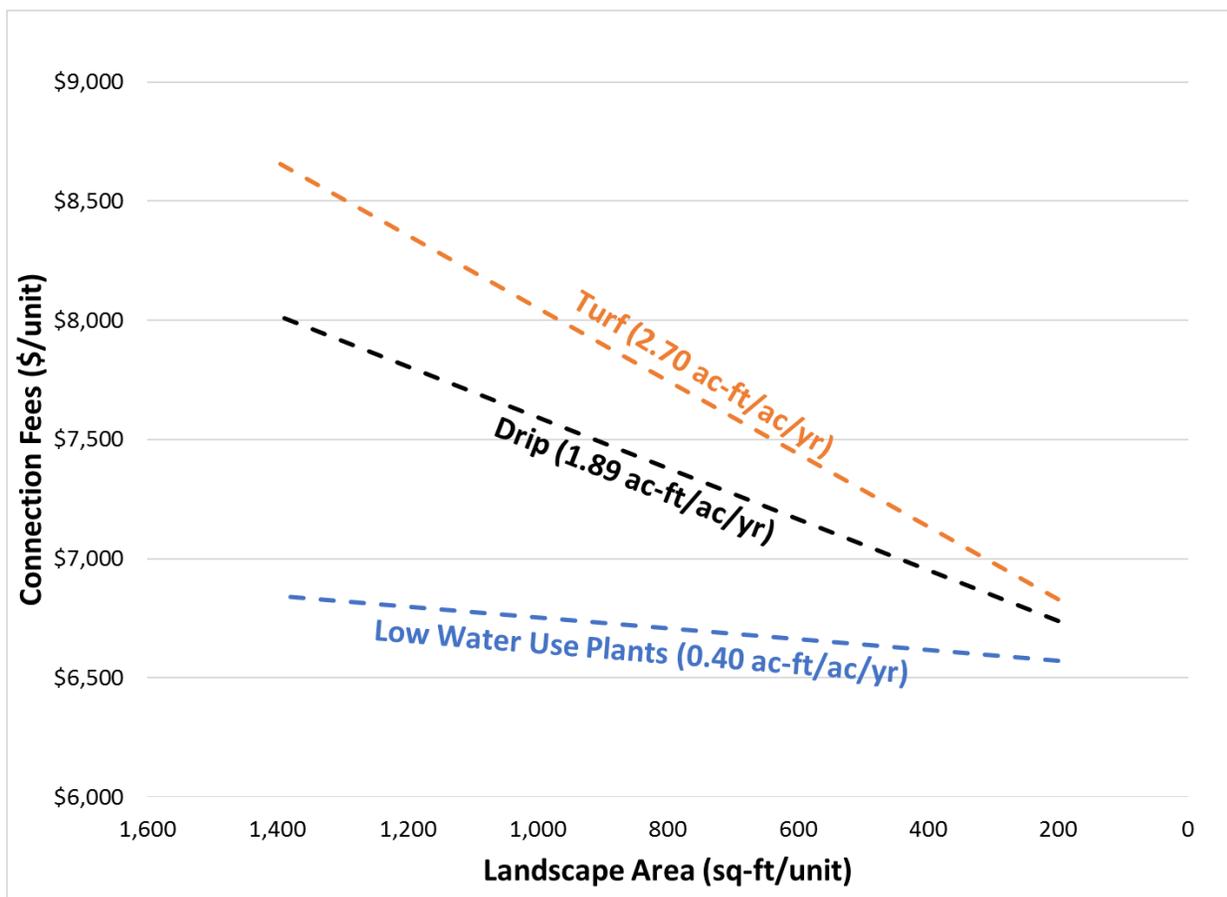


Figure 2. Connection Fees Based on Landscape Area and Irrigation Demand Standard.

Regardless of the selected irrigation demand categories, should the District elect to advance this concept, it would be beneficial if Commerce City's plan submittal requirements were updated to require the tabulation of landscape area by water-use category. It is recommended that the City require the use of a plant list that classifies water use by planting type and species, to standardize the landscape demand calculations.

V. CONSIDERATIONS

The following topics should be evaluated by Commerce City and the District prior to implementing the potential modifications described in the previous section.

A. COST OF SERVICE

It is recommended that the District evaluate any selected changes to the ERU calculation methodology to ensure consistency with its cost of service calculations used to determine connection fees and water rates. The District may also want to evaluate whether a new or revised approach is necessary to allow for additional fees or higher rates to be collected if a customer's usage consistently exceeds the demand that had been calculated in determining the ERU requirements, as a method of post-occupancy enforcement.

B. LAND USE REGULATIONS AND PLAN REVIEW

Commerce City has land use authority over development projects within the City's boundaries, which means it has the ability to implement demand management measures such as landscape and irrigation regulations. It is recommended that the City consider adopting additional outdoor regulations for residential developments above a certain density, such as smart irrigation controllers, rain shutoff devices, efficient sprinkler heads, and prohibiting overhead irrigation in narrow areas. The City could also reduce the maximum allowable turf area for higher-density residential from the current value of 50%; however, these types of regulations should be carefully evaluated to ensure consistency with the comprehensive vision for the City.

Commerce City has indicated that land use planning is typically an iterative process based on the developer's available water supplies; therefore, an efficient plan review process is necessary. In order to limit additional burdens on the City, District, and developers, it is recommended that the City's plan submittal process be updated to require developers to tabulate landscape area by water-use category. The District has expressed interest in potentially developing a web-based interface that would allow developers to assess the effects of adding fixtures, appliances, and/or landscaping on the number of ERUs required. This would assist with the recommendations provided above.

C. WATER SUPPLY PLANNING

The District has forecasted its total water demands at build-out based on future land use, population, and rates of growth (SACWSD 2011). If Commerce City were to incentivize higher-density development to a degree that exceeds forecasted demands, then the District would need to acquire additional supplies, which could increase the total cost of service. Pursuant to C.R.S. 37-60-126, the District is required to update its water conservation plan every seven years, which includes an assessment of historical and forecasted demands versus available supplies. It is recommended that the District continue to evaluate its ERU calculation methodology and the effects of increased residential density when updating its water conservation plan.

VI. REFERENCES

California (2009). Water Plan 2009 Update: Volume 2 – Resource management Strategies, Chapter 24 – Land Use Planning and Management.

http://www.waterplan.water.ca.gov/docs/cwpu2009/0310final/v2c24_landuse_plan_cwp2009.pdf

C3 (2009). Commerce City Land Development Code.

C3 (2010). Commerce City Comprehensive Plan.

CWCB (Colorado Water Conservation Board) 2010. Draft Technical Memorandum: Calculating Per Capita Water Demand Savings from Density Increases to Residential Housing Portfolio and Trade-Off Tool, March 2010.

SACWSD (2011, October). South Adams County Water and Sanitation District Water Conservation Plan.

SACWSD (2013, August). South Adams County Water and Sanitation District Rules and Regulations for Receiving Public Water and Wastewater Service.

SACWSD (2015). South Adams County Water and Sanitation District Water Connection Fees Effective January 1, 2015.

Western Resource Advocates et al. (2015, August). Water Connection Charges: A Tool for Encouraging Water-Efficient Growth. Prepared by Western Resources Advocates, Ceres, and the Environmental Finance Center at the University of North Carolina, August 2015.

ATTACHMENT A
Multi-Family Project Examples

ATTACHMENT A – Multi-Family Project Examples

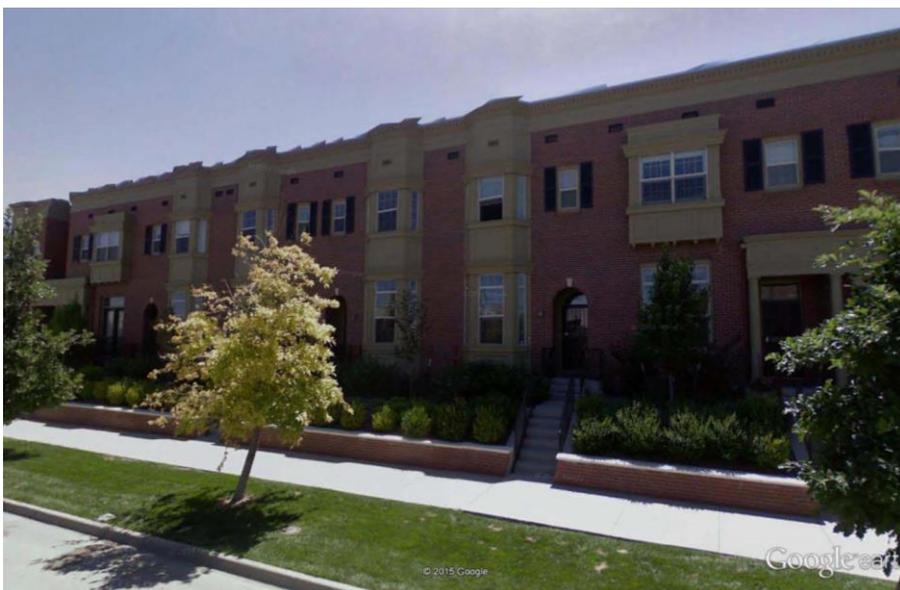
A1. STAPLETON – TOWNHOMES

- Project located at intersection of 29th Avenue and Syracuse Court.
- 9 townhome units.
- Density = 20 units/acre.
- Average landscape area = 600 square feet/unit.

Plan View



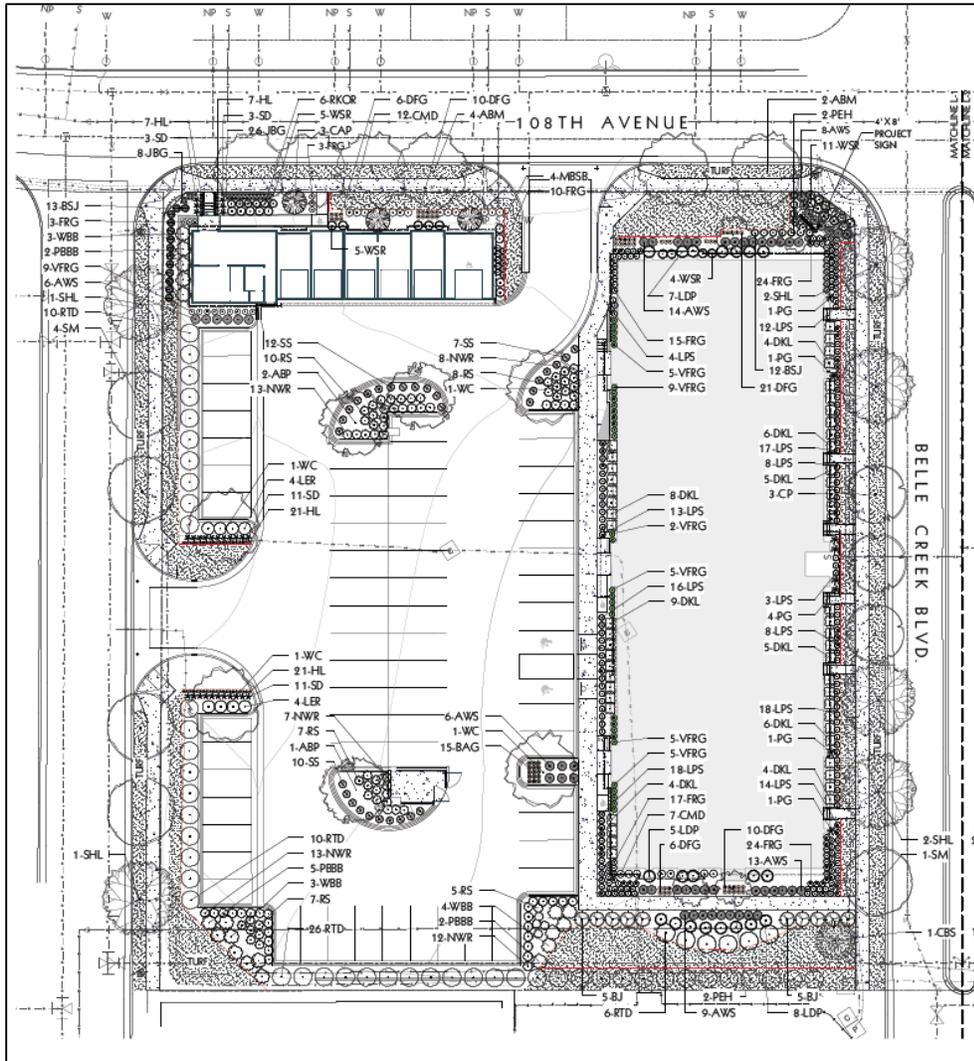
Street View



A2. COMMERCE CITY - APARTMENTS

- Project located at intersection of 108th Avenue and Belle Creek Boulevard.
- 36 apartment units.
- Density = 23 units/acre.
- Average landscape area = 480 square feet/unit.

Plan View



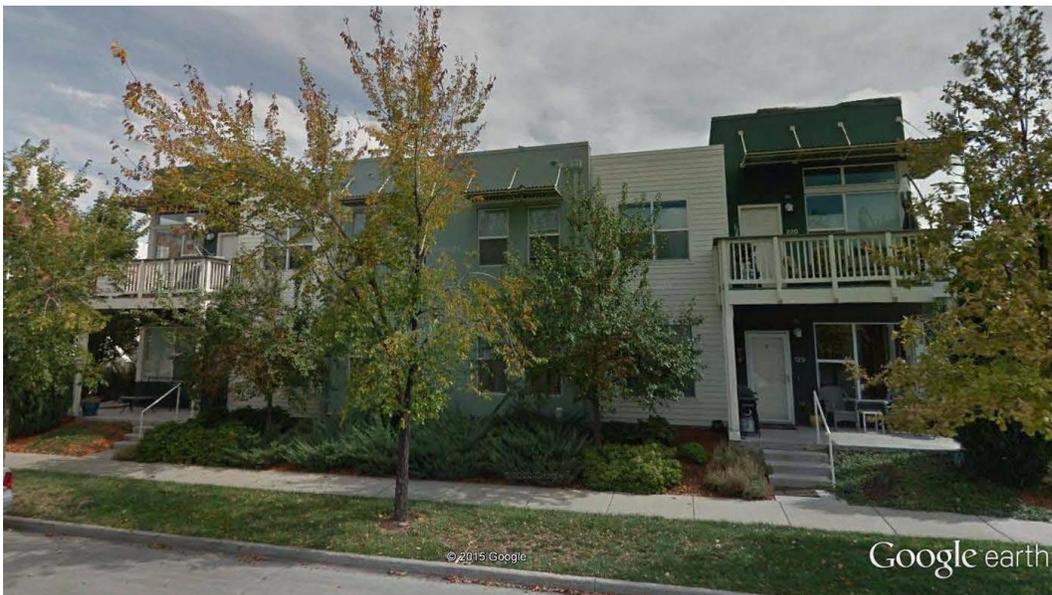
A3. STAPLETON - APARTMENTS

- Project located at intersection of 28th Avenue and Syracuse Street.
- 26 apartment units.
- Density = 26 units/acre.
- Average landscape area = 400 square feet/unit.

Plan View



Street View



ATTACHMENT B

Landscape Demand Calculation Examples

*WaterWise Landscaping
Best Practices*

B. Water Budget Worksheet

1. ET Reference Location:

Identify the general Evapo-Transpiration (ET) Reference Location in which you are located. The four largest regions are listed below and include surrounding metropolitan areas:

__Denver __Colorado Springs __Grand Junction __Pueblo

2. Gallons of Water Needed by Plant Category:

Determine the water needs of the various plants in your design. A plant list that identifies water needs (High, Moderate, Low, Very Low) is included in Section Three of this Best Practices Manual.

<u>Plant Water Need Category</u>	<u>Gallons of Water used (ET Rate)*</u>
H = High water plants	(20 gallons/SF/season -- Denver)
M = Moderate water plants	(10 gallons/SF/season -- Denver)
L = Low water plants	(0-3 gallons/SF/season -- Denver)
VL = Very Low water plants	(no irrigation needed; typical rainfall is sufficient)

The ET Rates for regions other than Denver are not yet accurate. One might assume that the ETR for Colorado Springs is 10% less than Denver's, and those for Grand Junction and Pueblo may be as much as 25% higher than Denver's.

3. Irrigation Areas (zones) based on Plant Water Need Category:

Identify each zone requiring irrigation, and calculate the area (in square feet) of each zone. If plants are already installed and/or not grouped together by water need, pick the highest water need category included in each zone.

4. Water-Use Calculations:

HIGH WATER ZONES: _____ S.F. x (____ gals./S.F.) = _____ gals / season

MODERATE WATER ZONES: _____ S.F. x (____ gals. /S.F.) = _____ gals / season

LOW WATER ZONES: _____ S.F. x (____ gals./S.F.) = _____ gals / season

VERY LOW WATER ZONES: _____ S.F. x (____ gals./S.F.) = _____ gals / season

TOTAL gallons needed by ALL ZONES: _____ gals / season

TOTAL Square Feet (S.F.) of ALL ZONES: _____ S.F.

***AVERAGE GALS./S.F./SEASON, ALL ZONES:** Total Gals / Total SF = _____ gals / season

**The average needs to be a maximum of 15 gals. / S.F. / season.*



City of Commerce City

Monthly Executive Summary – January 2016



Program Financials

- \$137,035,000 gross 2K budget
- First bond issuance proceeds received June 2014: \$78,000,000
- 2014 total revenues: \$10,206,202
- 2015 revenues thru Nov: \$9,642,798
- Cumulative expended thru Jan 2016: \$19,032,109

Project Phase Highlights

- **New Recreation Center & Infrastructure**
 - Developed 112th & Potomac Roadway alignments
 - Refined building program and started conceptual design
 - Received CM/GC proposals and held interviews
- **Existing Recreation Center Expansion**
 - Plan to issue design RFP Q3 2016
- **Outdoor Pool at Pioneer Park**
 - Issued RFP for operational enhancements including shade structures, queue line railings and additional signage
- **3 New Neighborhood Parks**
 - **Fronterra Neighborhood Park**
 - Complete
 - **Turnberry Neighborhood Park**
 - Issued construction notice to proceed
 - Held groundbreaking on Jan 28th
 - **Villages at Buffalo Run East Neighborhood Park**
 - Issued construction notice to proceed
 - Groundbreaking scheduled for Feb 11th
- **Tower Road Widening**
 - Plan to issue construction bid package mid-Feb

Budgets, Commitments and Expenditures

Projects	2K Budget	Other Funds	Total Budget	Committed	% Commit	Expended	% Exp
•Program Level Budgets	12,833,150		12,833,150	2,376,002	18.51%	1,778,569	13.86%
•New Recreation Center							
•New Recreation Center	32,892,445		32,892,445	1,718,974	5.23%	303,478	0.92%
•Site & Roadway Infrastructure	15,691,525	5,846,374	21,537,899	3,137,840	14.57%	1,601,693	7.44%
•Existing Recreation Center Expansion	6,702,432		6,702,432	152,916	2.28%	152,916	2.28%
•Outdoor Pool at Pioneer Park	9,372,080	518,281	9,890,361	9,150,663	92.52%	9,096,519	91.97%
•3 New Neighborhood Parks							
•Fronterra Neighborhood Park	3,408,131	200,000	3,608,131	3,577,908	99.16%	3,577,908	99.16%
•Turnberry Neighborhood Park	2,551,395	150,000	2,701,395	386,724	14.32%	319,354	11.82%
•Villages at Buffalo Run East Neighborhood Park	2,412,835	150,000	2,562,835	418,998	16.35%	335,743	13.10%
•Tower Road Widening	51,171,009		51,171,009	3,984,871	7.79%	1,865,929	3.65%
Total	137,035,002	6,864,655	143,899,657	24,904,896	17.31%	19,032,109	13.23%

Project Status

- Phase completed
- Phase in progress
- Phase started this month
- ★ Open for community use

Project Name	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Phase 7
	Planning	Pre-Design & RFP	Design	Const. Bid & Award	Construction	Acceptance	Closeout
New Rec Center Site & Roadway Infrastructure							
New Recreation Center							
Existing Recreation Center Expansion							
Outdoor Pool at Pioneer Park						★	
Fronterra Neighborhood Park						★	
Turnberry Neighborhood Park							
Villages at Buffalo Run East Neighborhood Park							
Tower Road Widening							

City of Commerce City

2K Bond Program

Report Description



Report Number 0101 - Monthly Executive Summary

Issued on the third Monday of the month with status through the end of the previous month (unless otherwise stated)

Program Financials

- Gross Budget finalized with establishment of the Program Measurement Baseline on September 26, 2014.
- Revenue reporting can lag between 2 to 3 months. The status date for revenue is as noted.
- Expenditures are as current as possible through the reporting period, however some expenditures may lag due to invoice cycles

Project Phase Highlights

- A brief list of recently completed activities and upcoming events for each active project

Budgets, Commitments and Expenditures

- 2K Budget - Program and Project budgets were finalized with establishment of the Program Measurement Baseline on September 26, 2014.
- Other Funds – Amount of any other funding associated with a project such as grants
- Total Budget – Total of 2K budget plus any other funding for the project
- Committed – The sum of outstanding contracts, purchase orders and actual costs incurred on the project
- % Committed - Committed dollar amount divided by total budget
- Expended - Actual costs incurred on the project
- % Expended - Expended dollar amount divided by total budget

Project Status

- Matrix of projects and phases for the Capital Infrastructure Projects Program. Gives a quick indicator of what phase a project is in by the color of the box. Gray is a completed phase, blue is a phase in progress, green is a phase started in the current reporting period.

To: Mayor & Members of Council

From: Michelle Halstead, director of communications & government affairs

Subject: 2016 General Assembly Week 4 Legislative Report

Date: Feb. 22, 2016

A third of the way into the legislative session, 420 bills have been introduced to date in the General Assembly and some questions remain outstanding:

- **Transportation.** Will the General Assembly be able to find support in both the House and Senate for long-term transportation funding that also benefits local government transportation needs and does not negatively impact other critical functions?
- **Hospital Provider Fee.** In the complicated, politically charged debate over whether or not the fund should be changed to an enterprise and taken out of the TABOR calculations, is there a compromise to be made?
- **Broadband.** With the dozens of municipal and county elections around the state signifying dissatisfaction with current broadband service and giving permission for local governments to seek to build the infrastructure themselves, will there be any legislation that will further empower local governments to attract the investment in the infrastructure?

Commerce City is [tracking 57 bills](#) for possible direct or indirect impacts on the city, its employees, businesses and residents.

Learn more about monitored legislation [online](#), including summaries and full text of the bill. Updates on council's specific legislative priorities are listed below. City positions are consistent with city council's [approved legislative principles](#) and are noted in parentheses.

Thanks to the [Colorado Municipal League](#), [Axiom Strategies](#) and other cited media sources for providing legislative information.

SPECIFIC LEGISLATIVE PRIORITIES

- **Owner-Occupied, Multifamily Housing.** There is some discussion about several bills that would address right to repair and arbitration but these are not expected until later this session. The city is conceptually supportive of a bill yet to be introduced which would remove the sunset on HB 14-1017, extending a state low-income housing tax credit that is operated through the Colorado Housing and Finance Authority (CHFA).

MEMO CONTINUED

- **Urban Renewal and Tax Increment Financing.** Staff does not expect any urban renewal/TIF legislation as the HB 15-1348 working group continues to reach consensus on clarifying language relative to the applicability of the law.
- **Photo Red Light Cameras.** The city opposes HB 16-1143, which bans the use of photo red light cameras and recommends a neutral position on HB 16-1231, which allows the city to operate its existing camera system and expand if desired.

OTHER ITEMS OF INTEREST

- **HB 16-1262, Police Hiring (Support if amended)**

HB 16-1262 waives liability for local governments to allow them to provide records on police officers that are in a hiring process in another jurisdiction. Currently, municipalities have concerns releasing employment files because of potential suit brought by the candidates. Given the nature of law enforcement's interaction with the community, the opportunity be aware of disqualifying information on potential officers is positive. The current draft needs to be amended to deal with law enforcement candidates from other states as well as potential voluntary agreements between localities and employees.

- **HB 16-1078, Local Government Employee Whistleblower Protection (Oppose)**

All public employees enjoy substantial protection of their free speech rights under the First Amendment to the United States Constitution. Employees already enjoy substantial protection to complain about governmental wrongdoing. Any claim from an employee fitting under the broad protections would prevent an employer from any other reasonable employment action because of the broad definition of "disciplinary action." The bill passed the House Local Government Committee and now awaits action in the House Appropriations Committee. The League's current position paper on the bill is [available here](#).

- **SB 16-100, Road & Bridge Mill Levy Parity (Support)**

The legislature unintentionally left open a loophole for counties to unilaterally reduce the share back to municipalities by reducing the mill levy, allowing them to backfill county road and bridge funds with other revenue, such as specific ownership taxes, while redistributing the municipal share of the road and bridge money for other county purposes. The diversions occur without municipalities being consulted and having a voice in the decision or whether and to what extent municipal revenue should be pledged by the county to other purposes.



MEMO CONTINUED

SB 16-100 enables municipal taxpayers should rightly expect their fair share of their property taxes for road and bridge projects be returned to their municipality for that purpose, and not redistributed to other parts of counties' budgets. After listening to testimony last Tuesday, the committee chairman laid the bill over and instructed the bill sponsor to put municipalities and counties in a room to work something out. CML will work in good faith toward a reasonable compromise.

- **HB 16-1191, Homeless Right to Rest Act (Oppose)**

Last year HB 15-1264 attempted to apply certain rights to the homeless. While this year's bill does not contain a private right of action against a municipality, it expressly prohibits local governments from enforcing ordinances that could conflict with the rights established in the bill. The bill will be heard in committee Wednesday; learn more about the issue [online](#).

- **HB16-1155, County Control over Designated Primary Roads (Oppose)**

HB 16-1155 gives counties the authority to designate any four-lane controlled-access county highway a "primary road." Counties would have the following authority over primary roads in municipal jurisdictions: to grant or deny access to the highway; and the placement of all traffic control signals (unless the municipality obtains the county's approval in writing). While this bill was introduced at the behest of Weld County for one specific county road, the bill has statewide applicability. Staff recommends opposing this bill unless amended.

- **HB 16-1070, Signature Verification (Support)**

This bill will require signature verification in municipal mail ballot elections, beginning in April 2018. By that time, the Secretary of State (SoS) expects to have a convenient, low or no-cost look-up service for voter signature exemplars available to municipal clerks. HB 1070 follows opposition by CML and others to a 2015 bill by Rep. Neville that proposed signature verification in municipal elections, before access to the secretary's signature database had been accomplished. That bill was defeated, with the parties agreeing to work on a better bill for 2016. Over the interim, staff from CML, the Clerk's Association, and the SoS worked together to determine whether a credible, affordable signature verification process for municipal mail ballot elections could be devised. The bill was reported out of the State Affairs Committee unanimously and sent to Appropriations. A committee amendment was attached that added some procedures from the SoS rules to the bill.

Please contact Michelle Halstead at 303-289-3719 or mhalstead@c3gov.com with questions on these or any other legislative issues.



From: [FasTracks North Metro Team](#)
To: [Gallegos, Lysa - CM](#)
Subject: North Metro Rail Line News February 2016
Date: Thursday, February 18, 2016 4:48:27 PM



February 18, 2016

Welcome!

With nothing but warm weather in the forecast for the next few weeks, North Metro crews are taking advantage and moving full force with construction on all areas of the project, including pouring the [deck](#) on the 120th Avenue Bridge. In conjunction with the work around the Eastlake-124th station, the City of Thornton closed Claude Court between 128th and 124th Avenues for construction and re-alignment of the street. The North Metro team continues to work hard to provide critical information and is here to answer all concerns.

Construction activities are occurring along the entire line. The [road closure](#) and [construction](#) pages on the website are up to date, so check in often. We don't want to bombard you with unnecessary information. [Sign up](#) to receive information impacting your specific neighborhood by visiting the website and selecting your specific area(s) of interest. By completing this step, you minimize the emails you receive from us—only detailed updates about your selected area(s) will be sent.

Story Along the Line

City of Thornton to re-align Claude Court, near Eastlake-124th Station

During early design of the North Metro Rail (N) Line, RTD and the City of Thornton determined the parking lot and the Eastlake-124th station should be immediately adjacent, without a roadway intersecting them. This would allow RTD patrons easy, safe access to the station without having to cross vehicular traffic. In order to accommodate this, Claude Court will be re-aligned to the west side of the future parking area for this station.



The City of Thornton closed Claude Court between 128th and 124th Avenues on Feb. 15 in order for North Metro crews to begin station work at the Eastlake-124th station.

On Monday, Feb. 15, Claude Court was closed between 128th and 124th Avenues in order to begin construction of the station site and the new roadway. In the next few months, the City of Thornton will request proposals from contractors and the re-alignment project is scheduled to begin in late spring/early summer. Completion of the re-alignment is scheduled to take approximately five months. During the construction of Claude Court, safe vehicle and pedestrian detours will be in place.

The City of Thornton also has plans to connect a trail on each side of the RTD tracks from the station site to 128th Avenue, widen Claude Court between the end of the re-alignment project (near 126th Avenue) and 128th Avenue, and to widen 128th Avenue between Lafayette Street and York Street to four lanes. These projects are funded through the city's Capital Improvement program and will be completed by opening day of the N Line. Future plans for the area surrounding the station are market driven and will be updated on the Eastlake at 124th Station Area Master Plan. See the latest [update](#). For specific information on the closure of Claude Court please contact Pete Brezall at Pete.Brezall@cityofthornton.net.

Behind the Scenes

Timeline of a Station

Station construction is one of the most exciting parts of building a rail line because it gives the public the opportunity to imagine what their future transportation options will look like.



Looking north from 124th Avenue, just east of Claude Court, crews work to level the station area at the Eastlake-124th station.

The first construction work to be done at the station is site preparation. This includes moving dirt around to level the area to the appropriate height for the trackway, which comes later. This type of work is currently ongoing for

the Eastlake-124th station, the Northglenn-112th station and the Commerce City-72nd station and takes roughly three to four months.

Construction phasing will be different at each station, but in the most simple explanation, retaining walls come next. These walls hold and reinforce the platform. Next up is the platform, the concrete area where patrons wait for a train. This work makes the station a little more recognizable and the site begins to transform. Platform work is scheduled to begin in the next few months at the Eastlake-124th station. Canopy installations will also be happening later this year. The final items to be completed are the parking lot and plaza areas. This work will take place in 2017.

Each station will have its own unique look to represent the surrounding community. For more information on each station along the North Metro (N) Rail Line, visit the [website](#).

Activities Along the Line

North Metro Update

All construction activities are subject to change. Please visit the [construction page](#) on the website for the most up-to-date info.

- Construction of the Northglenn-112th and Eastlake-124th stations is underway. To accommodate work on the Eastlake-124th station, the City of Thornton has closed Claude Court between 124th and 128th avenues.  *Views of downtown can be seen over the new piers being placed for the Denargo Bridge, which will cross the S. South Platte River.*
- Construction of the 120th Avenue Bridge is ongoing. Crews will be pouring the bridge deck next week. This activity will require an overnight full closure of 120th Avenue between Washington Street and Colorado Boulevard. Visit the [Lane Closure Page](#) on the website for complete details.
- Construction operations on the 104th Avenue Bridge continue, with temporary lane closures on 104th Avenue between Fox Run Boulevard and Steele Street as needed.
- Crews started work on caissons and walls at the 88th Avenue Bridge.
- Work on the 70th Avenue Bridge should begin in late February or early March.
- Construction of the Skyway Bridge is proceeding as scheduled. Crews are currently working near York Street and Brighton Boulevard over BNSF and in the median on Interstate 270.
- Crews mobilized to the site of the Washington Bridge this week and will begin drilling in the coming days.
- Work on the Denargo Bridge continues and caissons are being drilled in the South Platte River.

Question of the Month



Question: Does RTD plan to remove the historic Grain Elevator at 124th and Claude Court, next to the tracks?

Answer: Neither RTD nor the City of Thornton have any current plans to remove the historic grain elevator at 124th. The future Eastlake-124th station will be located to the south of the grain elevator, with parking adjacent to the station on the west side of the tracks. Claude Court will be moved further west of the station to allow for more parking at the station. See the [future station layout](#). There have been some minor changes since this drawing was done, but the grain elevator will still be located directly to the north of the parking area.

Alphabet Soup

What does IFC stand for?

- a) International Fire Code
- b) Inside Front Cover
- c) Issued For Construction
- d) Information Flow Control

The correct answer is C. Issued for construction means that design has been approved and construction is ready to proceed.

Stay up to date and get involved

Stay up to date on all of the North Metro Rail Line news by [subscribing](#) to our monthly e-newsletter and periodic emails and encourage your friends, neighbors and professional colleagues to do the same. The e-newsletters provide project information, upcoming community meetings and events and general FasTracks information. Now that the project has moved into construction, we'll keep you informed about progress and where work zones might affect you and your community. Get social with us. Like us on [Facebook](#) and follow us on [Twitter](#). The North Metro Rail Line public information team is committed to staying in touch with you—so [contact us](#) with your questions, comments and concerns.

[Unsubscribe or Manage Subscription Preference](#)

City Council Work Schedule				
Date	Item	Description	Dept.	Time
March 14, 2016		(Council Chambers)		
SPECIAL MEETING		Call to Order/Roll Call		0:05
RESOLUTION	Res 2016-19	Adoption of MHGP MDA	CD	0:15
		Total Meeting Time		0:20
March 14, 2016		(Council Chambers)		
URA MEETING		Call to Order/Roll Call		0:05
DISCUSSION	Res URA 2016-01	Adoption of the MHGP MDA	CD	0:05
		Total Meeting Time		0:10
March 14, 2016		(Room 2108)		
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	Pres 16-06	Derby Yearly Update	CD	0:45
	Pres 16-162	City Council Winter Retreat Debrief	CMO	0:45
	Pres 16-154	Buffalo Run Long Term Planning	PR&G	0:30
	Pres 16-134	Public Safety Citizen Advisory Board and Draft Ordinance	PD	0:45
		Total Meeting Time		3:00
March 21, 2016				
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
EXECUTIVE SESSION	16-16	Executive session pursuant to C.R.S. 24-6-402(4)(a) and (e) for the purpose of instructing negotiators concerning property acquisition for Highway 2 improvements	PW	1:00
PROC & RECOGNITION				
CONSENT	Res 2016-03	Award of Contract - Pena Boulevard at Tower Road On-ramp Design	PW	0:05
	Res 2016-12	Parks, Recreation & Golf Advisory Committee appointments	PR&G	n/a
	Res 2016-27	A RESOLUTION AMENDING COUNCIL POLICY #CP-5 REGARDING COUNCIL EXPENDITURES FOR AUTHORIZED EVENTS AND TRAVEL	CA	n/a
	Res 2016-28	Contract Award Chambers Multi-use Trail and Bridge	PW	n/a
	Res 2016-29	A RESOLUTION AMENDING COUNCIL POLICY #CP-19 REGARDING USE OF DISCRETIONARY FUNDS BY CITY COUNCIL	CA	n/a
	Ord 2082	Reappropriation for purchase of property Fastracked (1st reading March 7)	PR&G	n/a
	Z-706-99-01-02-06-14-16	BCX Development; amend the Burlington Northern/Catellus PUD for the Turnberry Development; E. 112th Avenue and Potomac Street Fastracked (1st reading March 7)	CD	n/a
PUB HEARING	Z-930-16	RTD is requesting annex and zone to Commerce City Public the property located West of the canal between E. 70th Avenue and E. 72nd Avenue. (2nd reading April 4) to be Fastracked	CD	0:10
	AN-236-16	RTD is requesting annexation zoning to Commerce City Public located at 72nd Avenue and Colorado Boulevard (2nd reading April 4) to be Fastracked	CD	0:10
RESOLUTION	Res 2016-24	Resolution making findings of fact by the city council of the city of Commerce City and its conclusion relative to eligibility of annexation to the City of Commerce city of the property located at west of the canal between E 70th Ave and E 72nd Ave	CD	0:10
	Res 2016-26	Resolution approving Economic Development incentives for Project True North	ED	0:20
ORD 1ST READING	Ord 2083	Citizens Advisory Board Ordinance (2nd reading April 18)	PD	0:10
PRESENTATION	Pres 16-10	Joint meeting with City Council and South Adams County Water and Sanitation District/Revised Development Fee Comparison Study Results	CD	1:00
	Pres 16-115	Public Art Selection: Paradise Island Pool at Pioneer Park	COMM	0:40
ADMIN BUSINESS				0:15
EXECUTIVE SESSION				
		Total Meeting Time		5:00
March 28, 2016				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	Pres 16-155	Quality Community Foundation Grant Recommendations	FD	0:10
	Pres 16-137	Body Worn Camera Program Presentation	PD	0:45
	Pres 16-65	New Recreation Center Design Update	CMO	1:00
		Total Meeting Time		2:10

City Council Work Schedule				
Date	Item	Description	Dept.	Time
April 4, 2016				
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
PROC & RECOGNITION				
CONSENT	Ord 2078	Yearly LDC Housekeeping Amendments (1st reading March 7)	CD	0:05
	Ord 2081	Amendment to 1041 Regulations (1st reading March 7)	CD	n/a
	Ord 2085	Grant Recognition - TGYS - \$4,465.00 (1st reading March 7)	FD	n/a
	Z-929-16	Mid-Rail Real Estate, LLC; Rezone from AG, I-2, & I--2 with conditions to I-2 for the property located at the northwest corner and southwest corner of E 84th Ave & Ulster St (1st reading March 7)	CD	n/a
	Z-700-01-16	120th & Buckley Associates, LTD; amendment to the Villages at Buffalo Run East PUD; at the southwest corner of 120th Avenue and Buckley Road. (1st reading March 7)	CD	n/a
	Z-930-16	Z-930-16: RTD is requesting annex and zone to Commerce City Public the property located West of the canal between E. 70th Avenue and E. 72nd Avenue Fastracked (1st reading March 21)	CD	n/a
	AN-236-16	RTD is requesting annexation zoning to Commerce City Public located at 72and Avenue and Colorado Boulevard Fastracked (1st reading March 21)	CD	n/a
	Res 2016-02	Approval of Contract for Construction of Tower Road	PW	n/a
	Res 2016-30	Approval of Contract for Construction Services for Highway 2 Widening Project	PW	n/a
PUB HEARING				
RESOLUTION				
ORD 1ST READING				
PRESENTATION	Pres 16-138	Body Worn Camera Program Vendor Recommendation Presentation	PD	0:15
ADMIN BUSINESS				0:15
			Total Meeting Time	1:35
April 11, 2016				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	Pres16-80	Building code update presentation	CD	1:00
	Pres16-81	Commerce City Clean (3C's) project update	CD	0:30
	Pres 16-82	Noxious Weed Management Plan changes	CD	0:30
	Pres 16-40	Aerotropolis Presentation	CD	1:00
			Total Meeting Time	3:15
April 18, 2016				
REGULAR		Call to Order; Pledge; Audience Intro; Citizen Comm; Minutes; Reports		1:00
EXECUTIVE SESSION	16-15	An executive session pursuant to C.R.S. 24-6-402(4)(e) for the purpose of instructing negotiators regarding water transactions and potential contracts	CD	1:00
PROC & RECOGNITION	Proc 16-02	Tree City USA Recognition/Arbor Day	PR&G	0:05
	Rec 16-01	Recognition of citizen commendations from Commerce City Police Department	PD	0:20
	Rec 16-11	Recognition of Commerce City Nominees for Adams County Mayors and Commissioners Youth Awards	PR&G	0:10
CONSENT	Ord 2083	Citizens Advisory Board Ordinance (1st reading March 21)	PD	0:05
PUB HEARING				
RESOLUTION				
ORD 1ST READING				
PRESENTATION	Pres 16-156	Quality Community Foundation Grant Award Presentation	FD	
ADMIN BUSINESS				0:15
			Total Meeting Time	2:55
April 25, 2016				
STUDY SESSION		Reports	CMO	0:15
DISCUSSION	Pres 16-43	2016 HEAL Workplan	COMM	0:45
	Pres 16-66	New Recreation Center Design Update	CMO	1:00
	Pres 16-108	Weed Management and Mowing Plan Presentation	PW	0:30
	Pres 16-171	Mosquito Control Program	PW	0:15
			Total Meeting Time	2:45