



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
FEBRUARY 2, 2023
101 W. 8TH STREET
6:15 p.m.

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*

The order and times of agenda items listed are approximate and intended as a guideline for the City Council.

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us. Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

MORNING WORK SESSION

- | | | |
|------|--|------------------------|
| 8:30 | 1. Water Conservation and Sustainability Program | Information/Discussion |
| 9:00 | 2. Downtown Security Discussion | Information/Discussion |

WORK SESSION

- | | | |
|------|--|------------------------|
| 4:30 | 3. Arts and Culture Board Joint Work Session | Information/Discussion |
| 5:00 | 4. Electric Department Five Year Work Plan | Information/Discussion |

ZOOM INSTRUCTIONS

You are invited to a Zoom webinar. When: Feb 2, 2023 06:00 PM Mountain Time (US and Canada) Topic: 2023/2/2 Regular City Council Meeting. Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85184111041?pwd=YzVIYWt1YmcvTmJIdmhVUjBXQmkxdz09> Passcode: 351637

Or One tap mobile: US: +17193594580,,85184111041# or +16699006833,,85184111041#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 669 900 6833 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860 or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799

Webinar ID: 851 8411 1041

International numbers available: <https://us02web.zoom.us/j/85184111041?pwd=YzVIYWt1YmcvTmJIdmhVUjBXQmkxdz09>

REGULAR SESSION

- | | | |
|------|--|--------------------------|
| 6:15 | 5. Roll Call | |
| | 6. Agenda Changes & Conflicts | |
| 6:20 | 7. Council Announcements | |
| 6:30 | 8. Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes) | |
| | 9. Consent Agenda | Discussion and/or Action |
| | A. Resolution 2023-06; Police Department Fee Adjustment | |
| | B. January 19, 2023 Council Minutes | |
| | C. Resolution 2023-08 Fire Department Fees | Discussion and/or Action |

ACTIONS AND/OR PRESENTATIONS

- | | | |
|------|---|--------------------------|
| 6:30 | 10. Ordinance 2023-03; Downtown Design Standard Overlay | Discussion and/or Action |
| 7:15 | 11. Ordinance 2023-01; Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards. Second Reading | Discussion and/or Action |
| 7:45 | 12. Ordinance 2023-04; Amending Section 120.020.100 of the Municipal Code | Discussion and/or Action |
| 8:00 | 13. North Landing Update | Information/Discussion |

8:10	14. Transportation Planning Updates	Information/Discussion
8:20	15. South Bridge Right of Way Update	Information/Discussion
8:30	16. Council Comments	
8:40	17. Report from City Administration	
	A. City Manager	
	B. City Attorney	
	C. Correspondence Incoming/Outgoing	Discussion and/or Action
8:50	18. Adjournment	



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Water Conservation and Sustainability Program

Action Requested: Program Idea Input

Department: Public Works

Presented By: Matthew Langhorst, Mike Hoffman

Strategic Goals: Preserve and Improve Infrastructure
Protect and Preserve our Quality of Life

Background Info: The City of Glenwood Springs has been involved in Energy Efficiency and Sustainability for many years, using the Clean Energy Economy of the Region (CLEER) to help us run the program efficiently. The drought and water supply issue has moved the Water Efficiency and Sustainability discussion into the forefront of conversations in the Western United States in the last few years more than it ever had been. The city's water department has already moved the city toward conservation and efficiency by regularly updating its building codes, requiring all water taps to have water meters, completing a yearly review of the underground water system for leaks and repairing them quickly, promoting the use of irrigation controllers with rain sensors, and by promoting efficient irrigation use by restricting water hours to outside of the 10am to 6pm hours daily and adding alternating days of the week water schedules for a majority of the system users. The Water Department would like to take another conservation step in 2023 and promote the WaterSense Label from the Environmental Protection Agency (EPA) and to create a Sustainability Incentive program much like the Electric Department does currently. The staff already sends out or has on the City website the 5 attached water conservation packets attached to this staff report. We have them both in English and Spanish. We will be putting up and promoting the attached EPA WaterSense Home Guide, which has great information on how to conserve water and how to make your home more efficient in its use of water. The staff is also working on a Sustainability Program that has already been budgeted for 2023. This program's major investment item will be a Turf Buy Back program that will correspond with the State's program that the Colorado Water Conservation Board (CWCBC) is putting together as we speak. The other features of the program will include rebates for Energy Star clothes washers, dishwashers, high efficiency hot water heaters, insta-hot water heaters, WaterSense labeled sink faucets, WaterSense labeled showerheads, WaterSense labeled toilets, and a list of irrigation system equipment upgrade rebates. Professional services will also be available through this program for an approved landscaper to come to a resident's home and do a system check-up and irrigation use/equipment audit. This will help people understand how their systems work, how long zones need to be run for proper watering, and recommendations on how to improve the equipment they currently have to be more efficient. Each home site has different vegetation, slopes, soils, and this in turn means they all have different needs for irrigating. We want to help people understand how to use water efficiently, which will help cut down on water waste and their water bills.

Attached to the staff report is the draft Water Sustainability Program outline for the Council to review. This program will partially overlap with the Electric Department's program with some appliances, which will make the rebates even more enticing for people to apply for. Michael Hoffman and Matthew Langhorst will be leading this discussion and we are open for ideas and other suggestions on ways to improve the programs' recommendations.

Issues: None at this time.

Fiscal Impact: This program has already been budgeted into 2023.

Legal Review: When the program is more complete we will have legal review the text.

Staff Recommendation: Staff is looking for ideas or recommendations from Council on what has been presented.

YOUR WATER USE

Your outdoor water usage will be most efficient after 6 p.m. and before 10 a.m. because there is less evaporation during cooler temperatures and typically there is less wind.

Sticking to the schedule can:

- Help plants have the best chance at absorbing the water
- Save you from paying for water that will literally disappear into the air

➤ The watering schedule helps our Water Treatment plant and operators manage production levels by minimizing very large spikes in demand. It also prevents water from being wasted.

Water Use Regulations

Flagrant waste or runoff, plus other violations of the Water Use Regulations, results in the following citations and fines.

Penalty assessment fines.

- (1) First offense: \$50.00 fine.
- (2) Second offense: \$100.00 fine.
- (3) Third offense: \$250.00 fine.
- (4) Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.



Outdoor WATERING SCHEDULE

(Ordinance No. 22-2020)

➤ Follow the odd/even watering schedule based on the last digit in your street address.

- Odd-numbered addresses can water on odd days of the month.
- Even-numbered addresses can water on even days of the month.
- Lawn watering is allowed before 10 a.m. and after 6 p.m. on your designated watering days.
- Most irrigation systems are programmable. Need to upgrade? check out our **Free Irrigation Controller Swap initiative**.
- Some large water users may have City-established watering schedules that are different from residential users.

➤ Hoses must have water-saving shutoff nozzles to prevent free-running water.

➤ Swimming pools are limited to one filling per year, unless draining for repairs is necessary.

Free Irrigation Controller Swap

Call 970-384-6343 to swap your inefficient irrigation controllers for a free irrigation controller and rain sensor.



Water Production Emergencies

A water emergency may occur due to natural conditions (such as debris flows) or with serious operational challenges (such as pump failures or main breaks).

Water emergencies may affect the entire water system or be limited to a specific area; they are temporary, lasting for a period of hours or days.

When a water emergency notice is issued, the city may prohibit outdoor water use and increase fines for violations of the Water Use Regulations with no warning letter issued.

Register for Emergency Alerts

Register today for emergency alerts at www.GarCo911.com.



If you already have an account, check that your contact information is up to date.

Please sign up to receive City of Glenwood Springs news and alerts via email or text at www.cogs.us/info.

Notices are also posted online at www.cogs.us and on the City's Facebook, NextDoor and Twitter pages.



Water Wise Landscaping

1. Prevent water waste

- Use a shutoff nozzle on hoses.
- Minimize evaporation by watering when winds are calm and temperatures are cool – typically early morning and evening.
- Adjust irrigation schedules at least monthly, based upon weather and plant needs.
- Add a rain sensor to your system to avoid waste on rainy days

2. Ensure irrigation systems are efficient

- Check lines and sprinkler heads for breaks, blockages, and leaks.
- Adjust sprinkler heads to avoid watering pavement or structures.
- Check system settings after power outages.

3. Get the most from water used

- Limit turf area by incorporating native or adapted water-wise plants.
- Keep soil healthy and aerate lawns.
- Use non-combustible mulch to retain moisture.
- Consider installing Xeriscaping

Your landscaping choices are directly connected to local stream water quality. Reduce outdoor water waste to leave more flow in the streams and prevent runoff from carrying pollutants into waterways.

- Call 970-384-6344 to report Water Use Regulations violations.



Landscaping Establishment Permit

➤ The Landscaping Establishment Permit allows customers who plan to install new landscaping with inground/overhead irrigation and require more watering time than allowed per requirements of the current Municipal Code. When available, permits are issued for newly-seeded areas and newly-planted sod and woody plants.

➤ Download and apply for a Landscaping Establishment Permit online at www.cogs.us/water. The application must be received at least two business days prior to the date the permit is needed.

➤ During a water system emergency, all permits become invalid and outdoor water use must stop.



Read our **Riparian Zone Planting Guide** to learn how to plan and landscape to prevent runoff, erosion, and pollution.

Call 811 Before You Dig

Call 811 before every digging project. Whether planting trees or shrubs, building a deck or fence, or installing a mailbox; don't make a judgment call, make a phone call. Call 811 two to three business days before digging to have underground utilities marked.

Packet Page 6



← Escanee este código con la cámara de su teléfono inteligente para leer la guía del agua en español o visite www.cogs.us/agua.



Residential WATER GUIDE

www.cogs.us/water
970-384-6344

101 W. 8th Street,
Glenwood Springs, CO 81601

OUTDOOR WATER USAGE GUIDE

WATER USAGE	RULES
 Lawn watering or automatic watering systems	Follow the odd/even watering schedule based on the last digit in your street address. (Ordinance No. 22-2020) • Odd-numbered home addresses can water on odd days of the month. • Even-numbered home addresses can water on even days of the month. • Lawn and landscape watering is allowed before 10 a.m. and after 6 p.m. on your designated watering days. Please note that some large water users (schools, hotels, hospital, commercial facilities, etc.) may have City-established watering schedules that are different than residential users.
Penalty assessment fines. (1) First offense: Fifty dollar (\$50.00) fine. (2) Second offense: One hundred dollar (\$100.00) fine. (3) Third offense: Two hundred fifty dollar (\$250.00) fine. (4) Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.	
 Manual or hand-held watering, hoses with shutoff nozzles Car washing Kids water sprinkler toys	While there are no water volume restrictions at this time, it is recommended to follow the odd/even watering schedule for all outdoor water usage when possible. Your outdoor water usage will be most efficient after 6 p.m. and before 10 a.m. because there is less evaporation during cooler temperatures. Sticking to the schedule can: • Help plants have the best chance at absorbing the water • Prevent soap from drying to your car • Save you from paying for water that will literally disappear into the air Other ideas to prevent water waste: • Check lines and sprinkler heads for breaks, blockages, and leaks • Adjust sprinkler heads to avoid watering pavement or structures • Keep soil healthy and aerate lawns • Use non-combustible mulch to retain moisture • Consider installing Xeriscaping

REMINDER

Glenwood Springs water rates increased as of June 1, 2021.
You should expect to see these adjusted rates reflected on your water bill arriving in July 2021. This change will help to ensure continued safe and reliable service now and into the future.

For more information on water rates, water usage or utility assistance for low-income households, please visit www.cogs.us/water.



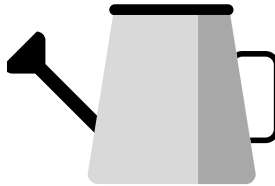
City of Glenwood Springs

Water Conservation Tips

Short Term Conservation

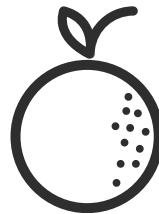


Take
shorter
showers



Conduct outdoor irrigation
from 6 p.m. to 10 a.m. and
limit to the odd/even day
watering schedule

Wash produce in a sink or pan
instead of running the tap



Keep a water pitcher
in your fridge for cool
drinks instead of
running the tap



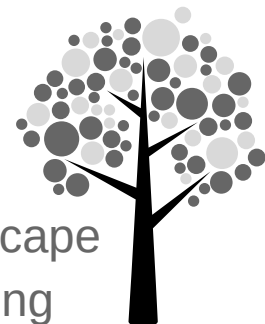
Adjust your lawn
mower to cut grass
higher



Long Term Conservation



Install water-saving
shower heads, faucets,
and appliances

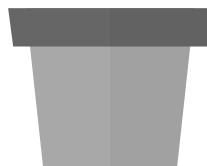


Install Xeriscape
landscaping



(970) 384-6344

www.cogs.us/water



Plant during the
spring and fall

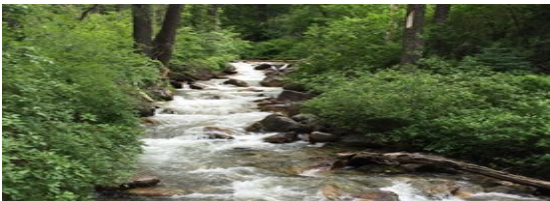
What Can You Do To Conserve Our Drinking Water?

Indoor Conservation Ideas

- ☑ **Check for and repair leaks.**
- ☑ **Don't use your toilet as a trash can.**
- ☑ Install a high efficiency toilet.
- ☑ Take showers instead of baths.
- ☑ Use water-saving showerheads, toilets, faucets, and high efficiency appliances such as dishwashers and washing machines.
- ☑ Keep a pitcher of water in your refrigerator instead of running the tap for cold drinks, so that every drop goes down **YOU** and not your drain.
- ☑ Wash your produce in a sink or a pan that is partially filled with water instead of running water from the tap.
- ☑ Plug the bath tub before turning the water on, and then adjust the temperature as the tub fills up.

Outdoor Conservation Ideas

- ☑ Water only when necessary and preferably in the mornings or evenings to avoid evaporation losses (up to 50%) from hot and windy weather conditions.
- ☑ Install Xeriscape landscaping.
- ☑ Encourage landscapes that maximize water efficiency.
- ☑ Plant during the spring or fall when the watering requirements are lower.
- ☑ Adjust your lawn mower to cut grass high to hold moisture.
- ☑ Use the sprinkler for larger areas of grass. Water small patches by hand to avoid waste.



Did You Know?

- It's okay to report significant water losses from broken pipes or water wasting activities. Call 970-384-6344.
- Installing newer appliances is an easy way to conserve water. For example, new washing machines can save up to 20 gallons per load!
- If you time your shower to keep it under 5 minutes, you could save up to 1,000 gallons a month! That could add up to big savings on your monthly water bill.
- Leaking toilets waste a lot of water, resulting in high water bills. You can detect a leak by putting a few drops of food coloring in your toilet tank. If the color seeps into the toilet bowl, have a leak. Its easy to fix, and you could save more than 7,000 gallons a year!
- Spreading a layer of organic mulch around your outdoor plants reduces evaporation and can save hundreds of gallons of water a year.
- If you use a broom instead of a hose to clean your driveway or sidewalk, you could save up to 80 gallons every time.
- If you run your dishwasher only when its full you can save as much as 400 gallons a month!
- If you insulate your hot water lines within the house it takes less time for the water to warm up in the kitchen and bathroom and you conserve water.
- If you turn off water while brushing your teeth, you can save approximately 3 gallons per minute. That could be as much as 1,000 gallons a year!
- You can install an automatic shut-off device on your irrigation system that will stop outdoor watering after a recent rainstorm.

Contact Us

- The City of Glenwood Springs Water Department can be reached at 970-384-6344.
- View our department webpage at: www.cogs.us/water

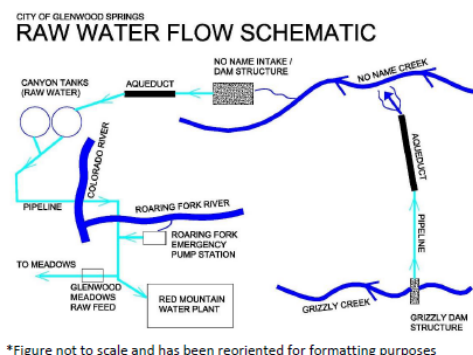
City of Glenwood Springs Water Conservation Program



Committed to
Conserving Our
Community's Water
Supplies!

Water Sources

Glenwood Springs is fortunate to have physically abundant, high quality water sources that primarily drain a pristine, protected watershed. **No Name** and **Grizzly** Creeks provide source diversity and redundancy in the primary supply with the **Roaring Fork River** as a reliable backup. The City's water rights are senior and are likely to be sufficient to meet the supply needs of the community as projected through 2050. The City continues to monitor and evaluate the communities growth and needs annually. The City's raw water system is largely gravity fed, which reduces the need for costly pumping. Only two areas of the City require pumping for treated water service.



Population Growth

The City is expanding slowly and anticipates growth between 1 and 2 percent per year through 2050. It is forecasted that the population of Glenwood Springs will increase from 10,581 in 2013 to approximately 14,800 by 2035 and 18,800 by 2050. This represents a 77% increase in the population, or approximately 1.6% per year.

Water Demand

The maximum annual water use in Glenwood Springs over the past 10 years was 2,357 AF (768.03 MG) in 2007, and the range of forecast future demands in the year 2050 are from 2,837 AF (924.44 MG) to a maximum of 3,541 AF (1,153.84 MG).

City of Glenwood Springs Water Conservation Program

USING WATER WISELY—USE IT SPARINGLY!



The City of Glenwood Springs' water supply is likely to be sufficient to meet our community's demand as projected through 2050. The City continues to monitor and evaluate the communities growth and needs annually. However, our sources are not immune to drought conditions or seasonal streamflow variability. The City is committed to conservation programs aimed at improving our system reliability, improving water efficiency, and preserving water resources for other downstream water users.

What is the City of Glenwood Springs doing to conserve our drinking water sources?

- **WATER EFFICIENCY PLANNING.** The City has developed a formal Water Efficiency Plan that outlines our **short and long term** conservation goals. For more information, you can download the plan from the City's website at <http://www.cogs.us/DocumentCenter/View/1199>.
- **PUBLIC INFORMATION AND OUTREACH.** The City of Glenwood Springs is a regional leader in source water protection and water conservation efforts. We are also committed to educating our community about our water and wastewater systems. If you are interested in touring our water or wastewater treatment facilities, please contact the water department.
- **AUTOMATED WATER METERING.** The City requires all water services connected to the system to be metered. In addition, we are working to install automated meter reading equipment throughout the entire water distribution system. Most of these new meters have the ability to detect leaks on the customer side of the water service shut off valve.
- **TIERED RATE STRUCTURE.** The City has implemented a tiered water rate structure to encourage water conservation. The current water rate structure for residential users is shown below:

Fixed Monthly Customer Service Fee	\$20.88
<u>Usage Rate</u>	<u>Water Rate Per 1,000 gallons</u>
Up to 5,500 gallons	\$3.59
From 5,500 gallons to 17,500 gallons	\$4.77
Over 17,500 gallons	\$6.34

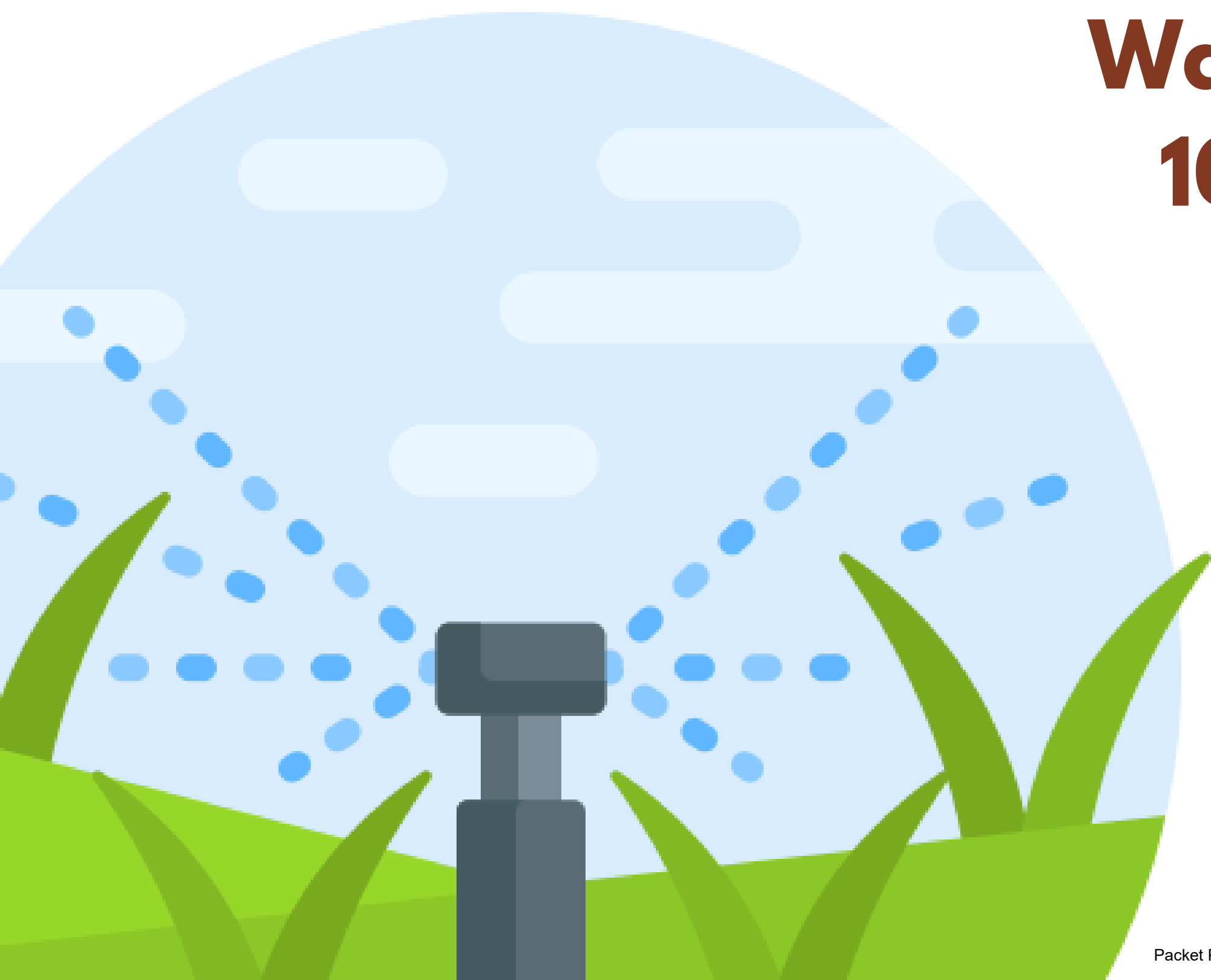
- **LEAK DETECTION PROGRAMS.** The City has implemented a comprehensive leak detection program aimed at identifying and locating leaks within the water distribution system. The program involves testing 25% of the system annually. Any leaks that are detected are investigated and repaired.
- **LOW WATER LANDSCAPING.** The City Parks Department has implemented many water saving devices to manage the Parks Systems including installation of rain sensors and computerized monitoring.
- **DROUGHT/WATER EMERGENCY PLANNING.** The City has developed a drought and water emergency plan that outlines actions the City takes to respond to water supply emergencies.
- **WATER-WASTING ENFORCEMENT.** The City has a "Water Wasting" Ordinance which outlines penalties for users that waste water. To report water wasting, contact the water department at 384-6344.

Glenwood Springs Watering Schedule

**Odd-numbered home addresses can
water on odd days of the month.**

**Even-numbered home addresses can
water on even days of the month.**

**Watering is allowed before
10 a.m. and after 6 p.m.**



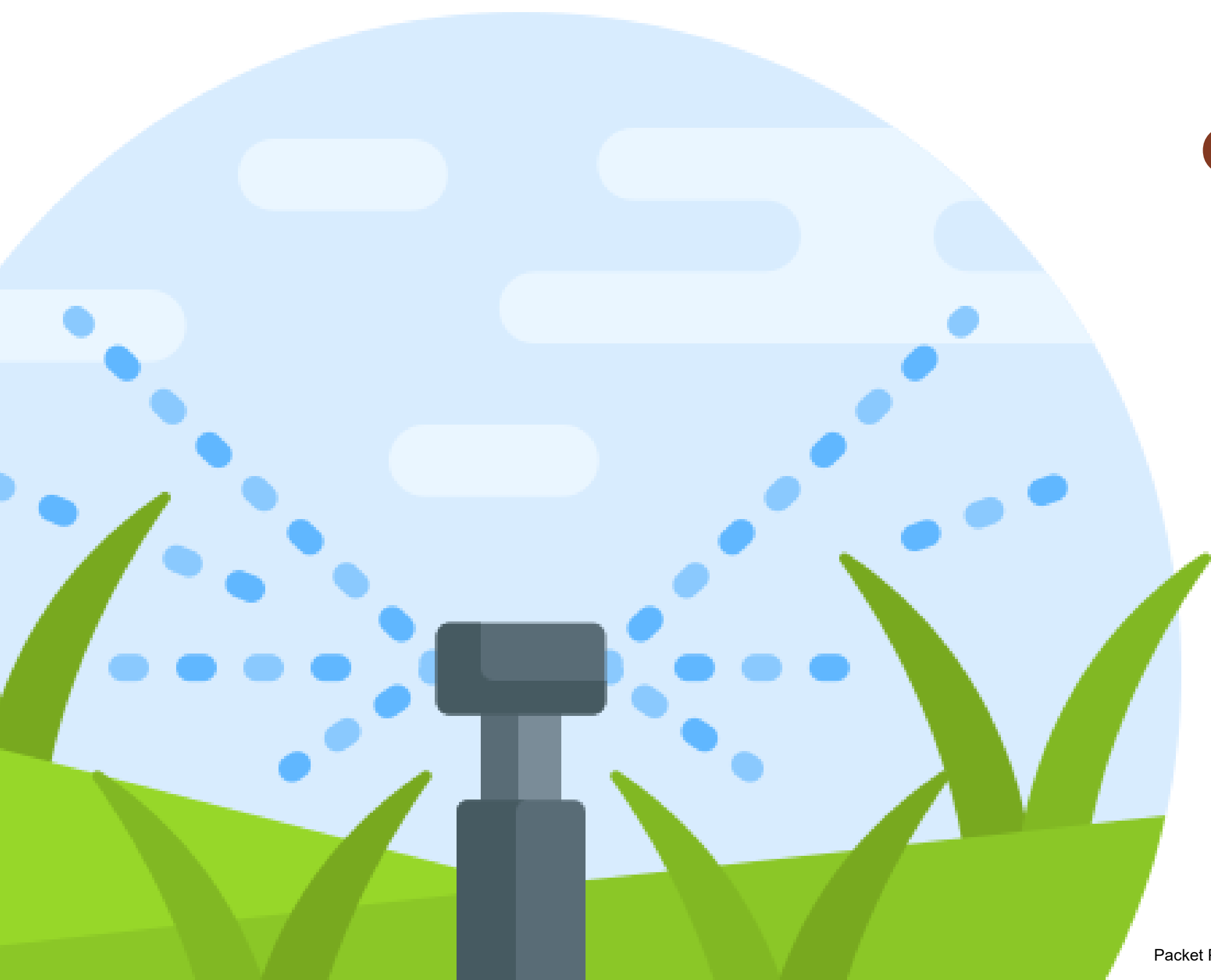
CITY OF
GLENWOOD
SPRINGS
COLORADO

Horario de riego de Glenwood Springs

**Las direcciones de casas numeradas impares
pueden regar en días impares del mes.**

**Las direcciones de casas numeradas pares
pueden regar en días pares del mes.**

**Se permite regar antes
de las 10 a.m. y después
de las 6 p.m.**



WaterSense® Labeled Homes

INTRODUCTORY GUIDE



Welcome Home!

We hope this guide will help you understand how WaterSense labeled homes can make a positive impact on your community. Choosing a WaterSense labeled home means making an investment in the future—an investment that saves water and energy in your community, protects resources for future generations, and can help save hundreds of dollars per year in utility bills compared to typical new construction.

THE PURPOSE

This guide is designed to provide an introduction to the WaterSense labeled homes program and the certification process. The content will provide an overview of the benefits of engaging in the program, steps to achieve WaterSense certification, and ways that stakeholders can get involved.

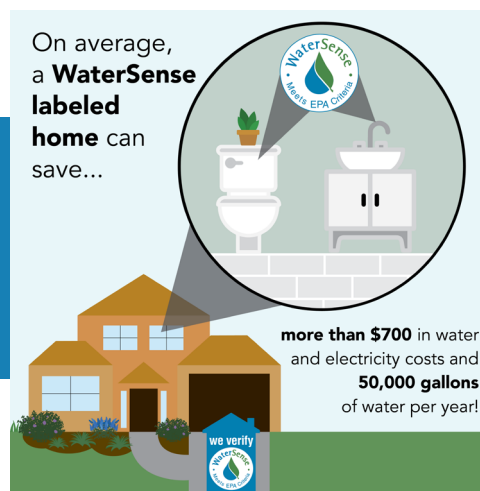
WHO IS THIS FOR?

This resource is for anyone who wants to learn about building, certifying, or buying WaterSense labeled homes. Whether you are a utility, homeowner, builder, or verifier, this guide will help you understand the components of a WaterSense labeled home and provide a roadmap for connecting with the appropriate professionals to achieve certification.

DIG DEEPER!

Learn more with WaterSense's detailed specification and certification materials, technical and marketing resources, and more!
www.epa.gov/watersense/homes

Did you know?



Why WaterSense?

WATERSENSE LABELED HOMES: THE BENEFITS

The WaterSense label can help efficient homes stand out in a competitive high-performance building marketplace. WaterSense labeled homes capitalize on consumer demand by offering homeowners a whole-house solution that helps save water, energy, and money while maintaining a high level of performance. Homeowners can save more than \$700 in utility bills and reduce water use by up to 50,000 gallons annually.

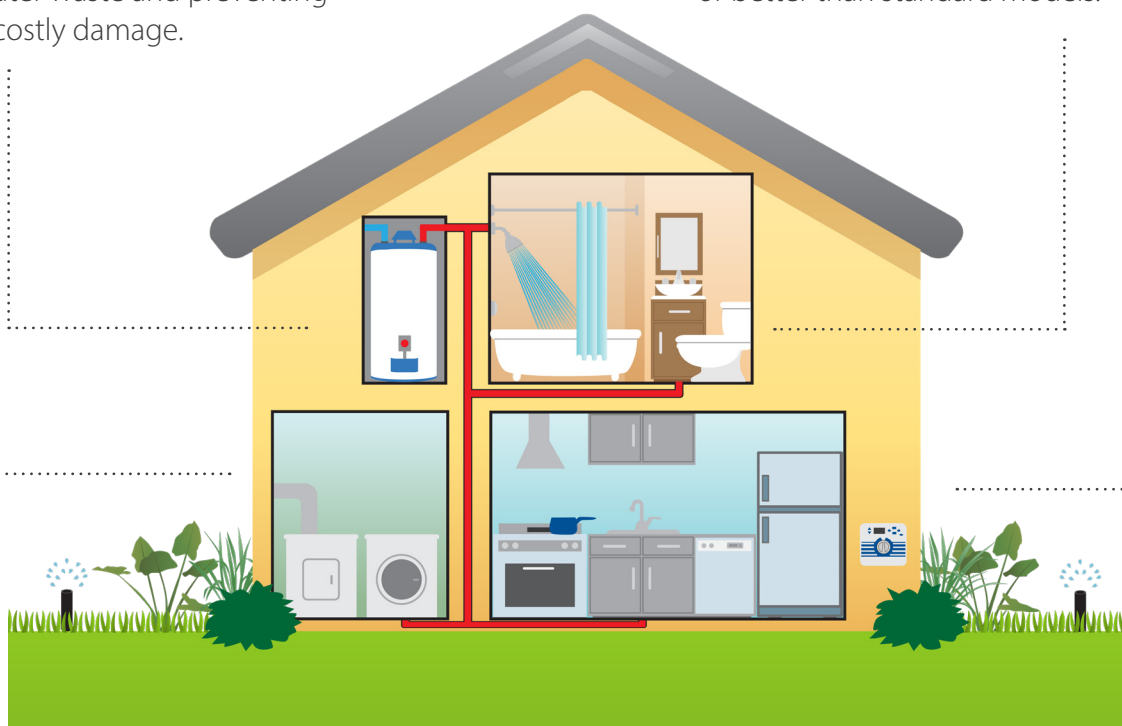
FREE OF LEAKS

Homes are verified to be free of visible water leaks both inside and out, reducing water waste and preventing potentially costly damage.



SAVINGS THAT PERFORM

WaterSense labeled toilets, showerheads, and bathroom sink faucets are required in every labeled home. These fixtures are independently certified to use less water and perform as well or better than standard models.



PEACE OF MIND

WaterSense labeled homes are independently certified to meet EPA's criteria for efficiency and performance.



FLEXIBILITY IN MEETING EFFICIENCY

Applying a whole-house building science approach gives builders the freedom to select the most cost-effective solutions in their market without sacrificing water savings.



What's in a WaterSense Labeled Home?

All WaterSense labeled homes are independently certified to meet EPA's criteria for both efficiency and performance.



MANDATORY CHECKLIST TO ENSURE QUALITY PERFORMANCE

LEAKS

- ☐ Pressure-loss test on all water supplies detects no leaks
- ☐ Free of visible leaks from all fixtures and appliances at point of use or point of connection to water distribution system
 - ☐ Toilets
 - ☐ Bathroom faucets
 - ☐ Showerheads
 - ☐ Bathroom tub faucets, i.e., tub spouts
 - ☐ Kitchen and other sink faucets
 - ☐ Other fixtures or appliances (e.g., water heaters, clothes washers, dishwashers)

WATERSENSE LABELED PLUMBING FIXTURES

- ☐ Toilets
- ☐ Bathroom sink faucets
- ☐ Showerheads



EFFICIENCY REQUIREMENT

VERIFIED EFFICIENCY

- ☐ At least **30 percent** more water-efficient than a typical new home (based on national standards and common design and landscape practices).

EPA Approved HCOs

EPA approved Home Certification Organizations (HCOs) go through an application and approval process to ensure they have the organizational infrastructure to oversee the certification of homes. They are also responsible for overseeing and training verifiers. As part of the application process, a technical evaluation of their chosen method of measuring water efficiency is carried out. EPA verifies that all methodologies can accurately and consistently identify homes that are at least 30 percent more water-efficient than a typical new home.



Once approved, these methods are referred to as WaterSense Approved Certification Methods (WACMs), which outline the requirements for a home to meet the WaterSense efficiency requirement. HCOs carry out other responsibilities as well, including but not limited to:



Certification. HCOs have authority over the decision to certify a home and issue the WaterSense label.



Training. HCOs train and authorize WaterSense home verifiers to verify homes in accordance with the requirements established by EPA and the HCO's WACM.



Reporting. HCOs submit quarterly reports to EPA providing details on certified homes and authorized WaterSense home verifiers.

It is important to understand the requirements of an HCO's WACM when pursuing WaterSense certification, as each method has distinct ways of measuring water efficiency. Features that can contribute to improved water efficiency may include:

- WaterSense labeled plumbing products and high-efficiency kitchen faucets
- ENERGY STAR certified clothes washers and dishwashers
- Efficient hot water delivery
- Landscape size, design, and plant selection
- Irrigation design and technology, including use of WaterSense labeled irrigation products
- Landscape design or audit by WaterSense Irrigation Professional

Builders have the flexibility to select an HCO and WACM that best fits their needs and works with their existing certifications (if applicable). An overview of EPA approved HCOs is included on the next page. More information about their associated WACMs can be found at:

www.epa.gov/watersense/homes-certification

Overview of EPA Approved HCOs

HCO	SCOPE			METHOD FOR LABELING HOMES
	REGIONALITY	BUILDING TYPES	CONSTRUCTION TYPE	
		Single-Family 	New Construction 	Achieve a score of 70 or less under CHEERS WaterSense
		Single-Family 	New & Existing Construction 	Achieve a score of 66 or less under the Water Efficiency Rating Score (WERS) with WaterSense Baselines
		Single-Family & Multifamily 	New & Existing Construction 	Complete a set of selected practices from the National Green Building Standard (NGBS)
			New Construction 	Achieve a score of 64 or less under the Water Rating Index
		Single-Family 	New & Existing Construction 	Achieve a score of 70 or less under HERS _{H2O}

HCOs listed have been approved as of August 2022. For more information and the latest list of EPA approved HCOs, please visit www.epa.gov/watersense/homes-certification.

Home Verifiers

Boots on the Ground

Verifiers serve a critical role in the WaterSense labeled homes program. They are responsible for verifying that homes meet the Mandatory Checklist and water efficiency requirement. WaterSense verification is a simple process that can be done in one to two hours during a single site visit. If a verifier identifies issues, they work with builders to resolve the problem before the home earns the WaterSense label. Verifiers can also help guide builders through the certification process.

Becoming a WaterSense Home Verifier

Verifiers can be independent or associated with home rating companies. Individuals interested in becoming a WaterSense home verifier should contact an HCO to obtain the required training. Training covers important information on the *WaterSense Specification for Homes* and the HCO's WACM. Once training is complete, the HCO will formally authorize a verifier, meaning they can offer WaterSense verification services.

Promoting WaterSense Verification



Verifiers also perform an important role in marketing WaterSense certification to builders, which includes communicating the benefits of the WaterSense label and the home's potential water, energy, and associated cost savings. WaterSense provides verifiers with a promotional mark that includes the WaterSense label. Verifiers may use this mark on their marketing materials.

WaterSense designed its specification to complement the criteria for other green home certification programs, which makes it easy to integrate the WaterSense verification into home rating site visits. This minimizes additional time and expense for builders, and allows verifiers to check a home's water- and energy-efficiency features during the same site visit. Whether as a stand-alone certification or as an add-on to other green certifications, the WaterSense label adds value for both verifiers and builders.



FIND A HOME VERIFIER

Verifiers who have been trained and authorized by an HCO are listed on the WaterSense Verifier Search Tool. Use this tool to identify local verifiers who can assist with WaterSense certification.

www.epa.gov/watersense/find-home-verifier

Ready to Get Started?

Adding the WaterSense label—an independent certification backed by the EPA for both savings and performance—helps provide assurance to home buyers in a competitive market where certifications matter and consumers are looking for efficient homes. You can open the door to savings with WaterSense labeled homes. Here's how:

BUILDERS

- **Partner with WaterSense!** Partnership is free and required for any builder who wants to earn the WaterSense label. Simply fill out WaterSense's brief online partnership agreement at www.epa.gov/watersense/join-watersense.
- **Talk to verifiers** with whom you work and see if they offer WaterSense certification. You can also find a WaterSense home verifier in your area using the WaterSense Verifier Search Tool at www.epa.gov/watersense/find-home-verifier.
- **Review the requirements** of the WaterSense Mandatory Checklist found in the WaterSense specification at www.epa.gov/watersense/homes-specification.
- **Ensure you will meet the water efficiency threshold** by working with your verifier to understand the HCO's WaterSense certification requirements.
- **Design, build, certify, and market** WaterSense labeled homes to your buyers.



VERIFIERS

- **Check the training requirements of your HCO(s).** Every HCO will provide the WaterSense program-specific training as well as their own specific program training.
- **Share opportunities for WaterSense certification** with your builders and market your services as a WaterSense home verifier. Verifiers in good standing will also automatically be listed on the WaterSense Verifier Search Tool.
- **Complete home verifications** to ensure each home meets all of the technical requirements and work with your builders to help them achieve WaterSense certification.



UTILITIES AND LOCAL GOVERNMENTS

- **Become a WaterSense Promotional Partner.** By partnering with WaterSense, you can access exclusive materials to communicate the value of water efficiency to consumers.
- **Incentivize WaterSense labeled homes and products** through rebate programs, reduced connection fees, or expedited permit reviews. These incentives can help encourage builders to pursue water-efficient homes in your service area.
- **Spread the word** about the importance of water efficiency to builders, homebuilder associations, and prospective home buyers. Encourage customers to look for the WaterSense label when purchasing a new home or water-using product. Help consumers learn about additional ways to save water through messaging focused on specific water-efficient practices.



City of Glenwood Springs Water Sustainability Program

The City of Glenwood Springs Water and Wastewater Departments are providing water conservation incentive rebates in conjunction with the State of Colorado on many products you have in your home to promote replacement of old appliances and fixtures with high-efficient Energy Star and WaterSense qualified products. The city will be following the EPA's WaterSense program for a majority of its recommendations. <https://www.epa.gov/watersense>. Please see the list of rebates available to you if are provided water to your home by the City of Glenwood Springs.

Fixture Replacement:

- **Clothes Washer if Energy Star rated:** Energy Star Most Efficient 2023 appliance is eligible for a \$50 rebate. Households eligible for one rebate per year. New model purchases only, purchased after January 1st, 2023.
- **Dish Washer if Energy Star rated:** Energy Star Most Efficient 2023 appliance is eligible for a \$50 rebate. Households eligible for one rebate per year. New model purchases only, purchased after January 1st, 2023.
- **High efficiency hot water heater (ENERGY Star v3):** Energy Star Most Efficient 2023 appliance is eligible for a \$100 rebate. Households eligible for one rebate per year. New model purchases only, purchased after January 1st, 2023.
- **Insta-Hot hot water delivery system:** Energy Star Most Efficient 2023 appliance is eligible for a \$100 rebate. Households eligible for one rebate per year. New model purchases only, purchased after January 1st, 2023.
- **WaterSense labelled sink faucets:** New, improved sink faucet technologies deliver good performance at efficient flow rates of 1.2 gallons per minute and can save thousands of gallons per year. Receive a rebate of up to \$35 for a WaterSense labelled sink faucet with a flow at or under 1.2 gallons per minute. Maximum of 3 faucets per household per calendar year.
- **WaterSense labelled showerheads:** New, improved showerhead technologies deliver good performance at efficient flow rates of 1.5 to 2 gallons per minute and can save thousands of gallons per year. Receive a rebate of up to \$50 for a WaterSense labelled shower head with a flow at or under 2 gallons per minute. Maximum of 2 showerheads per household per calendar year.

- **WaterSense labelled toilets:** Receive a \$50 rebate when you replace your old toilet with a WaterSense model that uses 1.28 gallons per flush or less and has a MaP score of 600 grams or more. Maximum of 2 toilets per household per calendar year.
- **Irrigation Audit Rebate:**
 - Residential Accounts: The city will provide a \$75 rebate for residential customers to have an irrigation audit performed by a certified irrigation auditor. Maximum of one audit per 3 calendar years.
 - [Qualified Water Efficient Landscaper](#)
 - [Find a Certified Irrigation Auditor](#)
 - Multi-family Residential, HOA, Commercial or irrigation only accounts
 - The city will provide a \$125 rebate for accounts that perform a third-party irrigation audit for multi-family, HOA, commercial or irrigation only accounts. Audits must focus on common space irrigated areas. Customers must also schedule an irrigated area assessment with the city prior to receipt of an irrigation audit rebate. Maximum of one audit per 3 calendar years.
- **Sprinkle System Equipment Rebates:** New Technology is available to help make sprinkler systems more water efficient. The City of Glenwood Springs Water Department offers rebates on qualifying equipment, including:
 1. Rain Sensor:
 - Wired: 50% of purchase price up to \$15
 - Wireless: 50% of purchase price up to \$30
 2. Soil Moisture Sensor: 50% of purchase price up to \$45
 3. EPA certified WaterSense labeled controllers: up to \$50/controller
 4. Weather Station Add-On: 50% of purchase price up to \$50
 5. Flow Sensors: 50% of purchase price up to \$100
 6. Spigot Timers: 50% of purchase price up to \$50
 7. Rotary Nozzles: \$3 per nozzle, 5 units min./24 max., not to exceed purchase price.
 8. Drip Irrigation Conversion Equipment: 50% of purchase price, up to \$100
 9. Maximum of 4 items in the above list per household per calendar year.
- **Irrigated Landscape buyback program:**
 - This program is only for residents that are supplied irrigation water by the City of Glenwood Springs Water Department. The area converted must be a previously irrigated, established, non-native lawn.
 - Residential customers can receive **\$1.00**/square foot up to 1,000 square feet of are, per approved project, per address. Customers must remove a minimum of 100 square feet of irrigated turf to be eligible for this program. A customer may apply for the buyback in future years but must remove 100 square feet of turf for each buyback year.

- o City staff will meet with the owner on site and review the removal area prior to work commencing. Work will require a grading permit through the City Engineering office if it is over 200 square feet or 50 CY of material.
- o City staff will meet with the owner onsite to review the final removed and relandscaped area prior to rebate money being issued.
 - Turf must be replaced with vegetation and/or hardscape as approved by city staff per the new Community Development landscaping code, a xeriscape design or approve replacement material.
- o This program is outside of the State of Colorado buyback program and can be used in conjunction with that program. **We are waiting on the CWCB's Informriaton for that program and we may adjust this wording to match it more closely if needed.**

The city's sustainability program, in conjunction with the EPA's WaterSense program, will not only save water use and wastewater processing. It will also save our residents on their gas and electric bills and lower our city's water and wastewater plants carbon footprint. If you are heating less water thanks to an efficient shower head, you are saving electricity or gas at the same time. If you are flushing less water down the drain, then our water plant and wastewater plants are using less electricity and gas to produce and treat that water. According to the EPA, on a national scale, if every home in the United States installed WaterSense labeled showerheads, we could save more than \$2.9 billion in water bills and more than 260 billion gallons of water annually. In addition, we could avoid about \$2.5 billion in energy costs for heating water which would lower all our carbon footprints. This data is from the EPA on showerheads alone!



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Downtown Security Discussion

Action Requested: NA

Department: City Administration

Presented By: Joseph Deras

Strategic Goals: Ensure Public Safety

Background Info: At the November DDA Board meeting, Kevin Brady, Board Member and Owner of Cooper Wine & Spirits, requested that the DDA Executive Director research grant program options to financially support businesses that would like to install security cameras. Since then, the Director conducted research on DDA-sponsored security programs and had a conversation with Chief Deras to understand how this program could be most helpful to the Police Department. Chief Deras attended the January Board meeting to provide input regarding this program and other security measures downtown. Before approving a program like this, the Board would like to seek Council input on this issue.

Issues: NA

Fiscal Impact: Unknown

Legal Review: NA

Staff Recommendation: NA

Memorandum

Date: January 20, 2023

To: Glenwood Springs Mayor & City Council

From: Glenwood Springs Downtown Development Authority Board

Subject: Partnering for Downtown Security Improvements

At the January DDA Board meeting, the Board discussed the potential for funding a “Downtown Safety & Security Grant” for businesses within the district. This program could cover a portion of the costs affiliated with the purchase and installation of security cameras and/or motion detection lights for businesses that want them. The Board understands, however, that any such program would be most effective at addressing downtown safety and security concerns if done in close partnership and collaboration with the City.

The purpose of this memo is to update Council on this consideration and also express concern about escalating crime in the downtown, including the persistent vandalism of the restrooms at 7th Street and Colorado Avenue which has caused the bathrooms to be locked at 3pm and has necessitated the return of portable toilets downtown.

Background. At the November DDA Board meeting, Kevin Brady, Board Member and Owner of Cooper Wine & Spirits, requested that the DDA Executive Director research grant program options to financially support businesses that would like to install security cameras. Since then, the Director conducted research on DDA-sponsored security programs and had a conversation with Chief Deras to understand how this program could be most helpful to the Police Department. Chief Deras attended the January Board meeting to provide input regarding this program and other security measures downtown. Before approving a program like this, the Board would like to seek Council input on this issue.

Board Request. The DDA Board requests a conversation with Council and the City’s Police Department concerning downtown safety and security and the steps we can take together, through this potential program and other measures, to make positive progress.

Cc: Steve Boyd, Interim City Manager
Joseph Deras, Chief of Police



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Arts and Culture Board Joint Work Session

Action Requested: NA

Department: Parks & Recreation

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Each year Council tries to have a work session with all boards and commissions.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item:	Electric Department Five Year Work Plan
Action Requested:	None at this time.
Department:	Public Works
Presented By:	Matthew Langhorst, Doug Hazzard
Strategic Goals:	Preserve and Improve Infrastructure Protect and Preserve our Quality of Life
Background Info:	The City of Glenwood Springs Electric Department updates its 5-year work plan every 5 years. This plan is our guiding document for capital improvements needed within the system and the department budgets each year accordingly. On February 24, 2022 the City Light and Power Engineering consultants were awarded a contract through our Request for Proposal (RFP) process and will be providing a 30 minute presentation on how the plan was put together, what future growth was anticipated, and what are the main capital improvement projects being recommended via the plan. Usually staff would include a copy of the plan, but much of the information internal to the document is proprietary or system information that we do not want to submit to the public due to Homeland Security recommendations and guidelines.
Issues:	None at this time.
Fiscal Impact:	The Electric Department Budget for 2023 includes the cost of these initiatives. Any additional activity requiring funds will come to Council for appropriation. The 2024 budget will be based mainly on these recommendations.
Legal Review:	NA
Staff Recommendation:	Staff and City Light and Power Engineering will be presenting the 5-year work plan for informational and discussion purposes.



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item:	Resolution 2023-06; Police Department Fee Adjustment
Action Requested:	Review and adoption of updated administrative fee schedule to bring the Police department's fees more in line with the amounts currently being charged by other agencies.
Department:	Police Department
Presented By:	Joseph Deras
Strategic Goals:	Provide Efficient and Responsive City Government Ensure Public Safety Protect and Preserve our Quality of Life
Background Info:	Fees charged by the City for services provided by the Police Department need to be modified to meet the current economic environment.
Issues:	The police department's administrative fee schedule has fallen behind other regional agencies and have not remained consistent with changing market conditions. Items of note are general VIN inspections. We handle a large volume of these requests. In addition, staff are finding that most agencies in the region only offer this service on a limited basis. They refer their residents to GSPD for this service. We are absorbing requests from residents of other communities increasing our workload. A Certified VIN inspection is labor intensive and requires our staff to attain a certification to perform this service. We are NOT proposing any change to the fees associated with this service. We continue to be challenged by frivolous body worn camera (BWC) footage requests. Since the inception of SB 217 in 2020 we are mandated to provide copies of BWC footage upon request. The legislation provides for fees to be collected to include labor and resources necessary to redact protected information and to produce a final product to the consumer. Our current practice, adopted by Council, is to require a deposit of \$50.00 per request. This deposit will change to \$250.00 to offset the frivolous requests we manage. We have found that requests are made, <u>significant</u> staff time and resources are involved to complete the request and the parties do not return or respond to our outreach to deliver the materials. These fees are applied to total cost upon completion of the request. Department staff reviews all raw footage involved in each request. Staff determines the amount of time required to produce the recording. We recently reviewed a typical request which involved two officers. We have determined the appropriate fee of \$280. per half hour of footage (per officer) are the average costs involved. The minimum traffic fine is described to be \$15.00 which is antiquated and has not been revised in many years and may be in error. For years our assessed (minimum) fees listed for traffic citations are set at that rate and have been set at \$50. for an extended period. This does not raise any fees/fines; this is essentially cleaning up language and a formal adoption to this \$50.00 rate is required.
Fiscal Impact:	The purpose of these changes is not to increase revenue, but staff expects it will add roughly \$50,000 to the General Fund.
Legal Review:	NA
Staff Recommendation:	Approval of fee changes.

2023 POLICE DEPARTMENT FEES

	CURRENT	NEW
Admin Services		
VIN (Regular)	\$15	\$30
Certified VIN	\$50	No change
Fingerprints	\$20	\$30
Dog License	\$5	\$10
Bike License	FREE	FREE
Records/ Reports		
Police Report	\$15.00 + .25 p/page	\$20 + 0.75 per page
Clearance Letter	\$10	\$20
BWC Footage		
BWC (deposit collected before any redaction)		\$280 per 1/2 hr of footage
Impound Fees		
Vehicle Impound (Set by tow companies)	\$150	No change
Vehicle Storage	\$10	No change
Citation Fees		
Fine minimum	\$15	\$50
Fine maximum	TBD - Court	TBD - Court
Speeding 10-19 above limit	\$100	\$150
Speeding 20-24 above limit	\$100	\$250
Parking Fees		
General violations	\$20	\$40
Parking w/in 15' of a fire hydrant	\$20	\$50
Disabled parking space	\$100	\$125

RESOLUTION 2023-06

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, AMENDING
POLICE DEPARTMENT ADMINISTRATIVE FEES.**

WHEREAS, City staff recommends, and City Council agrees, that amending the Glenwood Springs Police Department administrative fees as described on **Exhibit A** addresses certain operational needs of the Police Department, the needs of the community, and the needs of the City, and;

WHEREAS, City Council finds that the changes to the City of Glenwood Springs Police Department Administrative Fees schedule set forth on **Exhibit A** are necessary and appropriate.

**NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, THAT:**

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. The City Council of the City of Glenwood Springs hereby adopts the amended administrative fees for the Glenwood Springs Police Department as set forth on **Exhibit A** attached hereto and incorporated herein, effective _____, 2023.

INTRODUCED, READ, AND PASSED THIS 2ND DAY OF February 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: January 19, 2023 Council Minutes

Action Requested: January 19, 2023 City Council Minutes.

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JANUARY 19, 2023
101 W. 8TH STREET
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 4. :18 Roll Call

Present: Mayor Godes, Mayor Pro-Tem Willman, Councilor Stepp, Councilor Wussow, Councilor Hershey, and Councilor Kaup. Also present were; Steve Boyd, Acting City Manager; Yvette Gustad, Finance Director; Ryan Muse, City Clerk; Hannah Klausman, Director of Economic and Community Development; Terri Partch, City Engineer; and Karl Hanlon, City Attorney.

Item 5. :19 An executive session pursuant to CRS 24-6-402(4)(d) regarding specialized details of security arrangements or investigations, including defenses against terrorism, both domestic and foreign, and including where disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law.

:19 Councilor Hershey moved, seconded by Councilor Stepp, to go into an executive session pursuant to CRS 24-6-402(4)(d) regarding specialized details of security arrangements or investigations, including defenses against terrorism, both domestic and foreign, and including where disclosure of the matters discussed might reveal information that could be used for the purpose of committing, or avoiding prosecution for, a violation of the law.

Item 6. :34 Agenda changes and conflicts

:35 Mayor Pro-Tem Willman moved remove item D from the Consent Agenda and move it to a future meeting.

Item 7. :35 Council Announcements

Comments were made by Councilor Hershey.

Comments were made by Mayor Pro-Tem Willman.

Comments were made by Mayor Godes.

Item 8. :38 Citizens Appearing Before Council (for items not on the agenda-comments limited to 3 minutes)

Citizen comments were made.

Item 9. :42 Consent Agenda

:42 Councilor Kaup moved, seconded by Councilor Stepp, to approve the Consent Agenda minus item D.

Motion passed unanimously.

Item 10. :43 Planning and Zoning Commission Appointments

:43 Mayor Pro-Tem Willman moved, seconded by Councilor Stepp, to appointment Carolyn Cipperly and Mitchell Weimer for the Planning and Zoning Commission.

Motion passed unanimously.

Item 11. :44 Tourism Management Board Appointments

:44 Mayor Pro-Tem Willman moved, seconded by Councilor Stepp, to appoint Justin Bishop and Susan Emery to the Tourism and Management Board.

Motion passed unanimously.

Comments were made by Mayor Pro-Tem Willman.

Item 12. :44 Update from Black Hills Energy

Comments were made by Acting City Manager Steve Boyd.

:45 Councilor Hershey moved, seconded by Councilor Wussow, to move the Update from Black Hills Energy to a future agenda.

Motion passed unanimously.

Item 13. :45 Butler Rentals Request for Extension on Development Waivers

:46 Councilor Kaup moved, seconded by Councilor Stepp, to move Butler Rentals Request for Extension on Development Waivers to the February 16th Council Meeting.

Motion passed unanimously.

Item 14. :46 Traffic Incident Management Plan Agreement (TIM) and Emergency Operations Update

Terri Partch, City Engineer and Gary Tillotson, Glenwood Springs Fire Chief presented.

Comments were made by Councilor Hershey, Fire Chief Gary Tillotson, Mayor Pro-Tem Willman, City Engineer Terri Partch, Mayor Godes, Councilor Stepp, City Attorney Karl Hanlon, and Councilor Kaup.

1:17 Mayor Godes opened the item for public comment.

Public comment was made.

1:21 Mayor Godes closed the item for public comment.

Comments were made by Councilor Wussow, Mayor Pro-Tem Willman, and Councilor Kaup.

1:25 Councilor Kaup moved, seconded by Councilor Stepp, to approve Mayor Godes' signature on the Garfield County Traffic Incident Management Plan.

Motion passed unanimously.

Item 15. 1:26 Mental Health Counseling Update from Roaring Fork School District

Comments were by Acting City Manager Steve Boyd.

Anna Cole, Roaring Fork School District Chief of Student and Family Services presented.

Comments were made by Councilor Stepp, Roaring Fork School District Chief of Student and Family Services Anna Cole, Mayor Pro-Tem Willman, Councilor Wussow, Acting City Manager Steve Boyd, and Councilor Kaup.

1:47 Mayor Pro-Tem Willman moved, seconded by Councilor Stepp, to approve the request for funds for the Mental Health Counseling for the Roaring Fork School District.

Motion passed unanimously.

Item 16. 1:48 Ordinance 2023-03; Downtown Design Standard Overlay. This item is being continued to City Council's February 2, 2023 meeting

1:48 Mayor Pro-Tem Willman moved, seconded by Councilor Stepp, to continue Ordinance 2023-03; Downtown Design Standard Overlay to City Council's February 2, 2023 meeting.

Motion passed unanimously.

Item 17. 1:49 Council Comments

Comments were made by Mayor Pro-Tem Willman, Mayor Godes, and City Attorney Karl Hanlon.

Comments were made by Councilor Kaup and City Engineer Terri Partch.

Comments were made by Councilor Hershey.

Comments were made by Councilor Wussow.

Comments were made by Mayor Godes and Mayor Pro-Tem Willman.

Item 18. 1:59 Report from City Administration

Comments were made by Acting City Manager Steve Boyd, Mayor Pro-Tem Willman, Councilor Wussow, Councilor Stepp, Councilor Hershey, and City Attorney Hanlon.

Comments were made by Councilor Hershey.

Comments were made by City Attorney Karl Hanlon.

Comments were made by Mayor Godes, Councilor Stepp.

2:10 Councilor Wussow moved, seconded by Councilor Kaup, to support funding for the Colorado Watershed Council grant.

Councilor Stepp recused herself from the vote.

Motion passed unanimously, 6-0.

Item 19. 2:11 Adjournment

2:11 Mayor Pro-Tem Willman moved, seconded by Councilor Stepp to adjourn.

Motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Resolution 2023-08 Fire Department Fees

Action Requested: Approval of Resolution setting fire department fees

Department: Fire Department

Presented By: Gary Tillotson

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Fees have not been increased in several years and need to be set to cover relevant expenses and be more consistent with other communities.

Issues: NA

Fiscal Impact: Nominal impact to Fire EMS fund

Legal Review: NA

Staff Recommendation: Approval of resolution 2023-08

RESOLUTION 2023-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, AMENDING
FIRE DEPARTMENT PERMIT FEES.**

WHEREAS, City staff recommends, and City Council agrees, that amending the Glenwood Springs Fire Department permit fees as described on **Exhibit A** addresses certain operational needs of the Fire Department, the needs of the community, and the needs of the City, and;

WHEREAS, City Council finds that the changes to the City of Glenwood Springs Fire Department Permit Fees schedule set forth on **Exhibit A** are necessary and appropriate.

**NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, THAT:**

Section 1. The above recitals are hereby incorporated as findings by the City Council of the City of Glenwood Springs.

Section 2. The City Council of the City of Glenwood Springs hereby adopts the amended Permit fees for the Glenwood Springs Fire Department as set forth on **Exhibit A** attached hereto and incorporated herein, effective _____, 2023.

INTRODUCED, READ, AND PASSED THIS 2ND DAY OF FEBRUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

Exhibit A

GLENWOOD SPRINGS FIRE DEPARTMENT PERMIT FEE SCHEDULE

NFPA 13/13R Automatic Fire Protection Systems (Commercial and Multi-family Residential)

	Buildings 0-15,000 sq ft	Buildings 15, 001 + sq ft
Plan Review and two site inspections	\$400 + \$4.00/device	\$600 + \$4.00/device

NFPA 13D Automatic Fire Protection Systems (1 or 2 family dwelling)

Plan Review and required site inspections	\$350
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Standpipe system, not part of combination Fire Sprinkler System

Plan Review and required site inspections	\$200
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Automatic Fire Alarm System

	Buildings 0-15,000 sq ft	Buildings 15, 001 + sq ft
Plan Review and two site inspections	\$400 + \$4.00/device	\$600 + \$4.00/device

Modification to Automatic Fire Protection Systems/Fire Alarm Systems (less than 50% of the existing system excluding sprinkler riser/or alarm panel)

Plan Review and up to two site inspections	\$200 + \$2.00/device
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NFPA 13/13R/13D Fire Pump and/or Jockey Pump, Water Storage Tanks

Plan Review and test of NEW equipment	\$250
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Pre-engineered Kitchen Hood Fire Suppression System, Clean Agent Suppression System

Plan Review and site inspection	\$250
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Compressed Gas Installations, LP, Natural Gas or other, permanent or temporary

Plan Review and site inspection	\$200
---------------------------------	-------

Tents, Canopies, Other Membrane Structures

Plan Review and site inspection	\$100
< 200 sq ft when NOT used for cooking	No Charge

Professional Fireworks Displays

Plan Review and site inspection	\$150
---------------------------------	-------

Bulk Fuel Tank Installation/Removal

Plan Review and site inspection	\$300
---------------------------------	-------

Additional Site Inspections/Re-inspections

\$50/hour

Work without a permit or approval

Double Fee (Plan Review/Inspection), STOP WORK ORDER until until plan review is complete.
--

For permits requiring review by an outside source/Certified Fire Protection Analyst, the commercial rate shall be charged.

For other permits required by the 2015/2021 International Fire Code but not listed above, no fee will be charged. For those cases a Plan Review Application/package shall be submitted/reviewed/inspected by the Glenwood Springs Fire Department.

OPERATIONAL PERMITS: The building owner or business operator shall renew these permits annually or as required.



City Council STAFF REPORT City of Glenwood Springs February 2, 2023

Agenda Item: Ordinance 2023-03; Downtown Design Standard Overlay

Action Requested: Council direction on downtown design overlay in order to conduct public outreach meeting request.

Department: Economic and Community Development

Presented By: Danielle Campbell, Emery Ellingson

Strategic Goals: Generate Sustainable Economic Development

Background Info: City Council held two work sessions on February 3, 2022 and May 19, 2022 to discuss Planning and Zoning Commission recommendations to implement a Downtown Commercial Overlay District to promote downtown vibrancy. Work Session staff reports are included as attachments to this report. At that time, Council requested an additional public outreach meeting in order to elicit more feedback. Staff responded that the item would need to wait until 2023 due to project workload.

Council more recently requested this item be brought back to Council for initial review and direction to be able to proceed with the public engagement meeting with Council.

The purpose for which this District is created is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life. The overlay district, as previously presented, would include the following standards in addition to the base layer zoning standards:

1. When a non-residential building is proposed on a vacant lot within the downtown core, a minimum of 75% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city.
2. When a non-residential building within the downtown core is demolished, 75% of the first floor of the new building shall be uses that generate sales and/or lodging revenues for the city.
3. 100% of off-street surface parking is required to occur behind the rear wall of the primary building. Parking Structures proposed within the overlay zone are exempted from these standards and shall be processed according to the Special Use Permit process per Section 070.030.20 Table of allowed uses, and Section 070.060.050(e) Development Permits

Issues: Council had concerns at the last work session that included the following and are detailed in full in the attached May 19, 2022 Staff Report:

Boundary dimensions

Retail Percentage and Uses

Loss of Residential Units

Market Feasibility with Study

Access and Parking

Council decided not to undertake a proposed Market Study in relation to the overlay district. The market study was estimated to cost \$50,000.

All previous memos and documents from the work sessions are included as attachments to this report.

Fiscal Impact: Retail requirements have implications for sales tax generation for the City of Glenwood Springs. However, sales tax generation is not the motivation for the overlay district but rather the activation of ground floor areas in the downtown.

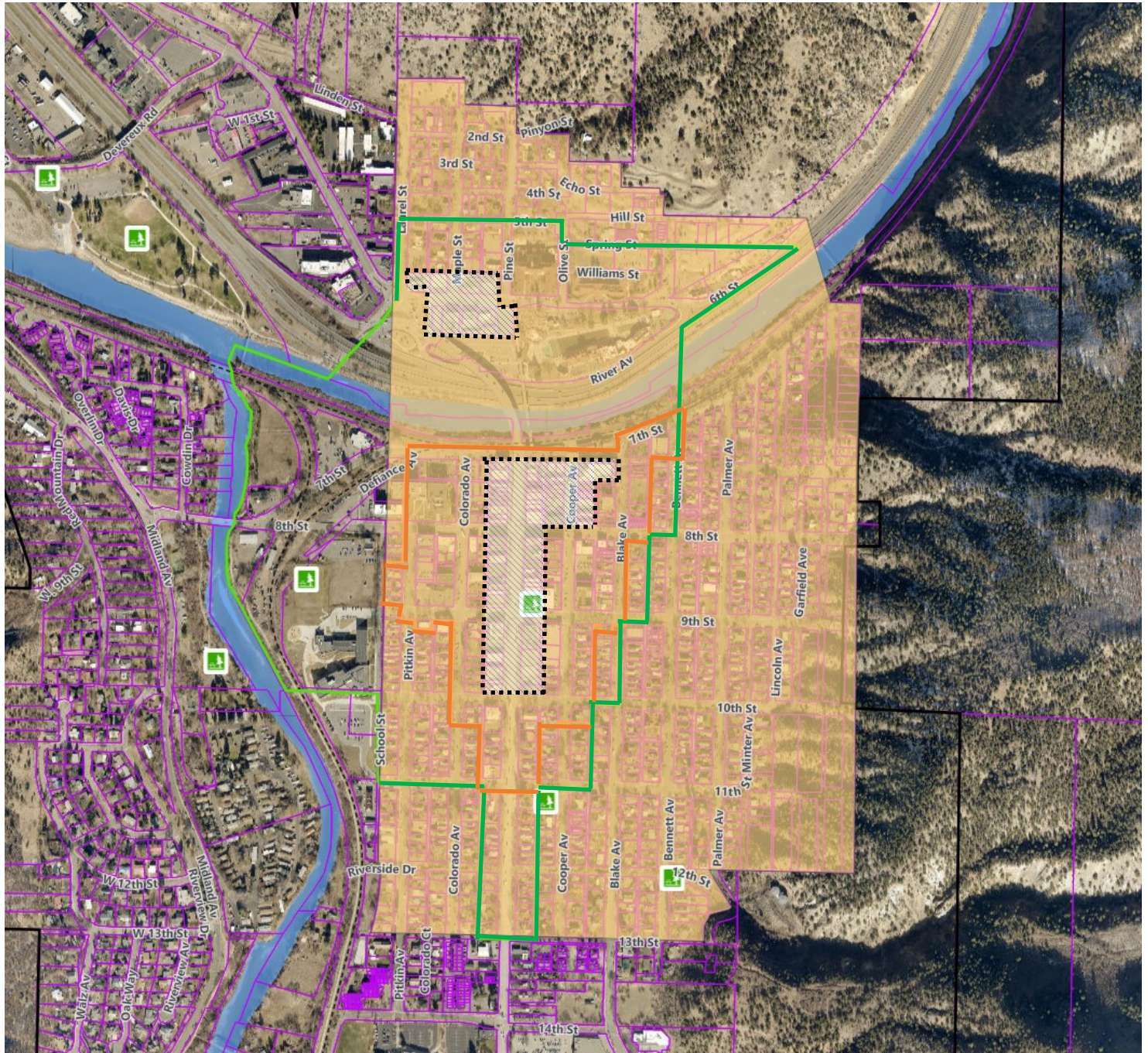
Legal Review: Legal has drafted the Ordinance that would be presented to Council for an action item at a future meeting to be determined.

Staff Recommendation: Staff has no recommendation and defers to Council direction.



City of Glenwood Springs

Downtown Boundaries

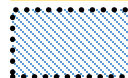


General Improvement District Boundary

Downtown Design Standards Boundary



City Downtown Core Boundary



Proposed Overlay Boundary



75% Ground Floor Requirement Scenarios

Development Scenario	Existing Condition				
	Residential Building	Non-Residential Building	Vacant Lot	Parking Structure	Park
New Residential Building	X	O	X	X	X
New Non Residential Building	X	O	O	O	O
New Park	X	If park includes buildings	If park includes buildings	If park includes buildings	N/A
New Parking Structure	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
Change of Use, Same Building	X	X	N/A	N/A	N/A

If an existing residential building is demolished, and a new building is proposed (residential or non-residential), the standards **DO NOT** apply.

If a residential building is proposed on a vacant lot, the standards **DO NOT** apply.

If a non-residential building is proposed on a Vacant Lot, the standards **DO** apply.

If an existing non residential building is demolished, and a new building is proposed (residential or non-residential), the standards **DO** apply.

If a vacant lot is proposed to be a park with a bathroom, the standards **DO** apply.



City Council
STAFF REPORT
City of Glenwood Springs
May 19, 2022

Agenda Item: Downtown Design Standards and Retail Uses

Action Requested: Downtown Design Standards and Retail Uses

Department: Economic and Community Development

Presented By: Hannah Klausman

Strategic Goals: Protect and Preserve our Quality of Life
Generate Sustainable Economic Development

Background Info: City Council held a work session on February 3, 2022 to discuss Planning and Zoning Commission recommendations to implement a Downtown Commercial Overlay District to promote downtown vibrancy. City Council requested additional review and discussion of the item. Staff has prepared notes from the last meeting and supplemental materials to continue the conversation.

The purpose for which this District is created is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life. The overlay district, as previously presented, would include the following standards in addition to the base layer zoning standards:

1. When a non-residential building is proposed on a vacant lot within the downtown core, a minimum of 75% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city.
2. When a non-residential building within the downtown core is demolished, 75% of the first floor of the new building shall be uses that generate sales and/or lodging revenues for the city.
3. 100% of off-street surface parking is required to occur behind the rear wall of the primary building.
4. Parking Structures proposed within the overlay zone are exempted from these standards and shall be processed according to the Special Use Permit process per Section 070.030.20 Table of allowed uses, and Section 070.060.050(e) Development Permits.

Issues: Council comments at the work session have been included as an attachment to this report and organized into topic areas. Those topic areas are further discussed below.

Boundary dimensions

Council expressed concerns over the boundary being too expansive as presented. Staff has brought back the second iteration of the boundary from one of Planning and Zoning's work sessions that is a smaller area centered around Grand Avenue and 6th Street commercial corridors. A map of the revised smaller boundary is attached to this report.

Retail Percentage and Uses

The intent of stating Sales Tax or Lodging Tax generating uses was utilizing a category that included the typical business types that activate streets. To better clarify intent, staff suggests specifically calling out the types of businesses using the Development Codes Table of Uses and Definitions. Staff has provided a list identifying the uses that are perceived to meet the intent of activating spaces. The list of uses is attached to this report. The list would replace language indicating that ground floor area must be "Sales and/or Lodging tax generating uses" with a specific list of uses allowed.

Staff has preliminarily put together the following list of uses, with definitions that would meet the

ground floor percentage requirements for the Overlay District:

Community and Cultural Facilities.

Uses in this category include buildings and facilities owned, operated, or occupied by a governmental or non-profit entity providing a service to the public.

Assembly. A facility intended primarily for organized services, meetings, events, or programs to benefit, educate, entertain, or promote discourse, with membership not required for participation. Examples include community centers, places of worship, meeting or lecture halls, or exhibition rooms. If an assembly use is ancillary to another principal use, and has a gross floor area of less than five thousand (5,000) square feet, it is considered part of that use and is not considered a separate principal use.

Civic Facility. Any noncommercial public facility housing uses for the purpose of promoting the general health, safety, and welfare of the citizens of Glenwood Springs. Some civic facilities are also considered government offices.

Food and Beverage Establishments.

Uses in this category include establishments that serve prepared food or beverages for consumption on or off the premises. Accessory uses may include food preparation areas, offices, and parking.

- a. *Bar, Lounge, or Tavern.*
- b. *Microbrewery, Distillery, or Winery.*
- c. *Restaurant.*

Lodging Facilities. Uses in this category include facilities where lodging, meals, and other services are provided to transient visitors and guests for a fee for a defined period of time less than thirty (30) days per instance. Accessory uses may include storage, cafeterias, limited retail, health and recreation facilities, and parking or other amenities.

- a. *Accessory Tourist Rental.*
- b. *Bed and Breakfast.*
- c. *Boarding House.*
- d. *Hotel, Motel, Hostel, or Lodge.*
- e. *Short-Term Rental.*

Recreation and Entertainment, Indoor.

Uses in this category provide recreation and entertainment activities entirely within a building. Accessory uses may include limited retail, concessions, parking, and maintenance facilities.

Indoor Recreation Facility. A commercial recreational use conducted entirely within a building, including arcade, arena, art gallery and studio, art center, assembly hall, athletic and health clubs, auditorium, bowling alley, community center, conference center, exhibit hall, gymnasium, library, movie theater, museum, performance theater, pool or billiard hall, skating rink, swimming pool, and tennis court.

Retail Sales.

Uses in this category are involved in the sale, lease, or rent of new or used products directly to the general public, but not specifically or exclusively for the purpose of resale. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging, or repair of goods for on-site sale.

- d. *Grocery Store.*
- e. *Liquor Store.*
- h. *Retail, General.*

Industrial Uses.

Craft Manufacturing. An indoor facility for the assembly of hand-fabricated parts or hand-fabrication of custom or craft products using predominantly hand tools or domestic-scaled mechanical or other equipment including but not exclusive of blacksmith or metal work; makers of clocks, saddles, boats, cabinets, furniture, 3-D printing.

Staff relied on existing defined uses within the municipal code. However, council should take careful consideration to see if included categories make sense or if any use categories are missing.

Loss of Residential Units

Council members expressed concern that unintended consequences of the proposed requirements could result in the loss of residential units.

One point of clarification is that the proposed regulations only apply to NEW construction. Changes of use within existing buildings from residential to commercial and back again, would not be subject to the ground floor retail requirements. The scope of applicability is narrow enough that Staff does not believe it will result in the loss of units. In addition, with the revised and smaller overlay boundary, the residential neighborhoods that were previously included would not be part of the overlay district.

Market study

Several members of Council indicated that a market study would be beneficial for determining the amount of retail needs within Glenwood Springs. Staff contacted the company *Economics and Planning Systems* out of Denver to get a scope of work for such a market study and an estimated cost. The Market Study Scope of Work has been attached to this report. The proposed cost for services is \$50,000.

Access and Parking

Staff is working with Engineering and Public Works to review the impact of requiring parking lots to be behind primary buildings within the proposed boundary. The majority of the new reduced boundary is within the General Improvement District where parking is not a requirement, which would remain even with the overlay district. The 6th avenue proposed section would be more impacted by this requirements, however, initial staff spatial analysis shows that most of the businesses along this stretch already have parking in the rear.

Fiscal Impact:	The proposed market study estimate is \$50,000 that would need to be appropriated by Council at the time of commissioning the study.
Legal Review:	No issues.
Staff Recommendation:	Staff recommends that if Council desires to bring this item forward to an action item that specific desired uses are listed from the Table of Uses and Definitions of Title 070 Development Code to clarify intent. Staff has also included a memo from the Downtown Development Authority with their recommendation on the topic.



City Council
STAFF REPORT
City of Glenwood Springs
February 3, 2022

Agenda Item: Downtown Design Standards and Retail Uses

Action Requested: Staff is seeking direction from Council on the proposed code changes prior to bringing the item to a City Council public hearing.

Department: Economic and Community Development

Strategic Goals: Generate Sustainable Economic Development
Protect and Preserve our Quality of Life

Background Info: Planning and Zoning Commission held a work session to discuss municipal code retail standards in July 2021. The Commission discussed building design and orientation, lot coverage, parking lot design and property use. The proposed amendments to the code for section 070.040.090 Nonresidential and Mixed-Use Site and Building Design, originated from that discussion. Staff took direction from Planning and Zoning Commission at the work session and subsequent October 26, 2021, and December 14, 2021 meeting to further refine the suggested standards. Meeting minutes have been included as attachments to this report.

The proposed amendments include minor edits to design standards as well as the creation of a Business District Overlay Zone that provides standards for the orientation and location of parking lots and standards for percentage of tax generating retail uses on the ground floor.

Issues: **Business District Overlay Zone**
The purpose for which this District is created is to enhance the pedestrian oriented business and service character in the central core to support an active, vibrant street life.

The overlay district would include the following standards in addition to the base layer zoning standards:

1. When a non-residential building is proposed on a vacant lot within the downtown core, a minimum of 75% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city.
2. When a non-residential building within the downtown core is demolished, 75% of the first floor of the new building shall be uses that generate sales and/or lodging revenues for the city.
3. 100% of off-street surface parking is required to occur behind the rear wall of the primary building.
4. Parking Structures proposed within the overlay zone are exempted from these standards and shall be processed according to the Special Use Permit process per Section 070.030.20 Table of allowed uses, and Section [070.060.050\(e\)](#) Development Permits.

A development scenario graphic has been included as an attachment to this report to illustrate when overlay requirements are triggered based on existing conditions and the type of proposed development.

Staff believes the most efficient way to incorporate these standards into the code is through the creation of a new overlay district. Overlay zoning is a regulatory tool that creates a special zoning district, placed over an existing base zone, which identifies special provisions in addition to those in

the underlying base zone. Staff proposes implementing a Business District Overlay Zone to encompass the desired standards.

The proposed boundaries for the overlay district follow the Downtown Design Standards Boundary which is shown on a map included as an attachment to this report.

During discussions with Planning and Zoning Commission that included expanding the overlay boundary to include additional property, the Assistant City Attorney raised a question on impacts to city owned property on 7th and 8th street known as Vogelaar Park and the old wastewater treatment area. Staff has identified Vogelaar Park as an opportunity for affordable housing and possible mixed use project and these regulations could have substantial impacts to that development.

Staff Recommendation: Staff is only seeking direction from Council on the proposal and would bring any recommendations back for an additional public hearing on March 2, 2022.

Downtown Commercial Overlay District

February 3, 2022 City Council Work Session

Councilor Comment Notes DRAFT (As taken by Staff)

Boundary

- Wants to start smaller and then expand later.
- Not sure the residential areas included in boundary need that amount of retail.
- Maybe look at slightly beyond the grand avenue corridor. Larger area encompassing neighborhoods is too expansive.
- What are the alternatives, what else could we look at? Maybe a middle version, that better aligns with the initial intent of grand avenue corridor.
- Major concern is the boundary. It is appropriate in North Glenwood where they expanded it and appropriate to include the 8th street crossing area, but expanding into the residential neighborhoods is problematic.
- Geographic area is too expansive.
- Don't include residential areas.

Retail Percentage

- Concerned about ground floor percentage.
- Mentioned only the front facing part of the building to be retail.
- Thinks some of the non-retail uses are very viable and we don't want to exclude them.

Access and Parking

- Address cost of curb cuts for parking in rear
- Address access from alley and see what that means.
- Concerned about properties that might not have alley access.
- Concerns about including from the alley behind grand and south of 9th.
- Challenging with alley access increasing, not sure if parking in back outside of the commercial area is appropriate. Alleys are in terrible shape.

Loss of Residential

- This has large impacts for the growth of our community, council is saying housing is so important, and these boundaries seem counterintuitive. Don't want to do anything that would prevent housing units.
- Idea of replacing the existing housing if any if scraped. Probably though when redeveloped it would go taller and include MORE housing than previous. The trend on development right now is

lots and lots of apartment housing. If we are so concerned with residential then we should rezone the meadows to only residential.

- We lost an opportunity in market street to have residential units above, or bank surface parking lot not having three stories above it that was housing.
- We do need housing but it is not either or.
- The DDA lot could develop right now as a three-story condo only. Do we want that?
- Mostly scrape and anything is going to go higher.
- Make sure we are not sacrificing residential, maintaining the units.
- School street to the alley behind grand that is residential and doesn't want to lose residential.
- Concern about including those areas.
- Might have negative impact on housing supply. Want to keep the neighborhood residential.
- Big concern on driving residential out.
- Suggested a requirement to have incentive for height in return for housing units.
- Concern over losing housing, or disallowing commercial to go to residential.
- Buildings going only to residential should be exempt, due to adding housing units.
- Encouraging redevelopment into denser housing and not retail.

Economics

- I see value in some implementation of this, land use and zoning can keep a community economically strong.
- Recognizes that this is a response to ANB going in downtown but cannot think of a downtown area that doesn't have banks. Do we really want to discourage that?
- Downtown has a successful mix of businesses. Trying to "fix" this will have unintended consequences. Would like further review on this matter.

Exemptions

- Public uses should be exempt from this, library, museum. Yoga/massage, should be included and taxed.
- There should be a variance process, perhaps written as overreaching but then including an easy way out of it, or exceptions. Want additional "yeah buts" regarding individual properties to further refine the boundary.

Market Study

- Wants a market study
- Did we take into consideration changes to commercial demand in our downtown core?
- Don't know about doing another study. Retail comes and goes, predicting it is hard to do.

Questions:

- 1. Mixed use, does it qualify as non-residential or not?**
- 2. What constitutes demolition?**



Regular Meeting
DECEMBER 14, 2021

MINUTES
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

Attendance Instructions

A. This meeting is being held in person at City Hall as well as on Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84898276149>

Zoom instructions and also available at <https://cogs.us/129/Agendas-Minutes>

1. Roll Call

Present at roll call were Commissioners:

Carolyn Cipperly, Marco Dehm, Sumner
Schachter, George Shaver, Ben West

Absent at roll call were Commissioners:

Amy Connerton Amber Wissing, Joy White,
Pete Waller,

Also present were:

Asst. City Manager Jenn Ooton, Asst.
Community/Economic Dev. Director Hannah
Klausman, Assistant City Attorney Richard
Peterson-Cremer

2. Seating of Alternate Commissioner

No Alternates

3. Motion to accept the minutes from the November 16, 2021

Motion to accept minutes is called by Commissioner Cipperly and seconded by Commissioner Shaver.
Motion to accept minutes passes unanimously 5-0 (Commissioner Schachter wants his name removed
he was absent. Commissioner Shaver was present)

4. Chair Dehm calls for public comments for items not in the agenda.

No comments.

5. Continued Items

A. Consideration of Code Text Amendments to Municipal Code Title 070 including but not exclusive of sections 070.020, Zoning Districts, 070.030 Use Regulations, and 070.040 Development Standards regarding standards for wireless communication facilities, Residential, Nonresidential and Mixed-Use Site and Building Design, and off-street parking and loading.

ii. 070.040.090 Nonresidential Design Standards and Business Overlay District

Asst. Director Hannah Klausman explained this item is part of Planning Item 57-21. Staff has sent out public notice to all property owners within 300 feet of the proposed overlay district to allow the community to consider and comment on the proposal. No public comment had been received by the meeting. Ms. Klausman explained that the proposed amendments include minor edits to design standards as well as the creation of a Business District Overlay Zone that provides standards for the orientation and location of parking lots and standards for percentage of tax generating retail uses on the ground floor. Staff showed an updated map of the proposed overlay zone boundary. Overlay zone standards include 50% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city when a nonresidential building is proposed on a vacant lot or after a nonresidential building is demolished. In addition, 100% of off-street surface parking is required to occur behind the rear wall of the primary building.

Questions to Staff:

Why is the overlay area so small? Error correction on 50% ground floor being added to both vacant lot and demolished scenarios.

Staff responded that the overlay area was based on Planning and Zoning Commissions work session focus of the main Grand Avenue and 6th Street areas with consideration given to parking and residential areas on adjacent streets. Correction noted.

Public Comments:

Jon Zalinski, owner of downtown business, question on existing parking lots becoming violations? Concerns on ability to sell building, ability to allow flexibility on where tax generating uses occur. Suggests broader picture for investments in buildings and not pigeon hole businesses to specific configuration. Feels constricting. Suggests expanding the zone to the 7th Street corridor to 8th street Crossing area as well.

Staff clarified the intent of the overlay zone is to activate the downtown area with vibrant uses oriented towards commercial retail activities that draw in pedestrians and downtown visitors.

Motion:

Commissioner Schachter motions to approve the item. Commissioner Cipperly seconds the motion.

Commission Discussion:

Commissioners discussed at length the desired boundary for the overlay district. Commissioners wanted to simplify multiply downtown boundaries and capture a greater area to be forward thinking and less reactionary. Suggestions were reviewed to match the boundary to the GID boundary, the DDA boundary, and the Downtown Design Standards boundary.

Commissioners debated the impacts to residential areas in the overlay area and impact and what would happen to existing parking and considered rewording to apply the parking standards to nonresidential only.

Additional comments included the desire to increase the ground floor area required to be lodging or sales tax generating to 75% instead of 50%. Proposes 75%, more vibrancy.

Director Ooton mentions that the Commissioners should give thought to the impact to parking garages and that these standards would make those structures more cost prohibitive and challenging to build.

Commissioners suggested addition of exempting Parking Garages from the overlay standards since it is a Special Use Permit process anyways that requires review. Clarification from staff that a Parking Structure would be categorized as a Nonresidential building.

Motion Withdrawn by Commissioner Schachter, and Commissioner Cipperly seconds withdrawal.

Public comment reopened:

Jon Zalinski. Concern regarding shrinking available developable footprint if parking is required in the back. Think about allowing lodging use on the 2nd floor qualifying as well as ground floor. Explains that the DDA likely has a common goal of vibrancy and proposes the DDA boundary.

Legal suggest exempting the School property known as Vogelaar park from the overlay district. The City has been working on a 6F land exchange for City ownership. Commissioners choose to include the land in the boundary and allow staff to discuss with Council whether to include that property in the boundary at time of Council review.

Motion:

Commissioner Cipperly makes a motion to approve Code Amendments with Commissioner changes including amending the overlay boundary to match the downtown design standards boundary, increasing the ground floor to 75% tax and lodging tax generating uses, and exempting parking structures from the overlay standards. Commissioner Schachter seconded the motion. Motion passes unanimously with a 5-0 vote.

7.Commissioner comments

Commissioner Cipperly is glad that they are moving this ahead as a way to preserve the Glenwood character. Commissioner Shaver asked about transportation data from the previous meeting, Commissioner Schachter is pleased with the commissions processes and to not let an opportunity pass to recommend design standards even if the standard is not required. (Solstice Condos) Commissioner West thinks it is great to have the forward progress and the vision for the City to keep that vision at the forefront. Chair Dehm commended all the commissioners for playing well with others.

8. Director Comments

Jennifer Ooton Community Development Director informs that City Council is having a special meeting On January 27th and would like one member of the P&Z Commission to represent the Commission.

Hannah Klausman, Assistant Director, updated the Council on upcoming applications for January's regular meeting.

9. Meeting Adjourns at 08:10 pm.

Memorandum

Date: May 10, 2022

To: Glenwood Springs City Council & Staff

From: Glenwood Springs Downtown Development Authority Board

Subject: Requested Recommendation Regarding Downtown Commercial Overlay District

Recognizing that the City is considering establishing a Downtown Commercial Overlay District, it is the position of the Downtown Development Authority Board at this time that the proposed boundaries shown on the following page are appropriate and beneficial to the downtown. It is the Board's position that an expanded boundary beyond these parameters is unnecessary, and that such restrictions could potentially deter future redevelopment from occurring. Therefore, the DDA Board recommends that the City institute the Commercial Overlay but limit it to the boundaries shown on the following page.

The Board is supportive of the Overlay for the following reasons:

- Retail and other sales tax generating uses, such as lodging, are critical to the continued activation of these core downtown streets.
- Requiring all off-street surface parking behind the rear wall of primary buildings prohibits street frontage from being used for parking and enhances the pedestrian environment.
- Existing buildings are not required to change parking or uses unless demolished and rebuilt.

Absent a deep understanding of future retail demand, the DDA cannot endorse a boundary for the Commercial Overlay District beyond what is depicted on the following page. It is the opinion of the DDA Board that the private market should inform the redevelopment that occurs within the rest of the City's Downtown Core, and feels the existing Downtown Design Standards have been successful in ensuring quality, pedestrian-oriented development appropriate to the character of the downtown.



Map of Proposed Downtown Commercial Overlay District City of Glenwood Springs



Overlay
 District

Disclaimer: The GIS information shown is provided as a public resource for general information purposes only. The representation of locations cannot be substituted for actual legal surveys.



Real Estate and Market Demand Study

Prepared for:



Prepared by:



May 18, 2022

EPS #223050

PROPOSAL

Project Understanding & Goals

The City of Glenwood Springs is interested in retaining EPS for a study to evaluate existing economic and real estate conditions and identify opportunities for growth and diversification. EPS proposes to start the study with the existing conditions analysis focusing on the economic and demographic characteristics of the population and workforce and trends over the last 10 years. We will also analyze real estate development conditions and trends by land use category including data on the total space, geographic distributions, and performance indicators. Each sector, including retail/commercial, office, industrial, and residential, will be evaluated including their overall inventory, markets served, and performance indicators to identify the strengths, weaknesses, and unique characteristics of the components of the Glenwood Spring's economic base.

With a solid understanding of the current market, we will focus on growth potentials over the next 10 years. This analysis will take into consideration national and global changes, including the impacts of the pandemic, along with the specifics and changing dynamics of the local and regional economy. For instance, with respect to the commercial sector, the growth of online retail has decreased demand for brick-and-mortar space and changed the format of new stores and restaurants. Much of the growth in retail has been in food, beverage, and entertainment formats. Technology is also driving changes in the market at an increasing pace. Remote working, in particular, has changed the demand curve for employment space.

With respect to the residential sector, new construction is not keeping pace with demand, inflating prices and rents, and impacting the ability of the local workforce to live in the community. More workers are needing to commute in from down valley or to rent rather than buy a home. While these trends get a lot of attention, there are still large portions of the residential and commercial markets that live and work in more conventional development formats, such as single family and multifamily housing, business parks, and retail centers. This study will consider the impact of these national and local market conditions on future demand and supportable product types and mixes, in order to make an informed evaluation and not a "crystal ball prediction" of how the Glenwood Springs market can be expected to change over the next decade.

Glenwood Springs is a vibrant community with strengths in multiple markets. It is a tourist destination, an outdoor recreation gateway, and a retail trade and service center for the Roaring Fork Valley and larger western Colorado region. As a result, Glenwood has a diverse economy with a strong base in retail, accommodations, real estate, professional services, and health care. Determining how the local and regional economy may shift and identifying opportunities for development and investments to capitalize on these changes is the focus of the study.

The goals of this study are as follows:

- Document current economic, demographic, and real estate conditions by industry and by location in the local market.
- Provide the City with an understanding of its future market opportunities and needs from well documented research based on sound defensible data.
- Identify opportunities to strengthen and diversify the economy of Glenwood considering national market shifts and local conditions and forecasts.
- Identify land use types and development formats not yet present in Glenwood but likely to be in demand based on national and similar community trends.
- Provide insight into the strengths and opportunities for the major commercial and mixed use areas in the city including Downtown, 6th Street, and Confluence areas.
- Provide direction to City staff on the prioritization and use of economic development incentives to maximize economic growth and diversify the economy.

Scope of Work

EPS proposes to complete the tasks described below to respond to the City's request for a proposal.

Task 1: Project Initiation

EPS will schedule a trip to Glenwood to meet with the City's project manager and other members of the project team. Prior to this meeting, EPS would begin the research and analysis under Tasks 2 and 3 to update our familiarity with Glenwood and to inform a discussion of key issues to be addressed in the study. During this trip we would also plan to meet individually with a select group of area developers and other key stakeholders identified by the City to get local input on real estate conditions and opportunities and constraints.

Task 2: Economic and Demographic Assessment

The economic and demographic assessment will document the baseline conditions and trends over the past 10 years in Glenwood Springs including the following:

- Document and analyze employment trends and conditions including the number of jobs by industry and major employers using data from the Bureau of Labor Statistics (BLS), Bureau of Economic Analysis (BEA), and the Colorado Department of Labor QCEW data.
- Determine the strengths and weaknesses of the existing employment sectors and assess near and long term prospects for growth.
- Analyze trends in population and households, age and income distributions, and race and ethnicity. Data sources will include the U.S. Census and third-party

demographic data providers.

- Inventory the existing housing inventory and categorize by housing type and location. Analyze trends in household size, household type, units in structure, and affordability metrics such as cost burden.

Task 3: Commercial Real Estate Market

The major components of the commercial real estate market are employment-supporting land uses such as retail, office, industrial, and hotel space. Flexible and shared workspace formats are also becoming more popular nationally. Under this task, we will document development trends in the Glenwood Springs market including total inventory, new construction by year, and vacancy and rental rates.

- Compile development data from a variety of sources including building permits, assessor parcel data, the CoStar commercial property database, and local published statistics from brokerage firms.
- Document and analyze development trends and market share by land use type and area of the city and larger regional market area.
- Identify and characterize major submarkets and locations of concentration for each land use type.
- Assess the strengths and weaknesses of each market segment in terms of the City's ability to be competitive for employment, retail, and tourism development that support both economic development and quality of life.

Task 4: Retail Sales and Expenditures

The city's retail sector performance and capture will be an important area of focus. Vibrant downtowns and neighborhood commercial districts are important to quality of life and place, yet the number of potential retailers and other tenant types has diminished with the growth of online retail. In some cases, restaurants and entertainment can fulfill this role. We will need to evaluate the impact of these trends on the most important commercial areas in Glenwood Springs including downtown, Confluence, 6th Street, and West Glenwood.

- EPS will analyze and aggregate individual business sales tax data (to be obtained from the City under a confidentiality agreement) to quantify total retail sales volumes and performance by store category and by location within the city. Based on previously compiled data on the retail inventory from Task 3, we will also estimate sales per square foot by store category and location.
- We will estimate retail expenditures by store category by Glenwood Springs trade area residents based on average household income, total personal income (TPI) for the city, and the percent of TPI spent by store category.
- Using EPS' retail sales inflow-outflow model, we will compare the level and distribution of sales by local businesses with the spending patterns of area

residents. The model will distribute Glenwood retail store sales by consumer segment including sales to residents, inflow from the surrounding regional trade area, and sales to visitors.

- The sales flow model will also estimate the share of area resident expenditures made in local stores and the portion of spending that is outflow (leakage) to other locations.
- Based on the sales flow analysis, we will identify existing unmet demand by store category focusing on grocery stores and other key anchors. We will also estimate the additional sales potential associated with projected growth of households and income over the next 10 years.

Task 5: Residential Real Estate Market

EPS will characterize the City's housing sector including data on the total inventory by product type as well as the change in median and average sale prices and average rents over the last 10 years. Estimates of future demand will be made based on projected population and employment growth.

- EPS will collect and analyze secondary data on the ownership and rental housing inventory and development trends over the last 10 years.
- Working with a local realtor, we will track the annual sales volume and prices for the sales of new housing and resales from the Board of Realtors Multi-List database.
- EPS will document and evaluate sale and rental price trends and compare to wages and household incomes to gauge changes in affordability conditions.
- Based on current commuting patterns, we will estimate the current housing shortage for rental and for sale housing.

Task 6: Emerging Development Trends

After completing Tasks 2 through 5, EPS will have thoroughly documented market conditions, trends, and gaps in Glenwood Springs. Drawing from data on national and global shifts in economic and real estate demand, as well as our knowledge and experience working in other markets, we will identify other development formats that could be developed in Glenwood but are not yet supplied. Some major themes could include:

- **Retail evolution** – How will online retail continue to effect Glenwood's retail development opportunities? What new concepts could be viable?
- **Housing market expectations** – How will regional trends affect the demand for housing products?
- **Workplace trends** – How much of Glenwood's workforce is comprised of remote workers? Is the impact of the pandemic temporal or more structural affecting long term demand? Are there any industrial and R&D innovations relevant to Glenwood?

Task 7: Land Demand Forecasts

EPS will prepare space demand forecasts by major development category for a 10 and 20-year forecast period. First, we will develop 20-year population and employment projections, and estimates of visitation growth as underlying drivers. Using the analysis in the previous tasks to inform the assumptions on the land use mix, EPS will:

- Forecast housing demand based on current needs and the growth of households over the next 10 years by unit type and price point.
- Project office and industrial space including data on product type and locational preferences.
- Forecast retail space demand by type of space, location, and consumer market orientation.
- Estimate future lodging demand by number of rooms with additional data on product types and locations.

Task 8: Key Development Locations

Based on the space and land development forecasts, EPS will provide input on the supportable amount and mix of development at key development and redevelopment locations including downtown, 6th Street and Confluence. We will estimate the supportable product types and price points for each location and provide input on the need for an appropriate use of economic development incentives.

Task 9: Draft and Final Reports

EPS will prepare a draft report to document the key information and analyses and input from stakeholders described in this draft work plan. EPS will make the report reader-friendly by avoiding technical jargon and relying primarily on charts, figures, and maps. EPS will complete a final report within two weeks receipt of edits and comments on the draft report. If a second trip to present the final report is needed or desired, it will be billed as an additional cost item.

Budget and Schedule

EPS agrees to complete the above scope of work within approximately four months on a time and materials basis not to exceed \$49,650 without prior approval of the City. The approximate level of effort by staff level and task is shown in **Table 1** below.

Table 1. Level of Effort by Task and Staff Level

	Principal	Associate	Production/ Research	Total
Billing Rate	\$250	\$140	\$110	
Labor Cost				
Task 1: Project Initiation	16	16	4	\$6,680
Task 2: Economic and Demographic Assessment	8	24	8	\$6,240
Task 3: Commercial Real Estate Market	8	16	8	\$5,120
Task 4: Retail Sales and Expenditures	8	16	16	\$6,000
Task 5: Residential Real Estate Market	8	24	18	\$7,120
Task 6: Emerging Development Trends	8	16	12	\$5,560
Task 7: Land Demand Forecasts	4	12	4	\$3,120
Task 8: Key Development Locations	4	8	8	\$3,000
Task 9: Draft and Final Reports	12	12	8	\$5,560
Total Labor	76	144	84	\$48,400
<i>as % of total staff hours</i>	<i>25%</i>	<i>47%</i>	<i>28%</i>	
Direct Costs				
Travel Costs (1 two-person trips)				\$750
Economic and Real Estate Data				\$500
Total Direct Costs				\$1,250
Total Budget				\$49,650

Source: Economic & Planning Systems, Inc.



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About Economic & Planning Systems

Economic & Planning Systems, Inc. (EPS) is a land economics consulting firm experienced in the full spectrum of services related to real estate development, the financing of public infrastructure and government services, land use and conservation planning, and government organization.

EPS was founded on the principle that real estate development and land use-related public policy should be built on realistic assessment of market forces and economic trends, feasible implementation measures, and recognition of public policy objectives, including provisions for required public facilities and services.

AREAS OF EXPERTISE

- ▶ Real Estate Economics
- ▶ Public Finance
- ▶ Land Use & Transportation
- ▶ Economic Development & Revitalization
- ▶ Fiscal and Economic Impact Analysis
- ▶ Housing Policy
- ▶ Public-Private Partnership (P3)
- ▶ Parks and Open Space Economics

Clients Served

Since 1983 EPS has provided consulting services to hundreds of public- and private-sector clients in Colorado and throughout the United States. Clients include cities, counties, special districts, multi-jurisdictional authorities, property owners, developers, financial institutions, and land use attorneys.

Staff Capabilities

The professional staff includes specialists in public finance, real estate development, land use and transportation planning, government organization, and computer applications. The firm excels in preparing concise analyses that disclose risks and impacts, support decision making, and provide solutions to real estate development and land use-related problems.



RETAIL DEVELOPMENT ANALYSIS

EPS prepares retail supply and demand studies ("leakage" analysis) as well as highly-tailored strategies for retail districts. In our retail work, we strive to fully recognize the range of assets and challenges central to devising a successful retail strategy, including the location-specific attributes of the neighborhood and the dynamics of the community. Our combination of analytics and locational competitiveness assessment provides EPS clients with highly effective strategies for retail sustainability and enhancement. As a central part of its consulting practice, EPS has consulted on all aspects of retail development including retail development strategies, project feasibility analyses, financing programs, and impact analyses as described below.



-
- **Project Feasibility** – EPS prepares real estate market and feasibility analysis for retail stores, shopping centers, and mixed-use retail and entertainment projects. Market research often includes household surveys of expenditure patterns and detailed analysis of sales tax data to accurately portray current inflows and outflows and specific store opportunities.
 - **Retail Development Strategies** – EPS assists cities with larger community-wide and project specific strategies to attract desirable retail tenants and retail centers based on market research, tenant contacts, financing strategies, and incentive packages.
 - **Revitalization and Redevelopment Plans** – EPS collaborates with planners and urban designers to develop overall development and revitalization plans and programs for downtowns and other existing commercial districts.
 - **Public/Private Financing** – EPS assesses the required levels of public support to attract developer interest or to complete the financing program for a proposed project. The includes identifying and forecasting potential funding sources; allocating capital costs among participating entities; and public finance negotiations.
 - **Tax Increment Financing** – EPS prepares detailed, market analysis-based tax increment forecasts and evaluation of historical assessed value growth and allocation of tax increment receipts.
 - **Developer Negotiations** – EPS conducts feasibility studies and economic analyses to support real estate and infrastructure negotiations often resulting in development agreements, owner participation agreements and participation and disposition agreements.
 - **Impact Studies** – EPS analyzes the positive and negative effects of new retail development projects including impacts on existing retailers, net sales tax revenues, and justification for retail incentives.

Project Profiles

Sixth Street Corridor Master Plan Glenwood Springs, Colorado

Located on Colorado's western slope of the Rocky Mountains, the City of Glenwood Springs is a vibrant community known to guests for its hot springs and also recognized as a regional hub for locals that supports a number of resort communities in the immediate region. As a result of a multi-million dollar Colorado Department of Transportation (CDOT) project to demolish and realign the Grand Avenue/ State Highway 82 bridge over the Colorado River, the 6th Street Commercial Corridor was expected to change dramatically. To ensure the vitality of this corridor, the City sought to create a master plan for the roughly 3/4 mile-long portion of 6th Street on the north side of the river.

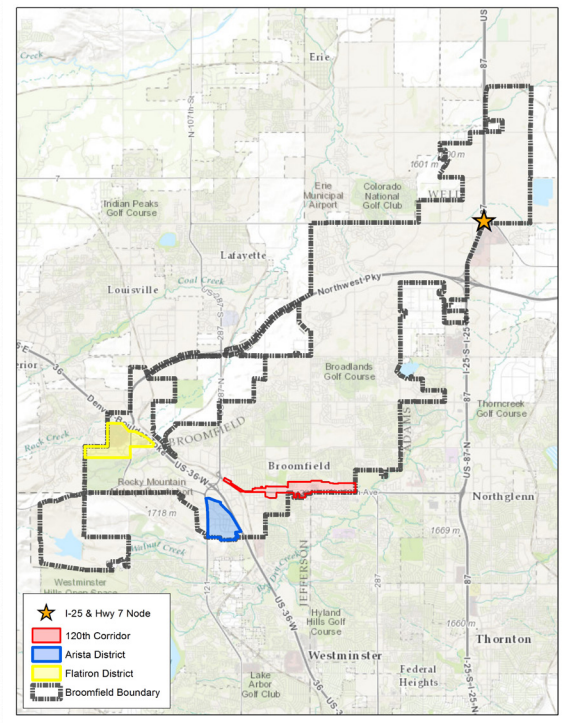


EPS provided the market and economic analysis for the Corridor Plan. The study focused on the sites that were underperforming for potential redevelopment, with an emphasis on linking redevelopment concepts with infrastructure improvements. The team addressed ways to alleviate traffic volumes on 6th Street by linking redevelopment sites with better pedestrian connections and incorporating a transit shuttle linking corridor hotels with the historic hot springs, the cavern gondola base, and a recently developed set of hot springs. EPS then completed an evaluation of alternative financing districts for generating revenues for the recommended improvements including; a general improvement district, business improvement district, special improvement district, and downtown development authority area expansion. Each mechanism is described, along with formation requirements, revenue sources and potentials, governance structure, and relative strengths and weaknesses for application to the project context.

Broomfield Retail Study Broomfield, Colorado

The City and County of Broomfield experienced robust retail development and sales increases between 1990 and 2007 including development of Flatirons Crossing Mall, as well as numerous neighborhood and community retail centers serving residential growth. However, during and after the 2008 to 2010 recession, the retail sector dramatically slowed due to the growth of on-line sales and related declines in bricks and mortar retail sales, as well as increasing competition for major one-in the market retailers in neighboring jurisdictions. Growing the City's revenue base through retail development, recruitment, and expansion nevertheless remains an economic development priority and a focus for City Council.

The City retained EPS to evaluate retail conditions and potentials citywide with a focus on four districts including: the Flatirons District including the Mall and its surrounding ancillary retail and accommodation uses; the Arista Entertainment District including the 1stBank Event Center; the 120th Avenue Corridor; and the I-25 Corridor and State Hwy 7 interchange. The study was grounded on a comprehensive analysis of existing retail conditions, including retail buying power, existing sales performance, and retail and expenditure sales flows and estimates of capture and leakage. It also included a retail survey of 1,200 households regarding existing spending patterns and preferences for new shopping and entertainment options. Assets and barriers and development opportunities were provided for the four districts including additional retail potentials by store category and key target tenants for recruitment and attraction. The report also provided a retail development and revitalization strategies for the city as a whole and for the four focus districts.



Development and Land Demand Forecasts Bozeman, Montana

EPS was retained by the City of Bozeman to provide economic and demographic data analysis and to identify future land use needs over the next 25 years. The purpose of this analysis was to support the City's update of its comprehensive plan and to identify what land area and land characteristics are needed for the continued economic and physical growth of the city.

To provide staff and the Planning Board with the framework necessary to fully understand the factors that influence growth in the city, EPS completed a comprehensive summary of economic and demographic trends and conditions in and around the city. This information was used to provide the framework and inputs necessary to develop the final land demand forecasts.



EPS developed an employment-based land demand model to estimate the total demand for commercial and residential space. Based on anticipated employment growth in Bozeman, EPS estimated the annual demand for varying commercial space types (i.e. office, retail, and industrial) as well as the demand for residential housing types (i.e. single family, townhome, and multifamily) over the next 25 years. These estimates were used to provide policy and strategy recommendations

to the City after discussions with the City Planning Board and City staff. These recommendations were included in a final report along with an interim and final presentation to the City's Planning Board.

Downtown on the Rio Design and Action Plan Alamosa, CO

The City of Alamosa is the county seat of Alamosa County and a regional commercial hub for the greater San Luis Valley in southern Colorado. The City of Alamosa is a tourism destination due to this proximity to the Great Sand Dunes National Park and other outdoor attractions in the area. Alamosa's downtown has been the center for commerce for several decades, but has been experiencing a decline in its role a retail center as large, big-box retailers have located on the edge of the City and long-time retailers have closed in downtown. Despite the struggles of retailers, the downtown area does serve as the restaurant and services destination for many tourist and is home to Adams State University. The City of Alamosa identified improving the downtown areas a major goal within their 2017 Comprehensive Plan and commissioned a design and action plan for the downtown area to identify short and long term actions the City can take to help improve the appeal and condition of downtown.

BUSINESS ORGANIZATION HIGH-LEVEL TAKEAWAYS

Organizational Options • Business improvement district • Downtown membership organization • Creative District	Essential Elements • Ownership and participation from businesses and stakeholders (public-private partnership) • Defined role • Focus on downtown
Preliminary Roles • Event coordination • Promotion, marketing, and branding • Downtown advocacy and community outreach/engagement	Future/Additional Roles • Public space management and activation • Cleanliness, safety, maintenance and operations • Limited capital improvements

EPS, as part of large consulting team, was engaged to develop the Downtown Design and Action Plan. EPS completed a market analysis for the Downtown area to identify supportable uses in the downtown area. The feasibility of preferred development types, specifically a hotel and multifamily residential, was tested to understand the barriers and gaps to attracting these uses downtown. EPS develop strategic plan for organization of the business community in downtown and the formation of a tax-increment district to help fund improvements identified in the plan. The City is currently working to decide between the formation of urban renewal area or downtown development authority depending on the desired involvement from area businesses and property owners. EPS provided guidance on the pros and cons of each approach and suggested a path forward for the community using urban renewal as the most appropriate tool given the lack of an existing downtown business group to lead the creation of DDA Lastly, EPS lead the development of a developer resource and opportunities toolkit and retail store-front activation toolkit for use by the City to support downtown efforts.

McCaslin Parcel O Redevelopment Study Louisville, Colorado

The McCaslin Boulevard corridor in Louisville was on the first areas to attract regionally oriented retail uses along US-36 corridor in the early 1990's. As the communities along the US-36 corridor have grown and matured, other cities and towns have captured large regional retail centers including the FlatIron Crossing in Broomfield and Superior Marketplace in Superior. As a result, the McCaslin corridor's role in the region has shifted, which has led to the loss of some retailers, most notably

Sam's Club in 2009 with Kohl's also expected to leave in 2019. The McCaslin corridor and the retailers along it are a vital component of the City of Louisville's fiscal health due to the retail sales tax dollars generated there. Unfortunately, the Sam's Club vacant building has remained largely vacant since 2009 except for some transitional uses. As retail conditions and trends have shifted more locally and nationally, the City is at risk of losing additional major, regional retailers. The City of Louisville wanted to explore the potential for the introducing non-retail uses to the corridor that fit with the community needs and character and also still generate a positive fiscal impact to the City.



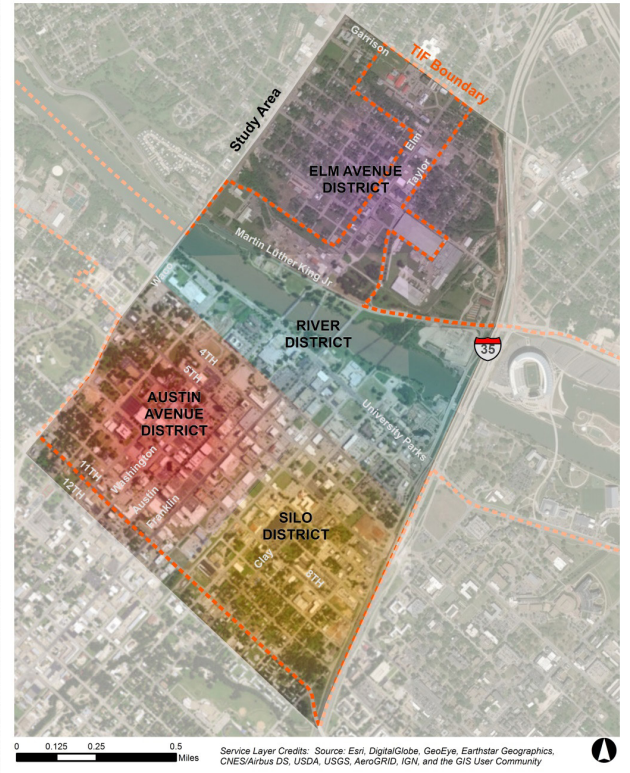
The City retained EPS and Trestle Strategy Group to evaluate retail conditions and potentials along the McCaslin corridor to understand the market realities and competitive position in the region. EPS was tasked with identifying the market demand for non-retail uses that could support the existing retail centers. A market analysis for retail, office, residential, and hotel uses was performed to identify market opportunities. Community support for new uses was gauged through outreach efforts. Potential redevelopment scenarios were developed to test the market and financial feasibility, community support, and fiscal impact of changes to existing retail centers, specifically the Sam's Club and Kohl's parcels. The analysis will result in an action strategy for the City to use to proactively address needed regulatory and development plan changes to allow for desired redevelopment and repurposing projects to move forward.

Downtown Market Study and TIF Investment Strategy Waco, Texas

Downtown Waco is the historic center of the City of Waco as well as the county seat for McLennan County. Like many cities of a similar size, the Downtown area experienced a noticeable decline when regional and community serving retail uses began to move to planned shopping centers at suburban locations in the 1960s and 1970s. The retail and commercial sectors languished in Downtown resulting in several vacant store fronts and buildings. Despite the decline in retail and office uses, Downtown remained an important government center. The City of Waco completed a number of plans for Downtown revitalization over the last 30 years

with some modest successes. Recently, the City made several investments in major civic/public space projects, downtown housing projects, and building rehabilitation and historic preservation projects. These investments have generated renewed interest and activity in Downtown and increased the amount of people living and working in the area. The Waco Downtown Tax Increment Financing (TIF) District has been the most impactful implementation tool for funding these downtown efforts. The Downtown TIF District expires 2032 and loses the increment contribution from the Waco Independent School District in 2023, which accounts for approximately 50 percent of increment generated in the district.

The City of Waco and TIF Board sought the development of a strategic plan to maximize return on investments made in Downtown over the remainder of the TIF District life. EPS was hired to complete a Market Study and TIF Investment Strategy. EPS assessed market conditions and opportunities within the TIF District boundary that includes the downtown core as well as the larger Brazos River front zone and the edge of the TIF District bordering the Baylor University campus. The market study included development potentials over a 10-year period for a full range of downtown uses by property classification including retail, entertainment, office, residential, and lodging. The intent of the market study was to compile a well-grounded assessment of development opportunities and potentials to inform the TIF Investment Strategy. The TIF strategy provided a strategic plan for use of remaining TIF resources plus the anticipated revenues to be collected over the remaining years of the TIF District. EPS developed a prioritized list of projects and investments the TIF Board and the City of Waco should implement to address market gaps and attract additional private investment.



Downtown Retail Strategy Steamboat Springs, Colorado

Steamboat Springs has one of the strongest mountain downtowns in Colorado, however there are several areas where the customer and visitor experience could be improved. EPS was hired by Main Street Steamboat Springs and the Steamboat Springs Chamber and Resort Association to prepare an assessment of downtown retail strengths and weaknesses and to develop a strategy for addressing challenges.

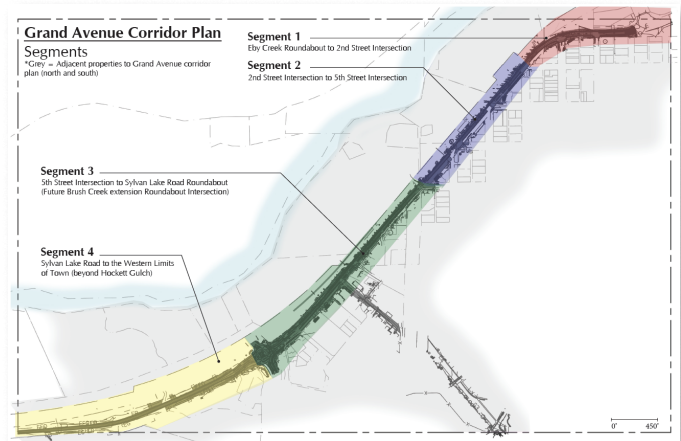


First, the evolution of retail is affecting retail development and tenanting opportunities in all market settings, from urban to resort and rural. EPS prepared a summary of the major retail trends and its evolution coming from the growth of online shopping and the proliferation of mass merchandising “big box” stores. These retail trends, coupled with interest in marketing to younger demographics, indicated that Steamboat should focus on locally produced goods and other unique items and experiences that build on the Steamboat brand and “story”.

While downtown Steamboat has the bones for a vibrant pedestrian environment with its historic building stock and street grid, there is a lack of basic pedestrian/customer amenities. Many initiatives are underway to add basic features such as benches, shade, water fountains, and public restrooms. This study highlighted the importance of these needs to Main Street Steamboat to continue to work with the City and private businesses on improving downtown amenities. There are also several buildings and sites in Downtown that could better contribute economically and aesthetically to Downtown. EPS identified key sites to pursue redevelopment or re-use, with a focus on the eastern and western gateways to downtown.

Grand Avenue Corridor Plan Eagle, Colorado

The Town of Eagle received control of a portion of Grand Avenue (Highway 6) from the Colorado Department of Transportation (CDOT) that extends from Eby Creek roundabout on the east to the western edge of the town boundary. The Town of Eagle is now responsible for the roadway improvements and maintenance, which prefaced the Grand Avenue Corridor Plan. The Corridor Plan aims to improve mobility, establish a strong sense of place and identity, and direct future development along the corridor such that it creates connectivity between major destinations and enables walkability and biking along the corridor and to the downtown commercial core.



EPS is responsible for the economic analysis of redevelopment opportunities along the corridor. This includes an in-depth market analysis of the demand and supply metrics of the Town and market area. EPS held business and property owner stakeholder groups to integrate findings with data analysis and identify opportunities to catalyze development. EPS is identifying value capture and public financing strategies for the Grand Avenue corridor and providing an evaluation matrix and revenue estimates to enable the Town to identify best-fit options to include in a final set of recommendations. EPS will workshop with Town staff to define, evaluate, and rank the options. An implementation strategy and timeline for improvements will be created by EPS to identify aggregate proceeds (sources) and total project costs (uses) that address capital improvements by phase.



Education

M.A., Urban Geography,
University of Colorado

B.A., Political Science,
University of Colorado

Employment History

21 Years with EPS

35+ Years Experience

Previous Employment

1999-present
Principal
Economic & Planning
Systems, Inc.

1997-1999
Principal, In Motion, Inc.

1993-1997
Vice President, BRW Inc.

1978-1992
Vice President, Hammer
Siler, George Associates

1976-1978
Planner, Jefferson County
Planning Department

Affiliations

American Planning
Association

Urban Land Institute

International Downtown
Association

Denver Planning Board,
1992 to 2005

ICSC Colorado Alliance



Economic & Planning Systems, Inc.

The Economics of Land Use

www.epsys.com

Daniel R. Guimond

Senior Principal

Daniel Guimond is an economist and planner with over 35 years' experience in market and financial analysis. He has specialized in retail feasibility analysis, including market studies for shopping and mixed use town centers, department stores, discounters, and grocery stores. For the public sector, he has conducted citywide and district specific retail development strategies. Dan has extensive project experience with redevelopment projects including commercial corridors, outmoded malls and centers, and infill and transit-oriented development sites.

SELECTED PROJECT MANAGEMENT EXPERIENCE

● DENVER RETAIL CONDITIONS AND OPPORTUNITIES STUDY DENVER, CO

Analysis of retail conditions and sales flows for the City and nine sub-districts identifying gaps by category and location. Also evaluated the incentives programs of peer cities and recommended an expanded tool box of business assistance and financial incentives.

● MARKET HALL FEASIBILITY STUDY | BOULDER, CO

Market analysis and development strategy for a year-round public market hall within the Civic Center Area Plan. Identified comparable markets, interviewed existing farmers market vendors, and conducted community meetings with a stakeholder advisory group. Defined a recommended project program in terms of tenant mix, types and sizes of spaces needed, lease parameters, and total square footage. Identified supportable market rents, CAM charges, and other operational characteristics for use in the financial analysis.

● UNIVERSITY HILL MARKET AND FEASIBILITY STUDY | BOULDER, CO

Completed analysis of market potentials for non-student oriented uses within the University Hill commercial district. Analyzed feasibility of market rate and affordable housing and commercial and office uses to understand barriers to development and identified financial tools to help address feasibility gaps.

● MCCASLIN CORRIDOR REDEVELOPMENT STUDY | LOUISVILLE, CO

Market and feasibility analysis for reuse or redevelopment of two large format stores in the McCaslin retail corridor.

● BROOMFIELD RETAIL STUDY | BROOMFIELD, CO

Citywide retail conditions and potentials with a focus on four key districts. Analysis included existing retail conditions, retail buying power, existing sales performance, and sales flows, captures and leakage.

● DOWNTOWN RETAIL STRATEGY | STEAMBOAT SPRINGS, CO

Market assessment of downtown retail sectors' strengths and weaknesses in light of current challenges of competition from e-commerce and big box stores. Retail/development and tenantry



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strategy to maintain unique mountain community character and appeal to new target demographic segments.

- **LOWENSTEIN THEATRE FEASIBILITY ANALYSIS | DENVER, CO**
Market analysis and public financing for infill retail project including Tattered Cover bookstore, Twist and Shout music store, and an independent cinema.
- **DENVER UNION STATION MARKET ANALYSIS AND DEVELOPER SELECTION | DENVER, CO**
Market analysis of development and tenanting options for historic terminal building and economic and financial analysis support on developer selection, evaluation and negotiation of lease terms.
- **OKLAHOMA CITY RETAIL PLAN OKLAHOMA CITY, OK**
Citywide retail development plan including analysis of citywide and subarea sales flows, identification and categorization of retail nodes, centers and corridors, performance evaluations, and development and revitalization policies and strategies.
- **MIDTOWN CORRIDOR REDEVELOPMENT STUDY | FORT COLLINS, CO**
Commercial corridor redevelopment plan including Foothills Mall redevelopment options, infill development potentials, opportunity site feasibility analysis, and public-private financing strategies and partnerships.
- **DIAGONAL PLAZA FEASIBILITY ANALYSIS BOULDER, CO**
Evaluation of the market and financial feasibility of redevelopment options for an aging community shopping center.
- **WINROCK TOWN CENTER REDEVELOPMENT ALBUQUERQUE, NM**
Market analysis, financial feasibility, public financing and fiscal impacts for the redevelopment of the former Winrock Mall as a mixed use town center.

- **TAMARAC DDR MARKET STUDY | DENVER, CO**
Identified redevelopment market potentials for the outmoded Tamarac Square Mall in south Denver. Market analysis of residential, retail and office development potentials and financial feasibility analysis of alternative supportable development programs.
- **COSTCO IMPACT ANALYSIS | OKLAHOMA CITY, OK**
Economic impact analysis of first Costco store in the city including: a profile of Costco compared to its major competitors; future sales levels; projected new sales tax inflow to Oklahoma City, estimated sales transfers from existing Oklahoma City stores, and net new sales tax revenue to the City.
- **FLATIRON MARKETPLACE REDEVELOPMENT IMPACTS | BROOMFIELD, CO**
Fiscal and land use impact analysis of proposed redevelopment of 435,000 square foot power center to a mixed use lifestyle district including 860 apartments and 30,000 square feet of restaurant and entertainment retail.
- **DOWNTOWN MARKET STUDY | PARKER, CO**
Market and feasibility analysis for four Town-owned parcels in downtown that are planned to be available for private development by the P3, the Parker URA.
- **DOWNTOWN MARKET STUDY | WACO, TX**
Market analysis for retail, office, housing, and arts and culture sectors. TIF investment strategy for investing approximately \$100 million in remaining funds in the downtown TIF District over the 2018-2033 time period.
- **MAIN STREET RETAIL STRATEGY STEAMBOAT SPRINGS, CO**
Market assessment of downtown retail sector's strengths and weaknesses in light of current challenges of competition from e-commerce and big box stores. Retail development and tenanting strategy to maintain unique mountain community character and appeal to new target demographic segments.



Sarah Dunmire

Associate

Education

Masters of Urban and Regional Planning at the University of Colorado Denver

BS in Community, Environment, and Development; Minors in Economics and Communication Arts and Sciences—The Pennsylvania State University, 2015

Employment History

7 Years Experience

4 Years with EPS

Affiliations

Urban Land Institute



Economic & Planning Systems, Inc.

The Economics of Land Use

www.epsys.com

Sarah joined EPS in 2017, bringing her academic and professional experience in planning and economics. Prior to EPS, Sarah worked in the public sector as a Regional Planner gaining experience in regional planning, growth management, and community development. Additionally, through her time as an Economic Analysis Program Assistant for Penn State Extension, Community and Economic Development she learned skills of economic development, strategic planning, and facilitation. She has a passion for community and economic development, affordable housing, and sustainability.

SELECTED PROJECT EXPERIENCE

● DOWNTOWN MARKET STUDY | PARKER, CO

Market analysis for residential, office, retail, and hospitality development in downtown. Market feasibility and potential for each development type were identified within a range of short, mid, and long time frames using both a top-down demand forecast and bottom-up financial analysis for individual projects.

● GRAND AVENUE CORRIDOR PLAN | EAGLE, CO

Currently providing an in-depth market assessment of demand and supply metrics of the Town and market area to identify redevelopment opportunities that will have traction with local market conditions. Identifying and evaluating value capture and public financing strategies relevant to the Town based on criteria matrix and revenue estimates. Creating an implementation strategy and timeline with an integrated set of sources and uses that address capital improvements by phase.

● DOWNTOWN DESIGN PLAN | ALAMOSA, CO

Real estate and economics lead on a new Downtown Plan that will define catalyst projects, and infrastructure and design strategies to energize Downtown Alamosa.

● THREE SPRINGS METROPOLITAN DISTRICT MARKET STUDY DURANGO, CO

Currently working on a market study to support metro district bonds and forecast revenue for commercial and residential developments. The study will provide an overview of current demographic and economic conditions, estimated property values, and absorption estimates.

● REDTAIL RIDGE MARKET ANALYSIS | LOUISVILLE, CO

Market analysis for 400 acre corporate business park and mixed use development on prominent site of the former StorageTek Corporation in the US-36 corridor south of Boulder.



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- **STROH AND CHAMBERS NEIGHBORHOOD CENTER MARKET ANALYSIS | PARKER, CO**

Completed a market analysis for a proposed neighborhood commercial node in south Parker. Demand for commercial space (sq. ft.) and retail sales potential were estimated based on a retail expenditure model and forecasted household growth.

- **MESA COUNTY 29 ROAD INTERCHANGE PEL MARKET AND ECONOMIC IMPACT STUDY**

Completed a Planning and Environmental Linkage Study for Mesa County and the City of Grand Junction for a proposed 29 Road interchange on I-70 for the Colorado Department of Transportation (CDOT) and Federal Highway Administration (FHWA). Analyzed the economic development benefits that could occur to the City and region if the proposed transportation project was determined to be needed and completed.

- **WEST VAIL MASTER PLAN | VAIL, CO**

Market analysis and evaluation of funding sources for to be leveraged for key infrastructure and redevelopment projects for a more vibrant neighborhood. Currently working on an economic impact analysis of existing commercial uses, market trends, needs for future commercial uses, redevelopment of commercial, strategies for public finance mechanisms, and housing analysis for affordable and workforce housing.

- **WEST CENTRAL ROUTE 66 VISITOR CENTER FEASIBILITY EVALUATION | BERNALILLO COUNTY, NM**

Evaluated the market and financial potentials for a visitor center for Bernalillo County and the City of Albuquerque. The proposed plans included a 21,000 square foot multipurpose center with a banquet/event hall, outdoor performance venue, "lowrider" museum, taproom, gift shop, and drive-in movie theater. Evaluated the reasonableness of the operating plan and provided recommendations for program refinements that could increase utilization and operating revenues.

- **MRA PLAN UPDATE | FARMINGTON, NM**

Market analysis and development potentials for 500-acre redevelopment area including and surrounding downtown with a focus on implementation steps for a recently funded Outdoor Recreation Industry initiative.

- **SA TOMORROW COMPREHENSIVE PLAN SAN ANTONIO, TX**

Completed the economic competitiveness, housing, and growth and city form policy components for the City's comprehensive plan. Developed land use framework for future growth in San Antonio, which is planned around the City's regional activity centers and multimodal transportation corridors.

- **COMPREHENSIVE PLAN UPDATE SAN MARCOS, TX**

Creating a detailed land use plan by identifying areas of change and stability through a parcel analysis focused on economic value, desired land uses, and building/community character. Areas identified will have in-depth analysis and planning in the comprehensive plan with profiles identifying character and potential opportunities.

- **MARYLAND PARKWAY TOD CORRIDOR STUDY | LAS VEGAS AND CLARK COUNTY, NV**

TOD study of the Maryland Parkway corridor in anticipation of high-frequency transit development. Work includes a market analysis of districts and transit stops with the greatest potential for TOD, identifying both the "market readiness" of areas based on a number of real estate and demographic factors, and regulatory opportunities that support development, and a value capture "toolkit" that identifies and evaluates potential value capture tools for use along the corridor.



Education

B.A. in Economics and a minor in Environmental Studies - The University of North Carolina at Chapel Hill

Employment History

2 Year with EPS



Economic & Planning Systems, Inc.

The Economics of Land Use

www.epsys.com

Adam Illig

— Research Analyst —

Adam joined EPS as a Research Analyst in 2020 bringing his academic and professional experience in real estate and economics. Prior to EPS, Adam worked as an analyst for a commercial real estate appraisal firm gaining experience in land economics and commercial real estate valuation and development. His interests include sustainability, community and economic development, affordable housing, and transit policy.

SELECTED PROJECT EXPERIENCE

- **GLENDALE 180 MARKET AND REVENUE STUDY | GLENDALE, CO**
Completed a study for the proposed 12.5-acre mixed-use development analyzing trends and conditions related to economic and demographic factors, the commercial real estate market, estimated statutory actual values, and supportable sales levels. The study established project valuation, sales levels, and anticipated development timing used to service future bond debt service.
- **PLANNING AND CODE UPDATES ECONOMIC STUDY | EL PASO, TX**
Currently assisting the City of El Paso on a unified economic analysis for the Uptown/Downtown Area Plan and the Alameda Corridor TOD Framework Vision and Plan. EPS will provide a market assessment, development feasibility component, and conduct a soft parcel analysis to identify sites with the highest potential for redevelopment.
- **ECONOMIC DEVELOPMENT PLANNING SUPPORT | BOZEMAN, MT**
Provided data and metrics for Bozeman's Economic Development Strategy (EDS), including a detailed analysis of traded and local industry sectors and targeted recommendations for economic growth. Additional data on socioeconomic and racial equity collected for Bozeman and selected peer cities.
- **SANTA FE COUNTY IMPACT FEES STUDY | NEW MEXICO**
This capital improvements plan study included an analysis of the revenue generation potential implementing impact fees to fund the identified capital and infrastructure project priorities.
- **BRIGHTON FACILITIES SPACE PLANNING | BRIGHTON, CO**
Ongoing project with the City of Brighton on recommendations for the City's real estate holdings. Project includes a detailed evaluation of key properties for utilization of City's planning and growth efforts.



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aillig@epsdenver.com

- **FOUR CORNERS MARKET AND REVENUE STUDY | ERIE, CO**

Completed a review of a request for tax increment financing submitted by multiple projects seeking assistance in the Town of Erie's downtown area. Completed an evaluation of each project's financial feasibility using both a static and time series approach. Estimated potential public revenues generated by each project. Worked closely with staff to identify a gap closure strategy that allowed the projects to move forward and provided the Town and URA a reasonable return on investment.

- **SAGE REVITALIZATION STUDY | SAN ANTONIO, TX**

In the process of developing a report and strategic plan for the San Antonio for Growth on the Eastside (SAGE), community stakeholders, City representatives, and public/private investors that will help guide sustainable and equitable growth on San Antonio's Eastside.

- **365 TOLL ROAD INVESTMENT GRADE T&R SOCIOECONOMIC PROJECTIONS | HIDALGO COUNTY, TX**

In the process of evaluating land use demand and development growth potentials for construction and operation of a new toll road crossing the US-Mexico border.

- **COLORADO HPTE FLOYD HILL PROJECT FUNDING GAP STUDY**

In the process of generating macro- and TAZ-specific socioeconomic projections for the I-70 intermountain corridor, adjusting for the impacts of COVID-19, as well as project-specific land use development research, future land use plans, and land availability.

- **LONGMONT STATION INFRASTRUCTURE MASTER PLAN | LONGMONT CO**

Currently assisting Regional Transportation District and the City of Longmont on a due diligence analysis of the Longmont Station Master Plan (IMP). Providing analysis regarding phasing considerations, land acquisitions, and value capture revenue potential.

- **DENVER UNIVERSITY LINKAGE ANALYSIS DENVER, CO**

Provided an economic analysis study to quantify the housing and employment related impacts of new campus facilities for Denver University on affordable housing demand in Denver.

- **DIAMOND HILL REDEVELOPMENT MARKET AND FEASIBILITY STUDY | DENVER, CO**

Diamond Hill is a 10.5-acre office complex located at West 26th Avenue and Alcott in the Jefferson Park neighborhood overlooking I-25 and downtown Denver. EPS is evaluating a number of redevelopment alternatives for the developer of the site including a market analysis for a range of commercial uses, including office, retail, restaurant and hospitality, and multifamily residential uses to be considered for the site. The study will determine the amount and type of space supportable by use and achievable sales prices and lease rates by use.

- **PERFORMING ARTS RFP EVALUATION ALBUQUERQUE NM**

Reviewed three development proposals for a new performing arts center, including the development program, financial proforma, and other supporting information with regard to funding and construction, utilization levels, and associated operating costs and revenues. EPS also reviewed comparable existing performing arts centers. Identified strengths and weaknesses for each proposal.

- **NAVONA MARKET STUDY | AURORA, CO**

Provided market research for the development of a mixed-use development project on a 65-acre site on the southeast Aurora. Documented current development conditions and values and to estimate potential absorption by product type. Based on this research, EPS provided input to refining the land use plan and data to support the request for public financing.

- **HOUSING AFFORDABILITY MARKET STUDY OKLAHOMA CITY, OK**

In the process of analyzing housing impediments, affordability, and overall housing market conditions for Oklahoma City.

Downtown Design Standards and Retail Uses

City Council
February 2, 2023
Danielle Campbell, Economic Development Specialist

Packet Page 78



Purpose of Meeting

- No formal code action being taken
- Staff is seeking direction from Council on the following areas:
 - Determine direction on downtown design overlay
 - Determine City Council Public Meeting Date



Overlay District Summary

The purpose for which this District is created is to enhance the pedestrian-oriented business and service character in the central core to support an active, vibrant street life. The overlay district, as previously presented, would include the following standards in addition to the base layer zoning standards:

- When a non-residential building is proposed on a vacant lot within the downtown core, a minimum of 75% of the gross floor area on the first floor shall be uses that generate sales and/or lodging revenues for the city.
- When a non-residential building within the downtown core is demolished, 75% of the first floor of the new building shall be uses that generate sales and/or lodging revenues for the city.
- 100% of off-street surface parking is required to occur behind the rear wall of the primary building. Parking Structures proposed within the overlay zone are exempted from these standards and shall be processed according to the Special Use Permit process per Section 070.030.20 Table of allowed uses, and Section 070.060.050(e) Development Permits





Council Concerns

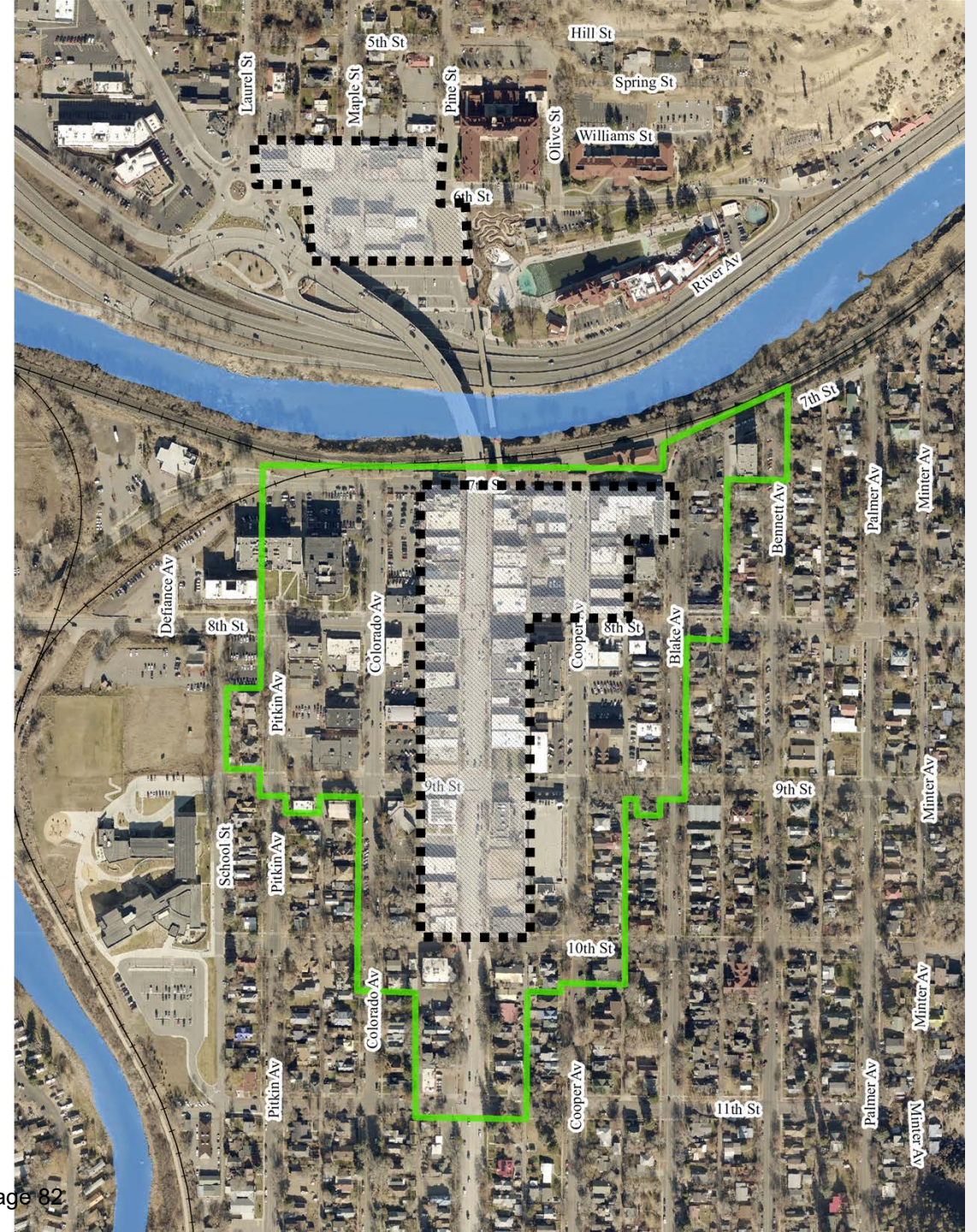
- Market Feasibility with Study
- Boundary Dimensions
- Loss of Residential Units
- Access and Parking
- Retail Percentage
- Uses vs. Sales and Lodging Tax

Downtown Boundary Map

General Improvement
District Boundary



• Proposed Overlay
District Boundary



75% Ground Floor Requirement Scenarios

Development Scenario	Existing Condition				
	Residential Building	Non-Residential Building	Vacant Lot	Parking Structure	Park
New Residential Building	X	O	X	X	X
New Non Residential Building	X	O	O	O	O
New Park	X	If park includes buildings	If park includes buildings	If park includes buildings	N/A
New Parking Structure	EXEMPT	EXEMPT	EXEMPT	EXEMPT	EXEMPT
Change of Use, Same Building	X	X	N/A	N/A	N/A

If an existing residential building is demolished, and a new building is proposed (residential or non-residential), the standards **DO NOT** apply.
 If a residential building is proposed on a vacant lot, the standards **DO NOT** apply.

If a non-residential building is proposed on a Vacant Lot, the standards **DO** apply.

If an existing non residential building is demolished, and a new building is proposed (residential or non-residential), the standards **DO** apply.

These standards do not apply unless NEW DEVELOPMENT occurs. Existing buildings are not required to change parking or uses unless demolished and rebuilt.

Sales Tax and/or Lodging Revenue vs. Uses

Sales/Lodging tax generating Uses 75% Area Uses on First Floor

Retail

Restaurant

Bar

Grocery Store

Vacation Rental

Hotel, Motel, Bed and Breakfast

Gift Shop

Non-generating Uses 25% Area Uses on First Floor

Professional Office

Hot Springs

Massage

Yoga Studio

Property Management Company

Real Estate Office

Museum

Library

Gym

Salon/Hairdresser



Discussion

- Staff is seeking direction from Council on the following areas:
 - Determine direction on downtown design overlay
 - Strategize public meeting
 - Content open to feedback
 - General approach and outreach focus
 - Council date availability





City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Ordinance 2023-01; Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards. Second Reading

Action Requested: Consideration of code revisions to 070.045 Affordable and Workforce Housing

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray, Hannah Klausman

Strategic Goals: Provide Efficient and Responsive City Government
Protect and Preserve our Quality of Life

Background Info: **At the January 5, 2023 meeting, City Council passed a motion to change the inclusionary zoning requirements to require 20% of units to be deed restricted for affordability in all residential projects of five units or more. Currently, 10% of units must be deed restricted for affordability in projects 10 units or more. New information has been added to the Issues section below, and shown with asterisks. All information from the previous staff report remains.**

In October, City Council gave staff direction to review the inclusionary zoning percentages and discuss a recommendation from the Housing Commission. Housing Commission researched inclusionary zoning standards in other communities and came up with a recommendation for changes to the percentage of units required and threshold for applicability.

The Planning and Zoning Commission (P&Z) reviewed all of the material at their December 13, 2022 meeting. P&Z voted unanimously to revise the inclusionary zoning standards to increase the required percentage of deed restricted for cost affordability for rental projects. The P&Z's motion did not recommend changing the percentage of cost restriction deed restrictions for for-sale projects or recommend changing the threshold at which the inclusionary zoning standards take effect. The change recommended by the P&Z is to increase the required percentage of deed restricted for cost affordability in rental projects from 10% to 20%.

The P&Z also recommended researching what requirements downvalley jurisdictions have regarding inclusionary zoning and to come up with more incentives for developers. They also expressed concern that while the City's Housing Guidelines require sale or rental price affordability, they do not currently contain income qualification standards.

Issues: **After the January 5 City Council discussion, staff felt it appropriate to provide more information and context about the City's current inclusionary zoning program. The current program, which came into effect on April 1, 2021, applies to residential projects of 10 units or more. To date, four projects have been reviewed under the inclusionary zoning requirements resulting in eight units deed restricted for cost affordability. This number differs from what was presented to City Council on January 5 after staff realized that one project fell under the voluntary provisions rather than being

required by inclusionary zoning.

Of these four projects subject to the inclusionary zoning standards, one is under construction and the other three have received preliminary approvals. This summary does not include community housing units created by City Council's recent actions regarding hotel conversions. These four projects represent around a third of the residential developments of 10 units or more that have been approved in the City since 2016. One of the four is a for-sale project and the others are rental projects. In that same time period, many fewer building permits have been issued for projects between five and nine units compared to projects of 10 or more units.**

The housing market in Glenwood Springs has seen significant price increases over the past two years which have made it more difficult for residents to find housing, whether rental or ownership opportunities, and made it more difficult for employers to attract and retain workers. Inclusionary zoning requirements are one tool for creating affordable housing opportunities. The proposed changes discussed in the P&Z staff report seek to provide more affordable housing opportunities. The P&Z Staff Report is attached to this report.

Fiscal Impact:

If the code changes have the desired impact, more community housing units will be created, which will require more work for the body undertaking the administration of the program. In 2021 the City appropriated \$10,000 for the Garfield County Housing Authority to administer the program.

Legal Review:

Legal has created the attached draft ordinance.

Staff Recommendation:

Staff recommends changing the inclusionary zoning standards in Title 070.045 of the Municipal Code from 10% of units required to be made affordable to 20%, and changing the applicability from 10 units to five (5) units. The P&Z Commission recommends changing the percentage of required affordable units to 20% only for rental projects, and not changing the applicability threshold.

Staff is amenable to the P&Z's recommendation to create a different requirement for rental projects, but defers to Council for which recommendation to adopt. If Council chooses either the staff recommendation or P&Z recommendation, staff suggests the following findings for the motion:

1. The proposed code amendment is consistent with the Comprehensive Plan and other City policies, including the following goals, policies, and strategies:

- Provide housing for the entire community
- Promote sustainable economic diversity
- Support social diversity
- Encourage a variety of housing types, sizes, and costs throughout the community and in each neighborhood
- Use both regulations and incentives to encourage the development of housing at lower, more attainable price points
- Assure the effectiveness of community housing regulations and incentives
- Prioritize community housing for local workforce and families
- Ensure rental and ownership opportunities

2. The proposed code amendment does not conflict with other provisions of

this Code or other provisions in the Glenwood Springs Municipal Code.

3. The proposed code amendment is necessary to address a demonstrated community need. **Housing is an important community need that City Council has placed as one of its top strategic planning priorities. The proposal would require a larger proportion of affordable homes with new development.**

4. The proposed code amendment is necessary to respond to substantial changes in conditions and/or policy. **The most recent Regional Housing Study found an overall shortfall of 2,000 dwelling units, and average purchase prices for homes have been changing and growing more expensive rapidly.**

5. The proposed code amendment is consistent with the general purpose and intent of this code.

Ordinance 2023-1

Code Text Amendments Regarding Community Housing Standards and Guidelines

City Council

January 19, 2023



Ordinance 2023-1 (Planning File #41-22): Code Text Amendment

REQUEST	Consideration of code revisions to 070.045, Affordable and Workforce Housing regarding the inclusionary zoning requirements.
APPLICANT	City of Glenwood Springs
LOCATION	Citywide
ZONE	All Zoning Districts



Background

- Inclusionary zoning (IZ) requirements = “baked in” affordability
- IZ requirements in Glenwood Springs: 2001-2017, 2021-present
- IZ requirements common in many jurisdictions



Inclusionary Zoning Projects in Pipeline

- Table of approved, not yet occupied, IZ units

Address	Unit type	# affordable units	# resident-occupied units	Year approved	Status
2512 Grand (20 units)	1-2 BR rentals	2 (100% AMI)	4	2021	Approved – Final Plans
Mountain View Flats (40 units)	Rentals	4 (100% AMI)	8	2021	Under construction
175 & 185 CR 135 (14 units)	1-2 bedroom rentals	1 (100% AMI)	3	2022	Final Plans Review in process
2525 S. Grand (17 units)	For-sale townhomes	1 (100% AMI)	3	2021	Approved – Site/Arch
		8	18		



Data on housing outlook

- Current median condo purchase price: \$532,000
- Affordable home for family of four at 100% AMI (based on 2021 data): \$377,000 (a gap of \$155,000)
- Rental costs likely price out many



Section 070.045.030 Code Language Amendments (Proposed)

The following code language, with additions show by underline and deletions shown by ~~strikethrough~~, are proposed with this code text change.

070.045.030 Applicability

These requirements for Community Housing shall apply to all residential and mixed-use developments proposing the construction of ~~10~~ five (5) or more new dwelling units, or the creation of ~~ten~~ five (5) or more residential lots, within the corporate limits of the City of Glenwood Springs after the effective date of these regulations. Incentives for Community Housing shall also apply to all residential developments over one dwelling unit.



Section 070.045.070 Code Language Amendments

The following code language, with additions show by underline and deletions shown by ~~strikethrough~~, are proposed tonight. Bullets (a) and (b) are proposed to be combined.

070.045.070 Mitigation for Residential Developments.

All new residential subdivisions and all new multi-family residential developments shall set aside lots or units for community housing as set forth in this section.

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create five (5) ~~ten (10)~~ or more residential dwelling units shall be deed restricted for resident occupied community housing with an

~~(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.~~



Example application of proposed regulations

Number of Units	Resident Occupied, current req's	Cost deed restrictions under current requirements	Cost deed restrictions for 20% of project, 5-unit threshold	Difference between current requirements and proposed changes, cost deed restrictions
5	0	0	1	+1
6	0	0	1	+1
7	0	0	1	+1
8	0	0	1	+1
9	0	0	2	+2
10	2	1	2	+1
14	3	1	3	+2
15	3	1	3	+2
18	3	2	3	+1
19	4	2	4	+2
20	4	2	4	+2
28	5	3	5	+2
38	7	4	7	+3



Inclusionary Zoning Projects, if processed under proposed changes

Address	Unit type	# affordable units	# resident-occupied units	Year approved	Status
2512 Grand (20 units)	1-2 BR rentals	2 (100% AMI)	4	2021	Approved – Final Plans
Mountain View Flats (40 units)	Rentals	4 (100% AMI)	8	2021	Under construction
175 & 185 CR 135 (14 units)	1-2 bedroom rentals	1 (100% AMI)	3	2022	Final Plans Review in process
2525 S. Grand (17 units)	For-sale townhomes	1 (100% AMI)	3	2021	Approved – Site/Arch
		8	18		
Under proposed req's		18	18		



Action Item Summary

Action 1:

Consideration of code revisions to 070.045 Affordable and Workforce Housing, to revise inclusionary housing requirements.

Staff Recommendation:

Staff recommends approval of the proposed code amendments with findings on page 5 of the P&Z staff report.

City Council Actions:

1. Approve changes to Municipal Code section 070.045
2. Approve modifications of changes to Municipal Code section 070.045
3. Deny changes to Municipal Code section 070.045
4. Continue item to next regularly scheduled meeting



Criteria for Approval

1. The proposed amendment is consistent with the Comprehensive Plan and other City policies;
2. The proposed code amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. The proposed code amendment is necessary to address a demonstrated community need;
4. The proposed code amendment is necessary to respond to substantial changes in conditions and/or policy;
5. The proposed code amendment is consistent with the general purpose and intent of this code.



Sources

- Aspen Board of Realtors statistical reports:
<https://www.aspenrealtors.com/wp-content/uploads/2022/11/Glenwood-Springs.pdf>
- Area median income (AMI) data from Colorado Housing and Finance Authority:
<http://www.chfainfo.com/rental-housing/asset-management/rent-income-limits>
- Housing unit shortfall and cost-burdened household data: Greater Roaring Fork Regional Housing Study. EPS and RRC, 2019.
- Estimates for affordable home prices based on AMI: calculated by City Staff.



Exhibit A: Housing burdened households



Cost Burden, 2017	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass	Regional
Cost-Burdened Households							
Less than 60% AMI	1,399	2,762	1,470	1,366	575	1,595	9,167
61% to 80% AMI	311	487	326	305	95	252	1,775
81% to 100% AMI	30	346	247	239	22	48	932
101% to 120% AMI	30	16	25	22	22	48	162
121% to 140% AMI	30	16	25	22	22	48	162
141% to 160% AMI	30	16	25	22	22	48	162
Greater than 160% AMI	289	239	357	312	181	390	1,769
Subtotal Households	2,117	3,883	2,475	2,286	939	2,429	14,129
All Households							
Less than 60% AMI	1,807	3,799	1,922	1,652	849	2,861	12,889
61% to 80% AMI	793	1,333	703	604	439	1,048	4,919
81% to 100% AMI	524	1,269	635	650	404	703	4,185
101% to 120% AMI	503	1,096	597	528	186	496	3,406
121% to 140% AMI	563	1,012	579	469	161	473	3,256
141% to 160% AMI	563	547	252	338	126	371	2,197
Greater than 160% AMI	1,111	2,392	1,319	1,579	425	1,248	8,074
Total Households	5,865	11,448	6,007	5,818	2,588	7,201	38,927
Cost-Burdened as % of Total							
Less than 60% AMI	77%	73%	76%	83%	68%	56%	71%
61% to 80% AMI	39%	37%	46%	50%	22%	24%	36%
81% to 100% AMI	6%	27%	39%	37%	5%	7%	22%
101% to 120% AMI	6%	2%	4%	4%	12%	10%	5%
121% to 140% AMI	5%	2%	4%	5%	14%	10%	5%
141% to 160% AMI	5%	3%	10%	6%	18%	13%	7%
Greater than 160% AMI	26%	10%	27%	20%	43%	31%	22%
Subtotal Households	36%	34%	41%	39%	36%	34%	36%

Source: Economic & Planning Systems

Y:\Project\2010-11-12 Housing Public Valley Regional Housing Needs Data\11-12-12 Housing Costs as Percent Income by Tract Version 2.xls\Sheet2

Exhibit B: Chart for Area Median Income (AMI), 2022



CITY OF
GLENWOOD
SPRINGS
COLORADO

County	HERA	AMI	2022 Maximum Rents					2022 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Garfield		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Garfield		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Garfield		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Garfield		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Garfield		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Garfield		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Garfield		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Garfield		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Garfield		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Garfield		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Garfield		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



Planning Commission Report

Date: December 13, 2022
To: Planning and Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Consideration of code revisions to Code Section 070.045.070
Inclusionary Zoning Requirements

REQUEST	Consideration of code revisions to 070.045.070 Affordable and Workforce Housing regarding Inclusionary Zoning requirements.
APPLICANT	City of Glenwood Springs
LOCATION	City-wide
ZONE	All

REQUIRED ACTION

Consideration of code revisions to 070.045.070 Affordable and Workforce Housing to revise Inclusionary Housing requirements.

Background

Inclusionary zoning requirements are zoning requirements that make developers include affordable homes, lots, or condominiums in development projects, rather than market-rate products alone. They are instituted when market forces fail to produce residential development that is affordable to most residents, as is the case in Glenwood Springs and many other mountain communities. While inclusionary requirements vary considerably from place to place, it is commonplace for cities and towns in Colorado to have inclusionary zoning requirements on the books, often in addition to other programs or incentives encouraging housing affordability. This report will provide some history of Glenwood Springs's inclusionary zoning requirements and to provide context and data on the current housing outlook, which generally supports what most residents anecdotally understand: housing costs are increasing and becoming less affordable.

In 2021 City Council adopted a new inclusionary zoning program. The new program was incorporated into the development code in March of 2021. In November of 2022, City Council directed Staff to revisit the program and consider increasing the required amount of deed restricted affordable units in residential developments.

This direction from City Council comes amid a time of rapidly rising housing costs. The year 2021 saw an increase of 23% in median sale prices of single-family homes compared to 2020, and a 21.7% increase in

condominium sale prices. So far in 2022, median single-family home sales are up 11.2% over 2021 sale prices and condominiums 34.8%. As of October 2022, the median sale price for a single-family home in Glenwood Springs was about \$850,000, and the median sale price for condominiums was about \$532,000.

These sale prices are in stark contrast to what is considered affordable to a family earning the area median income (AMI). Staff has calculated that for a family of four earning the area median income, which was about \$88,300 in 2021, and not spending more than 30% of the family's income on housing costs, an affordable home price would be about \$377,000. Single-family homes, therefore, are at current average sale prices about 225% more expensive than what a family of four could reasonably afford, and condominiums are currently about 141% more expensive than the affordability mark.

Rental price data is often not as readily available, but Staff believes that both older rentals and many of the new large apartment buildings rent at prices considerably higher than what would be affordable for a family earning the area median income. When a household spends more than 30 percent of its income on mortgage or rent, it is characterized as being "cost-burdened." The regional housing study from 2018 estimated that cost burdened household overspending amounted to approximately \$54 million in 2017, averaging \$320 per month for each of the region's 14,100 cost-burdened households. At that time, the report estimated that roughly 40% of Glenwood Springs households were cost burdened. That number is likely to have increased.

Project Summary

The proposed changes include increasing the percentage of affordable units in new residential developments from 10% to 20% and lowering the threshold at which the affordability requirements take effect from 10-unit projects to five-unit projects. As resident occupancy is also a requirement of the affordable deed restricted units that provision of the code would be unchanged. Below is a direct comparison of code with double underlined text added and ~~strike through~~ text deleted:

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create five (5) ~~ten (10)~~ or more residential dwelling units shall be deed restricted for resident occupied community housing with an

~~(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units~~

The City's Housing Commission recommended these changes and also recommended exploring a commercial linkage requirement. Commercial linkage programs are not addressed in this memo because City Council's initial direction did not ask Staff to investigate commercial linkages, but the Housing Commission briefly discusses commercial linkage requirements. Housing Commission's recommendation is included as an attachment to this report.

Jurisdictional Comparison

With the proposed code changes, Glenwood Springs requirements would be comparable to other mountain communities. In the Roaring Fork Valley, Carbondale also requires 20% of residential units in a new development of at least five units to be deed restricted for cost affordability. Aspen and Vail's zoning requirements are based on floor area, with Aspen requiring 30% of floor area in residential development be affordable, and Vail requiring 10%. The code amendments proposed in this action would only apply to new development and would be an attempt to create a higher proportion of affordable housing alongside market-rate development.

The average purchase price in the City has been increasing due at least in part to a significant shortfall in housing inventory compared to demand for housing. The City's last housing study, which was completed in 2019, found a 2,000-unit shortfall, which included shortfalls in many AMI ranges. The most significant shortfall was for housing affordable to households earning less than 60% AMI, where there was a 1,126-unit shortfall. Families earning between 60% to 80% AMI and 100% to 160% AMI also were found to have a gap between demand and supply for housing.

Current Program Outcomes

Since the creation of the inclusionary zoning requirements in March of 2021, a total of 18 resident occupied units and 23 units deed restricted to 100% AMI affordability have been approved through the inclusionary zoning requirements. Of these 23, none have been constructed yet.

The City contracts with Garfield County Housing Authority for the implementation of the housing guidelines including tenant qualification, initial sales price determination, and program reporting.

There has been relatively little push back from the Development community regarding the current inclusionary housing requirements. Staff does expect additional feedback when units come online, however, to date the requirement of said units has not been seen to deter projects. There has been evidence that some projects are choosing to stay just below the threshold of ten units to avoid the regulation. It is unclear whether lowering the threshold to five (5) unit projects will deter smaller housing projects from being created but is a possibility. The profit margin on smaller projects is less likely to be able to support the affordable unit component.

For comparison, current unit number requirements with the current and proposed options are presented on the next page. For fractional unit outcomes the development's mitigation responsibility will be rounded to the nearest whole number: Below seventy-five hundredths (0.75) round down (= zero (0) unit) and round up from seventy-five hundredths (0.75) and higher (= one (1) unit) per section 070.045.070.

Current Regulations

Number of Units	Resident Occupied 20%	Deed Restricted to 100 % AMI, 10%
10	2	1
15	3	1
18	3	2
20	4	2

	Proposed Regulations	Deed Restricted to 100% AMI, 20%
5		1
6		1
7		1
8		2
9		2
10		2
15		3
18		3
20		4

More stringent regulations may have the effect of chilling interest in development or redevelopment for some projects. These effects are difficult to predict, and another reasonable course of action could be to wait longer to assess the inclusionary zoning requirements until the requirements have been applied to more projects. However, by waiting longer it is possible that the City will lose the opportunity to shape the affordability makeup of other developments that receive entitlements in the meantime. While acknowledging the difficulty of predicting the effectiveness of the new requirements as proposed, Staff believes that the data for housing inventory shortfall, sharp increases in home purchase prices, and the established presence of similar regulations in other jurisdictions warrant the change in inclusionary zoning requirements.

Review Criteria and Analysis

A code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the Planning and Zoning Commission and City Council shall consider whether and to what extent the proposed amendment meets the following criteria. Staff analysis is in bold.

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed changes are consistent with the Comprehensive Plan.
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

The proposed changes to the Code's mitigation requirements do not conflict with the Municipal code.

- III. Is necessary to address a demonstrated community need;
Housing is an important community need that City Council has placed as one of its top strategic planning priorities. The proposal would require a larger proportion of affordable homes with new development.
- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
The most recent Regional Housing Study found an overall shortfall of 2,000 dwelling units, and average purchase prices for homes have been changing and growing more expensive rapidly.
- V. Is consistent with the general purpose and intent of this Code.
The proposed amendment is in line with the purpose and intent of the Code.

Reviewing Agency Comments

The Housing Commission has submitted a memo for the P&Z's consideration.

Action Item and Staff Recommendation

Action Item:

Consideration of code revisions to 070.045.070 Affordable and Workforce Housing, to revise inclusionary housing requirements.

Staff recommends approval of the code amendment.

Suggested Findings

The proposed code amendment:

- I. Is consistent with the Comprehensive Plan and other City policies;
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Is necessary to address a demonstrated community need;
- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
- V. Is consistent with the general purpose and intent of this Code.

ORDINANCE NO. 01

Series of 2023

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE, TO PROVIDE FOR ADDITIONAL COMMUNITY HOUSING UNITS.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, City Council finds that there exists a housing crisis in the City and the surrounding region that is being addressed in part through the City’s Community Housing code in Title 070 Article 045 of the Glenwood Springs Municipal Code; and

WHEREAS, on December 13, 2022, the City’s Planning and Zoning Commission conducted a public hearing to consider these proposed text amendments and recommended approval with amendments that are included herein; and

WHEREAS, City Council finds that these amendments are consistent with the Comprehensive Plan and other City policies, do not conflict with other provisions of the Code, are necessary to address a demonstrated community need, are necessary to respond to substantial changes in conditions and/or policy, and are consistent with the general purpose and intent of the Code; and

WHEREAS, City Council finds it is necessary and proper to amend Section 070.045.070 of the Glenwood Springs Municipal Code as provided in this ordinance to provide for the additional community housing units.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 070.045.070 of the Glenwood Springs Municipal Code is hereby amended as set forth below with double underline text added and ~~striketrough text~~ deleted.

070.045.070 Mitigation for Residential Developments.

All new residential subdivisions and all new multi-family residential developments shall set aside lots or units for community housing as set forth in this section.

- (b) Ten (10) percent of the total for-sale residential units and twenty (20) percent of the total rental residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the

average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units

- (c) Fractional Remainders. The development's mitigation responsibility will be rounded to the nearest whole number: Below seventy-five hundredths (0.75) round down (= zero (0) unit) and round up from seventy-five hundredths (0.75) and higher (= one (1) unit).
- (d) In lieu of the requirements of subsections (a) and (b) of this section, the development may meet mitigation requirements through a donation of land in an amount determined by the City Council meeting the following requirements:
 - (1) Land shall be free of all liens and encumbrances and shall be conveyed by general warranty deed.
 - (2) Land shall be properly entitled and capable of supporting the applicable number of community housing units.
 - (3) Land shall be buildable, have suitable soils and drainage and available utilities, and should not be within an area that has potential geologic hazards associated with development.
- (e) The development may provide up to fifty (50) percent of the required mitigation through the restriction of existing units.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 5th DAY OF JANUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
READING THIS __ DAY OF _____ 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

Ordinance 2023-1

Code Text Amendments Regarding Community Housing Standards and Guidelines

City Council

January 5, 2023



Ordinance 2023-1 (Planning File #41-22): Code Text Amendment

REQUEST	Consideration of code revisions to 070.045, Affordable and Workforce Housing regarding the inclusionary zoning requirements.
APPLICANT	City of Glenwood Springs
LOCATION	Citywide
ZONE	All Zoning Districts



Background

- Inclusionary zoning (IZ) requirements = “baked in” affordability
- IZ requirements in Glenwood Springs: 2001-2017, 2021-present
- IZ requirements common in many jurisdictions



Data on housing outlook

- Current median condo purchase price: \$532,000
- Current median house purchase price: \$850,000
- Affordable home for family of four at 100% AMI (based on 2021 data): \$377,000
- Rental prices likely price out many



Data on housing outlook, continued



Cost Burden, 2017	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass	Regional
Cost-Burdened Households							
Less than 60% AMI	1,399	2,762	1,470	1,366	575	1,595	9,167
61% to 80% AMI	311	487	326	305	95	252	1,775
81% to 100% AMI	30	346	247	239	22	48	932
101% to 120% AMI	30	16	25	22	22	48	162
121% to 140% AMI	30	16	25	22	22	48	162
141% to 160% AMI	30	16	25	22	22	48	162
Greater than 160% AMI	289	239	357	312	181	390	1,769
Subtotal Households	2,117	3,883	2,475	2,286	939	2,429	14,129
All Households							
Less than 60% AMI	1,807	3,799	1,922	1,652	849	2,861	12,889
61% to 80% AMI	793	1,333	703	604	439	1,048	4,919
81% to 100% AMI	524	1,269	635	650	404	703	4,185
101% to 120% AMI	503	1,096	597	528	186	496	3,406
121% to 140% AMI	563	1,012	579	469	161	473	3,256
141% to 160% AMI	563	547	252	338	126	371	2,197
Greater than 160% AMI	1,111	2,392	1,319	1,579	425	1,248	8,074
Total Households	5,865	11,448	6,007	5,818	2,588	7,201	38,927
Cost-Burdened as % of Total							
Less than 60% AMI	77%	73%	76%	83%	68%	56%	71%
61% to 80% AMI	39%	37%	46%	50%	22%	24%	36%
81% to 100% AMI	6%	27%	39%	37%	5%	7%	22%
101% to 120% AMI	6%	2%	4%	4%	12%	10%	5%
121% to 140% AMI	5%	2%	4%	5%	14%	10%	5%
141% to 160% AMI	5%	3%	10%	6%	18%	13%	7%
Greater than 160% AMI	26%	10%	27%	20%	43%	31%	22%
Subtotal Households	36%	34%	41%	39%	36%	34%	36%

Source: Economic & Planning Systems

Y:\Project\2010-11-12-Housing-Park-Valley-Regional-Housing-Need-Data\11-12-11-Housing-Costs-as-Percent-Income-by-Tract-Version-2.xls\Sheet2

Chart for Area Median Income (AMI), 2022



CITY OF
GLENWOOD
SPRINGS
COLORADO

County	HERA	AMI	2022 Maximum Rents					2022 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Garfield		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Garfield		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Garfield		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Garfield		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Garfield		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Garfield		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Garfield		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Garfield		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Garfield		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Garfield		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Garfield		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



Regulations in other jurisdictions

- Carbondale – 5-unit threshold, 20% of units cost-restricted
- Aspen – 30% of floor area cost-restricted
- Vail – 10% of floor area cost-restricted
- Other incentive and affordability programs present in many jurisdictions

Section 070.045.030 Code Language Amendments (Proposed)

The following code language, with additions show by underline and deletions shown by ~~strikethrough~~, are proposed with this code text change.

070.045.030 Applicability

These requirements for Community Housing shall apply to all residential and mixed-use developments proposing the construction of ~~10~~ five (5) or more new dwelling units, or the creation of ~~ten~~ five (5) or more residential lots, within the corporate limits of the City of Glenwood Springs after the effective date of these regulations. Incentives for Community Housing shall also apply to all residential developments over one dwelling unit.



Section 070.045.070 Code Language Amendments

The following code language, with additions show by underline and deletions shown by ~~strikethrough~~, are proposed tonight. Bullets (a) and (b) are proposed to be combined.

070.045.070 Mitigation for Residential Developments.

All new residential subdivisions and all new multi-family residential developments shall set aside lots or units for community housing as set forth in this section.

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create five (5) ~~ten (10)~~ or more residential dwelling units shall be deed restricted for resident occupied community housing with an

~~(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.~~



Example application of proposed regulations

Current requirements:

Number of Units	Resident Occupied 20%	Deed Restricted to 100 % AMI, 10% of project
10	2	1
15	3	1
18	3	2
20	4	2

Proposed requirements:

Number of Units	Resident Occupied 20%	Deed Restricted to 100 % AMI, 20% of project
5	1	1
6	1	1
7	1	1
8	1	1
9	2	2
10	2	2
15	3	3
18	3	3
20	4	4



Public Comment

No public comments were received



Action Item Summary

Action 1:

Consideration of code revisions to 070.045 Affordable and Workforce Housing, to revise inclusionary housing requirements.

Staff Recommendation:

Staff recommends approval of the proposed code amendments with findings on page 5 of the P&Z staff report.

City Council Actions:

1. Approve changes to Municipal Code section 070.045
2. Approve modifications of changes to Municipal Code section 070.045
3. Deny changes to Municipal Code section 070.045
4. Continue item to next regularly scheduled meeting



Criteria for Approval

1. The proposed amendment is consistent with the Comprehensive Plan and other City policies;

Staff believes the proposed changes are consistent with the Comprehensive Plan, and specifically with these goals, policies, or strategies:

- Provide housing for the entire community;
- Promote sustainable economic diversity;
- Support social diversity;
- The City will use both regulations and incentives to encourage the development of housing at lower, more attainable price points;
- The City encourages a variety of housing types, sizes and costs;
- Prioritize community housing for local workforce and families;
- Ensure rental and ownership opportunities;
- Encourage housing variety and affordability throughout the community.



Criteria for Approval, continued

2. The proposed amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

The proposed changes do not conflict with the Municipal Code.



Criteria for Approval, continued

3. The proposed amendment is necessary to address a demonstrated community need;
 - **Housing is an important community need**
 - **Housing unit shortfalls from most recent housing study**



Criteria for Approval, continued

4. The proposed amendment is necessary to respond to substantial changes in conditions and/or policy;

- **Average purchase prices have been rapidly becoming more expensive**



Criteria for Approval, continued

5. The proposed amendment is consistent with the general purpose and intent of this Code.
 - **The proposed amendment is in line with the purpose and intent of the Code.**



Sources

- Aspen Board of Realtors statistical reports:
<https://www.aspenrealtors.com/wp-content/uploads/2022/11/Glenwood-Springs.pdf>
- Area median income (AMI) data from Colorado Housing and Finance Authority:
<http://www.chfainfo.com/rental-housing/asset-management/rent-income-limits>
- Housing unit shortfall and cost-burdened household data: Greater Roaring Fork Regional Housing Study. EPS and RRC, 2019.
- Estimates for affordable home prices based on AMI: calculated by City Staff.



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
DECEMBER 13, 2022
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM P&Z

- 1) Roll Call
Present: Commissioners Cipperly, Connerton, Waller, Shaver, White, Weimer. Also present Acting Community Development Director Hannah Klausman, Senior Planner Watkins Fulk-Gray
- 2) Receipt of the October 25, 2022 Planning and Zoning Meeting Minutes
Motion Waller, Second Cipperly. Motion passes 5-0 with Connerton abstaining.
Shaver Comment: Female applicant speaking during questions to applicant, not during public comment period.
- 3) Comments from citizens appearing for items not on the agenda
- 4) New Items
 - (1) Planning File 41-22, Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards.

Senior Planner Watkins Fulk-Gray presented the proposed code amendments for Section 070.045, the Community Housing Standards and Guidelines. He noted that the request to consider this text amendment came from City Council, and that it would involve a change to the applicability section of 070.045 as well as the standards that are discussed in the staff report. He presented housing cost data from this year and recent years.

Staff recommended approval with findings and conditions on page 4 of the staff report.

Questions:

White: Could there be a tiered ramp-up system where the larger projects are required to provide a higher percentage, whereas the smaller unit projects are required to provide less percentage. If a tenant's income begins to exceed the income capacity, do they get kicked out?

Waller: Wondering if for sale projects could stay at 10% requirement, and rental projects be required to provide the higher percentage. It would be interesting to see what New Castle and down valley municipalities have for affordable housing standards.

Connerton: It seems like what Glenwood has room for is smaller projects, so it makes sense to have it at a lower threshold.

Weimer: Who manages the tracking of all the units? He would like renters to be provided information so that they know about renter laws and protections. Proponent of carrots over sticks. Do we have any history of carrots to provide developers with incentives? Can we explore additional incentives?

Cipperly: Was concerned with burden to staff but happy to hear that there is a consultant taking that on. Would like to see incentives for for-sale products. Asked whether utilities are considered in the AMI limitations. Concerned that this could discourage infill development.

She is also concerned about not reviewing income annually. Worried about assisting people who don't need it any longer. This takes opportunities away from lower income people who have a higher need.

White: Perhaps consider making the number threshold to 7 units and not 5.

Weimer: Not support this proposal. We are not there yet. It is onerous to manage and counterproductive to what we are trying to accomplish. Perhaps we amend the housing guidelines first. Ideas for incentives: tax breaks, priority planning in the entitlement process.

White: Seems more beneficial to increase the percentage on larger projects. That would create more units than the few and far between smaller projects. Wondering if the square footage approach that Aspen or Vail has would work better.

Shaver: Concern over waiving fees as that creates a burden on the systems that the City is providing.

Waller: For-sale projects should stay at the 10-unit threshold and 10% requirement. Rental projects remain at 10 unit threshold but require 20%.

Cipperly: Is this too soon without any units that are online?

No members of the public were present in person or online. Fulk-Gray stated that no public comment had been received.

Commissioner Waller motioned to recommend maintaining current requirements for for-sale projects and increasing the required percentage of affordable units in rental projects from 10% to 20%, while keeping the threshold at which the requirements take effect the same.

Commissioner White seconds. Motion passes 6-0.

Work session requested with Housing Commission.

5) Commissioner Comments

6) Director Comments

7) Adjournment



CITY OF GLENWOOD SPRINGS

Housing Commission

FROM: HOUSING COMMISSION
TO: CITY COUNCIL
DATE: December 13, 2022
RE: Recommended Inclusionary Zoning Changes

Planning and Zoning Commission:

At its November 10th meeting, the Housing Commission, discussed the City's current inclusionary zoning requirements and possible changes to them. Currently, new developments creating 10 or more new dwelling units are required to deed restrict at least 10% of the units to be affordable at the average level of 100% AMI, with rounding up occurring at the 0.75 unit increments. Unlike some other municipalities, the City has no commercial linkage requirements, which require new commercial developments to provide housing or fees-in-lieu for housing the employees that will work at the commercial development.

Glenwood Springs's City Council first adopted inclusionary housing requirements in 2001, which were suspended in 2011 and repealed in 2017. In 2021, inclusionary housing regulations were once again adopted by City Council, a process that Housing Commission and the Planning and Zoning Commission were involved in. Because of the significant cost increases in for-sale and for-rent housing in Glenwood over the past few years, Housing Commission believes it appropriate to adjust the inclusionary zoning regulations. If these recommendations are approved, it would be the first adjustment to the inclusionary zoning requirements since they were adopted in 2021.

The Housing Commission recommends to the Planning and Zoning Commission that the percentage of required affordable units be increased along with the threshold at which the inclusionary zoning requirements kick in. Specifically, the Housing Commission recommends that 20% of all residential units in a new development with at least five units be required to be deed restricted to affordability at 100% AMI. The Housing Commission would also like to explore instituting a commercial linkage requirement, which the Housing Commission understands would likely require the completion of a nexus study on which to base any new commercial linkage requirements. The proposed inclusionary zoning requirement changes are shown below.

Current code language:

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted for resident occupied community housing.

(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.

Proposed code language:

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create ~~ten (10)~~ five (5) or more residential dwelling units shall be deed restricted for resident occupied community housing.

(b) ~~Ten (10)~~ Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create ~~ten (10)~~ five (5) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.

Over this year the Housing Commission has researched inclusionary zoning and associated requirements in comparable communities. While some jurisdictions structure their affordability requirements in a way that makes apples-to-apples comparisons difficult, Housing Commission has found that the City's current requirements may be on the low end. Carbondale, for example, requires 20% of developments with five or more units to be affordable. Aspen sets its affordability requirements by floor area, and requires 30% of all residential floor area to be affordable. Because of the recent significant rent and home purchase prices in the City and the fact that some neighboring jurisdictions seem to have more stringent requirements, the Housing Commission believes it is the right time to adjust its inclusionary requirements. By adjusting the inclusionary zoning requirements to require more affordable units in more residential developments, and potentially require the creation of new housing with new commercial developments, the Housing Commission believes that the inventory of affordable housing for local workforce within city limits could greatly be impacted, helping both local employers and the City's civic life, among other goals.

Thank you for your consideration.

Sincerely,

Glenwood Springs Housing Commission

Glenwood Springs inclusionary housing zoning code might be changing in the new year

News [FOLLOW NEWS](#) | Dec 16, 2022

Cassandra Ballard [FOLLOW](#)
cballard@postindependent.com



Construction crews continue work at The Lofts apartments in the Meadows shopping center in 2021
Chelsea Self/Post Independent

Glenwood Springs has been working on changing its inclusionary zoning to create more affordable housing for residents, including a proposed change in the percentage of deed-restricted units that are required of developers, a city official said Wednesday.

“Inclusionary zoning are requirements that are placed on developers that are ‘baked in’ affordability,” Watkins Fulk-Gray, Glenwood Springs senior planner, said.

The Glenwood Planning and Zoning Committee discussed these changes and is making its own edits before approving and sending them to city council.

City staff originally proposed to change the current code to increase the number of affordable units that would have to be built when new residential development occurs, looking to neighboring communities as an example.

“Neighboring jurisdictions around us also have inclusionary zoning that fairly closely mirrors what we’re proposing here,” Fulk-Gray said. “Carbondale is very similar.”

The current code for inclusionary zoning in Glenwood requires that 10% of the total residential units in any new residential and mixed-use development proposed to create 10 or more residential units shall be deed restricted. This helps limit the average initi



However, commissioners decided that changing to the five-unit minimum was more likely to affect more locally-owned development proposals, which they were not in favor of. The existing 10-unit minimum was more desired because it would be more likely to impact larger development companies that are not located in the region.

The commission also amended the proposal to maintain the current code for a 10% deed restriction on projects with for-sale unit, and to amend the code to a 20% deed restriction on rentals units for new developments of 10 or more units.

Commissioner Peter Waller motioned to amend these changes and Commissioner Joy White seconded. The vote passed unanimously.

Since Colorado has a law against rent control, this is one way municipalities are able to create affordable and workforce housing for their residents, Fulk-Gray said.

Glenwood Springs acting Community Developer Hannah Klausman explained that Glenwood Springs has a process to hold rental companies accountable to make sure they are following rental deed restrictions, but it would be interesting to get more direct communication with renters.

“When any renter signs a lease, (the landlords) have to report to Garfield County Housing Authority for approval,” Klausman said. “And Garfield County Housing Authority has been doing this a very, very long time and is a trusted consultant.”

She added that they work closely with city staff and “staff has the lovely task of making sure that they’re updated with all the units that are coming online ... so that Garfield County Housing Authority can interface with the developer would be that main point of contact,” she said.

Many communities in the state have inclusionary zoning, including Aspen and Carbondale. Glenwood has had inclusionary zoning since 2001. The requirements were suspended in 2011 to help spur development after the recession and housing crisis that led to a glut of foreclosed homes on the market. The inclusionary zoning was repealed in 2017 and, in 2021, the city adopted a new set of rules.

These are the first proposed amendments to the 2021 adoption, Fulk-Gray said.

In Glenwood Springs, the current median condo purchase price is \$532,000 and the current median house price is \$850,000, numbers presented by Fulk-Gray show. An affordable home for a family of four at 100% AMI in Glenwood is \$377,000.

He said that rental prices are a lot harder to track, but renters are being priced out as well.

From the housing study in 2019, the amount of cost-burdened households in Glenwood is 41%, Fulk-Gray said. This means more than 30% of a household’s income is going to housing expenses.

These changes will now go to city council to be voted on sometime in the new year.

Post Independent reporter Cassandra Ballard can be reached at cballard@postindependent.com or 970-384-9131.

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Montrose

1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261

Fax: 970.945.7336

**Direct Mail to Glenwood Springs*

DATE: January 25, 2023
TO: Glenwood Springs Mayor and Council
FROM: Karp Neu Hanlon, P.C.
RE: Ordinance No. 4, Series 2023 – No Camping Zone

Ordinance No. 4, Series 2023 will amend the City's downtown camping prohibition to include Highway 82/N. River Dr. as it passes under the I-70 overpass at Exit 116. This location is particularly unsafe for camping due to the high volume of traffic coming on and off of I-70 at Exit 116. This location is also a pedestrian and bicyclist connection to the City's trail system connecting from the Hot Springs Pools to Two Rivers Park. When camping blocks the sidewalk in this location, trail users are forced to transit on the vehicular way to access the trail system. This ordinance does not change the status of camping in any locations in the City other than the I-70 underpass.

ORDINANCE NO. 04

Series of 2023

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING SECTION 120.020.100 OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, Section 120.020.100 of the Municipal Code addresses the regulation of camping within the City; and

WHEREAS, in order to maintain safe pedestrian and vehicular circulation, the City Council wishes to prohibit camping in a location that creates conflicts and safety hazards with vehicular and pedestrian traffic, on State Highway 82 (North River Drive) as it passes under the U.S. Interstate 70 overpass at Exit 116; and

WHEREAS, City Council finds and declares that the amendment to Section 120.020.100 of the Municipal Code the Development Code regarding the areas in which camping is prohibited, as set forth herein are proper and necessary to advance the public health, safety and welfare of the City’s residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. **Adoption of Map.** Section 120.020.100 is hereby amended by the adoption of a Map entitled “Downtown Area Camping Prohibition”, depicted on **Exhibit A** to this Ordinance, as provided for in the definition of *Downtown Area*.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 2nd DAY OF FEBRUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

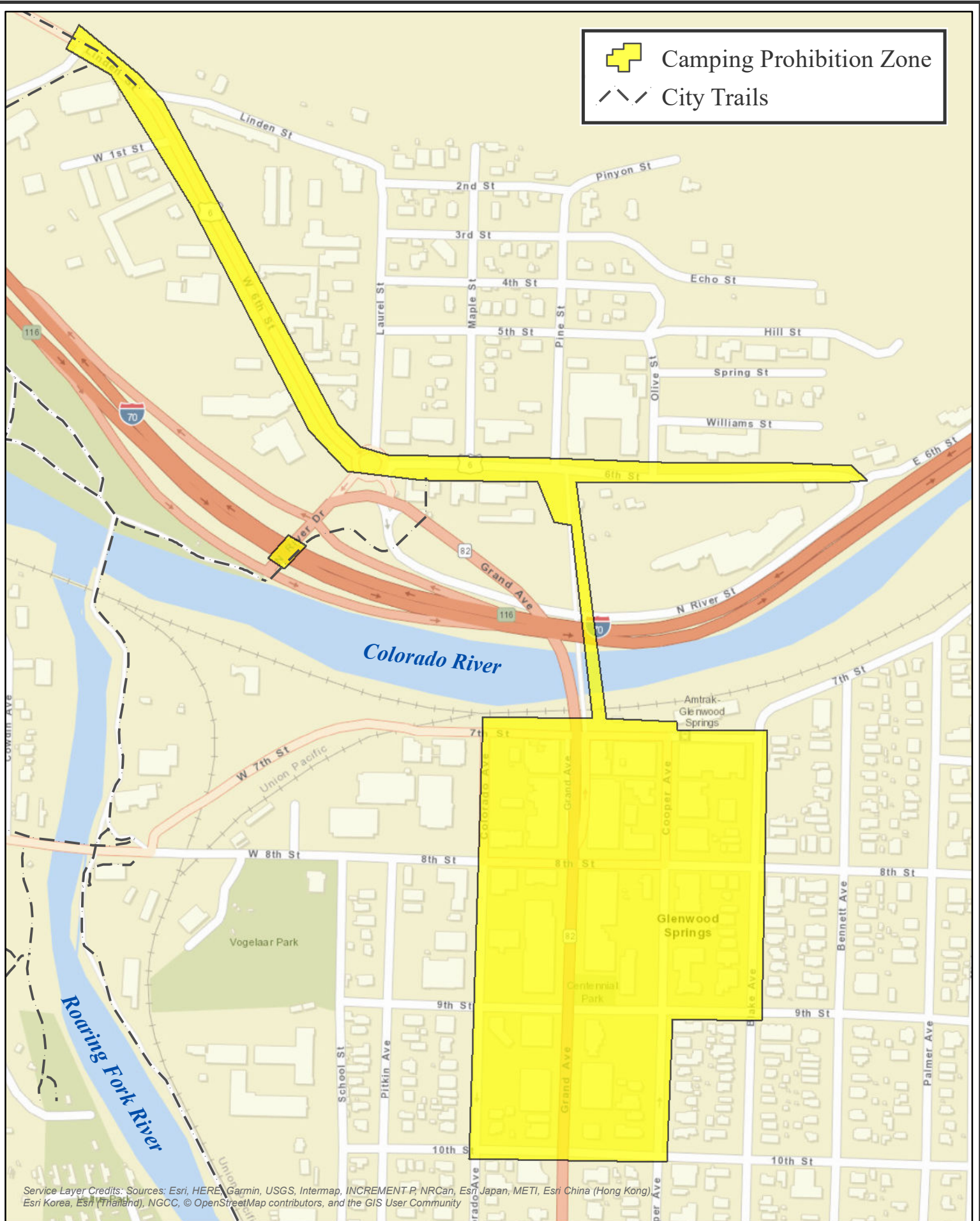
INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS ____ DAY OF _____ 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk



Downtown Area Camping Prohibition



0 200 400
Feet

This map was produced by the IT Department.
Use of this map should be for general purposes only.
City of Glenwood Springs does not warrant the accuracy
of the data contained herein.
Phone - 970-384-6439 Author: J.Koenig Date: 01/25/23
N:\GIS\GIS_Police\CampingProhibitionZone_012523.pdf



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: North Landing Update

Action Requested: None at this time. This is an informational update.

Department: Economic and Community Development

Presented By: Danielle Campbell

Strategic Goals: Protect and Preserve our Quality of Life
Generate Sustainable Economic Development
Ensure Public Safety
Preserve and Improve Infrastructure

Background Info: North Landing has been a discussion for years following the 6th Street 2016 Master Plan and has multiple concept iterations. However, the project has been put on a hold due to the pandemic and Grizzly Creek Fire. The Parks and Recreation Commission has re-identified North Landing as a priority in 2022, especially with the future redevelopment of 6th street. Understanding this cannot happen in a vacuum, the Downtown Development Authority (DDA), Parks and Recreation Commission, the Arts and Culture Board, and North Glenwood Community came to a consensus on a unified vision of North Landing.

The 2022 process included at least two representatives from the Downtown Development Authority Board, Parks and Recreation Commission, Art and Culture Board, and North Glenwood Community. Representatives participated in two public meetings facilitated by City Staff to identify the elements and aesthetics of North Landing. Resulting in the consensus of a conceptual look book.

In July 2022, Council approved construction drawings with DHM Design as the consultant. Cost is equally shared between the City and the Downtown Development Authority. The tentative project and meeting schedule are as follows:

1. Task 1 | Site and Program evaluation | November 2022 to February 2023:
 - Stakeholder Open House (January 25th)
 - Joint Council and Downtown Development Authority Worksession (February 16th)
2. Task 2 | Schematic Design | February to April 2023:
 - Stakeholder Open House or Meeting (March 13th)
 - Downtown Development Authority Meeting (March 21)
 - Joint Council and Downtown Development Authority Worksession (April 20)
3. Task 3 | 60% Drawings | April 2023
4. Task 4 | Final Design 90% | May to June 2023
5. Task 5 | 100% CD/BID Set | June to July 2023

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: Staff has no recommendation at this time.

2022

NORTH LANDING VISION

Process & Look Book

Engagement Summary

North Landing has been a discussion for years following the 6th Street Master Plan in 2016. The first public meeting of the North Landing occurred in March 2019. This charrette was an opportunity for attendees to provide feedback on North Landing conceptals and National Endowment Art (N.E.A.) commissioned art piece designed for the site. Following the charrette an art piece was designed and constructed. The art piece, *Tubing the Colorado*, will stay on North Landing following the revitalization of the site and 6th Street.



Tubing the Colorado art piece commissioned and designed for North landing. Art piece will continue to reside on North Landing following construction.

However, the vision of North Landing has been put on a hold due to the pandemic and Grizzly Creek Fire. The Parks and Recreation Commission has re-identified North Landing as a priority this year, especially with the future redevelopment of 6th street. Understanding this cannot happen in a vacuum, the Downtown Development Authority (DDA), Parks and Recreation Commission, the Arts and Culture Board, and North Glenwood Community came to a consensus on a unified vision of North Landing.

The consensus process included at least two representatives from Glenwood Springs Downtown Development Authority Board, Parks and Recreation Commission, Art and Culture Board, and North Glenwood Community. Representatives participated in two public meetings facilitated by City Staff to identify the elements and aesthetics of North Landing. Resulting in the consensus of a conceptual look book and site bubble diagram.

Process

Elements of North Landing | 1st Joint Public Meeting

The first joint public meeting occurred on March 21st, 2022, with 16 participants. During the first half of the meeting, participants broke up into small groups including 1 representative of each board, commission, and community. Small groups identified the top 4 elements needed for North Landing to be successful. All participants came to a consensus on 4 major categories including art, seating, native plants, and flexible amenities.

ART

- Public Art, Music, Performance, Low profile stage
- Rotating Art Areas, the design fits the community
- Design that fits the community: art and building materials

SEATING

- Family-friendly seating
- Intimate seating areas

NATIVE PLANTS

- Trees
- Hardscape & water-smart landscape blend with trees
- Nature/natural landscaping, employing soft transitions
- Mix of Landscaped/hardscape xeric, native trees
- Natural Aesthetic open space

FLEXIBLE AMENITIES

- Restrooms, seating, bike parking, trash (etc.)
- Multiuse Infrastructure with user-friendly adaptations: restrooms, stage, kiosk area for rotating vendors
- Programmable space for performers and vendors
- Versatile, flexible community hub (electric hookups)
- Functioning Public bathroom

Process

Elements of North Landing | 1st Joint Public Meeting

The second portion of the meeting attendees assessed from existing concepts which one aligns best with the values and elements we all want to see on North Landing. The winning conceptual image is below.



However, there are a few elements within this conceptual that did not align with participants including the following:

- Too much big open space, maybe more plaza space
- Needs for shade with a plaza space
- Soft transition space
- Avoid flat space and more utilization of native landscape
- Explore options for bathroom opportunities outside of North Landing on 6th street.

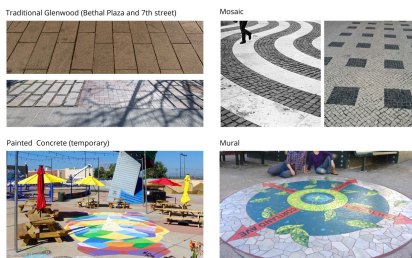
Process

Refining the Elements | 2nd Joint Public Meeting

The second joint public North Landing meeting occurred on May 9th, 2022 with 16 participants. The purpose of this meeting was to dive deeper into what was identified in March as important elements including art, seating, native plants, and multifunctional space. During the meeting, participants broke up into small groups including 1 representative of each board, commission, and community member. The result provided consensus on what participants wanted to see for the aesthetics including hardscape, seating, bathrooms, stage, greenspace, trees and plants, vendors, and types of shading. The images below are the original posters participants were able to choose from. The following pages showcases a look book of those chosen aesthetics.

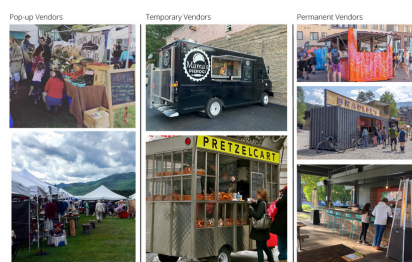
Art | Hardscape

Pick 1



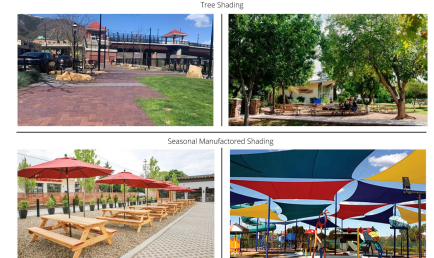
Multifunctional Space | Vendor

Pick 1



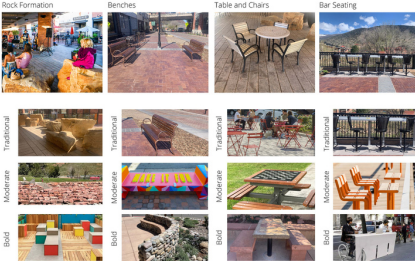
Shading

Pick 1



Seating

Pick 2



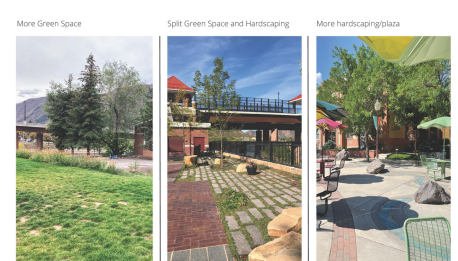
Multifunctional Space | Stage

Pick 1



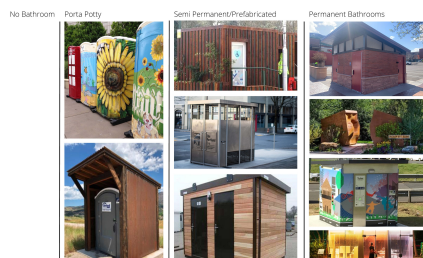
Landscaping/Hardscaping

Pick 1



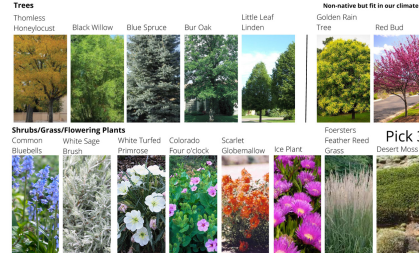
Bathrooms

Pick 1



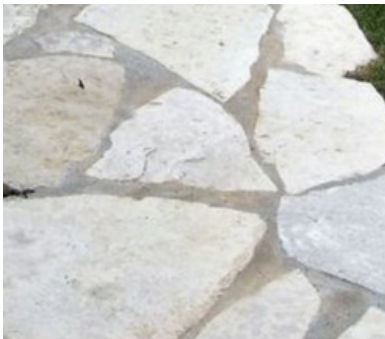
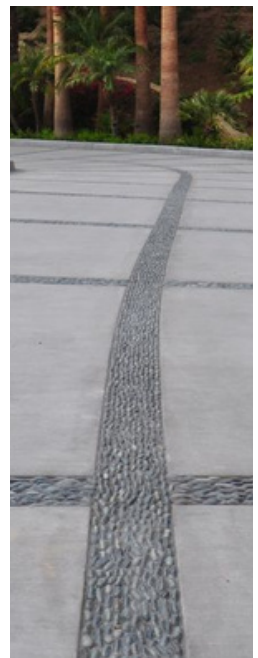
Native Plants

Pick 3



Look Book

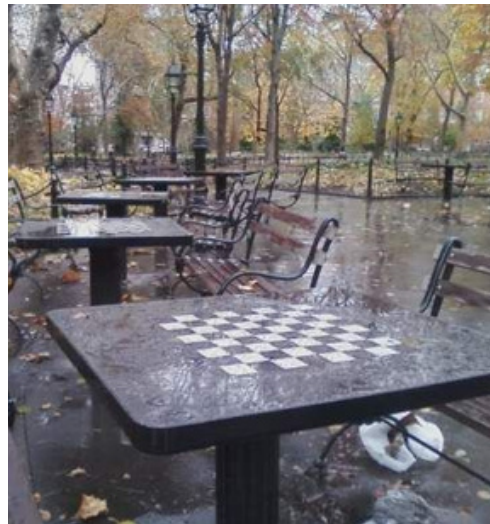
Hardscaping | Refining the Elements



North Landing community work session attendees want to make sure that the overall hardscape design is consistent with downtown and 7th street. This should not feel like an island, and it needs to blend seamlessly into 6th street improvements. However, North Landing is special and will be part of an arts district. Groups felt it would be nice to have some type of mosaic design incorporated. The mosaic design needs to match color/material to be a cohesive design. The priority will be cohesive design over bold artistic design. The hardscape should not be the primary standout feature of North Landing but a nice background.

Look Book

Seating | Refining the Elements



North Landing community work session attendees want to see some type of rock, bench, and table/chairs for seating.

- Benches: attendees leaned more towards a bold type of design.
- Table and chairs: Attendees leaned more traditional. The major split between groups was if tables and chairs should be secured like 7th street or unsecured like under the bridge. There was interest in possibly having traditional seating incorporate some type of game on the table such as chess (Etc.)
- Rocks: When it comes to rocks even if attendees did not choose rocks, they really wanted to see them there and keep them traditional.

Look Book

Multipurpose Space | Refining the Elements

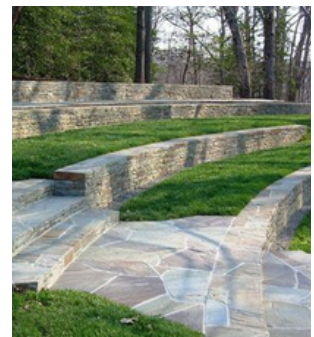
An overall "value" that was communicated across all was that while we would like to see space for vendors and performances, no one feature should "dominate" the majority of the Landing. It is also critical that they do not appear to be vacant or unused a majority of the time, whether through actual activation of vendors/performers or by using the space differently (like putting tables and chairs on the performance space when not being used).

Vendor



Attendees were split on whether to incorporate a permanent structure for vendor space. Those who did not like the concept's main concern was the amount of space it could take up on the Landing and were concerned that it might remain vacant for much of the year. There was a similar concern with making space to accommodate food trucks on the Landing, and most groups loved the idea instead of bringing food trucks on 6th Street for regularly scheduled events. All groups were supportive of pop-up vendor space coming onto the landing for special events.

Performance Space



Attendees felt strongly that performance space was important and should be incorporated. Most liked the tiered down stage concept but felt that this design may be impractical for the Landing due to its small size. Most liked the idea of the performance space being slightly elevated rather than at-grade, and providing shade either through tree coverage or temporary shade structures is preferred over a permanent stage cover.

Look Book

Bathrooms | Refining the Elements



All groups at the North Landing community work session strongly supported permanent bathrooms that are four-season. The groups suggested either replicating the 7th Street bathroom or creating a restroom more like Minturn's, which has a 3D printed design that mimics the interior of a mine. In terms of placement, attendees suggested the southwest or southeast corner of the Landing near the bridge. A couple additional ideas from the group follow

- Can the end of the lot on the southern end be built up so there is a walkway from the bridge (might have to remove railing on the bridge)?
- Could it be paired with the stage or another use (coffee shop/beer bar)? Bathroom on the bottom floor. Stage/vendor space/coffee shop on top?

Look Book

Landscaping | Refining the Elements

Greenspace vs. hardscape



Attendees envisioned a balance of both greenspace and hardscaping, leaning towards more greenspace over plaza space. The exact ratio varied between 50-80% being greenspace between groups. Plaza space is envisioned adjacent to the pedestrian bridge and 6th Street. Paths should consider human behavior (where are people going to cut across the parcel) and include accessible access and materials. Several mentioned that they liked the look of pavers mixed with greenspace between as seen in the plaza on 7th Street.

Shading



Shading is desired to come primarily from trees; however, there is general consensus that seasonal manufactured shade is acceptable, particularly in the plaza and near the stage area. Trees should also be utilized as informal sound barrier to the Grand Avenue Bridge and Hot Springs Pool parking lot area on the south side of the parcel. Best practices for stage orientation should be addressed during construction drawings.

Look Book

Landscaping | Refining the Elements

Plants



Conifer-style trees should be included, but only around the perimeter to avoid blocking sight lines to the multifunction stage. Shade is important throughout North Landing and should come first from trees. If there are trees dispersed in the interior areas of North Landing, they should be tall enough to comfortably sit around with the bushy areas high enough off the ground to see around. Greenspace should also be water wise and an example of how Xeriscaping can be functional and beautiful. Native plants are strongly preferred, but it is acceptable to include trees that are not native but are good fits for our climate to diversify canopy of the city. Shrubs, ground cover and flowers should be cohesive and vibrant. Landscaping should look nice year-round and planting choices should follow the recommendation of experts. Greenspace should consider maintenance and upkeep demands. In hardscaped areas that are built up to include green space, natural finish on the materials is preferred.



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Transportation Planning Updates

Action Requested: None at this time.

Department: Engineering

Presented By: Terri Partch

Strategic Goals: Ensure Public Safety
Protect and Preserve our Quality of Life

Background Info: Please see the attached presentation.

Issues: None at this time.

Fiscal Impact: None at this time.

Legal Review: NA

Staff Recommendation: NA

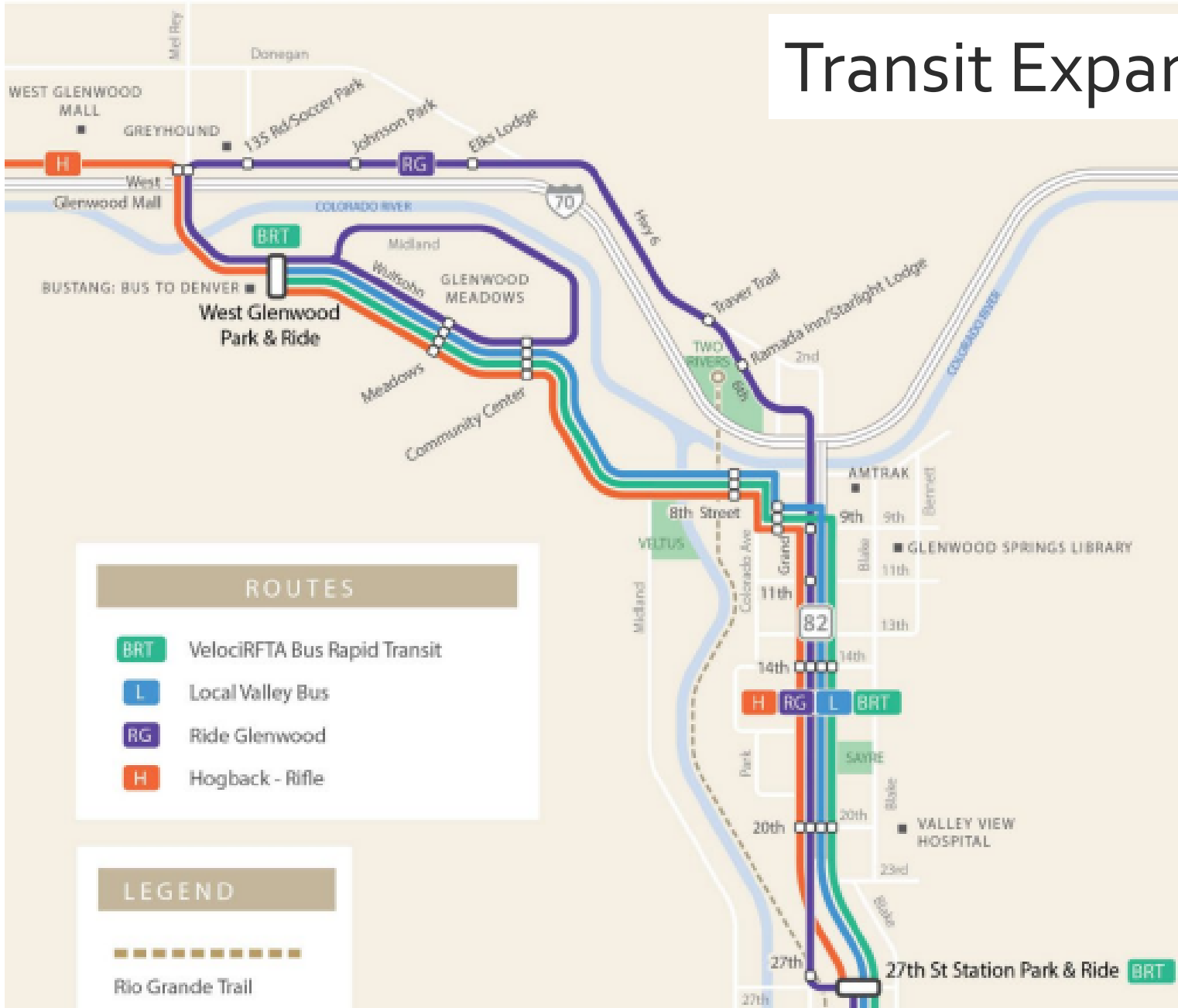


Transportation Study Update

February 2, 2023 Council Update



Transit Expansion Analysis



January 7, 2016

Packet Page 153

Study is under contract with Mead and Hunt

Transit Demand Model demonstration

Next steps:

Complete market and gap analysis for internal review.

Form an advisory committee to help guide the study

Public engagement



Community Safety Project:

We received two proposals to begin the safety project. We are waiting until potential grant funding is announced this Spring to negotiate with the contractors. The grant match is budgeted in 2023. RFTA is interested in joining the project. Transit safety and Grand Avenue BRT will be evaluated.

Safety Issues to be addressed:

- Four fatal crashes and twenty two serious injury crashes occurred between 2017-2021
- Midland and Grand have the majority of total and severe injury crashes
- 10.6% of crashes in Glenwood involve a pedestrian, compared to a statewide average of 4.0% and peer city average of 8.3%
- 7.5% of crashes involve a bicyclist compared to 3.0% statewide and 5.4% in peer cities
- Rear end crashes were 40% of the overall crashes compared to a statewide average of 29.9% and peer city average of 37.0 % (81 overall)
- The percentage of fatal and injury collisions in Glenwood is 2.0% versus a statewide average of 1.8% and peer city average of 0.9%
- 27% of the total crashes occur at intersections, as well as 33% of severe injury crashes
- Transit stops and pedestrian generated destinations (schools, hospitals, etc.) are identified as the highest risk locations.
- 21 pedestrian and 15 bicycle crashes were documented

TMA Development and Activation

RFP 2022-09P



Scope of work:

1. Needs assessment
2. Convene partners and launch the Transportation Management Association (TMA)
3. TMA feasibility analysis
4. Set trip reduction goals
5. Develop TMA Marketing and work plan (recommend TDM strategies to achieve goals)
6. Support TMA implementation (marketing, website development)
7. Evaluate results

Current progress:

City stakeholder meetings and identification of partners

Next steps:

Council work session with the project consultant on 2-16 to go over scope of work and public comments to date



Upcoming presentation to the
County Commissioners on 2-7





Garfield County Travel Patterns

South Bridge and LoVa Project Updates



Garfield County Travel Patterns

What will be covered:

- Why is the data important

- How, when and where was the data collected

- Study results:

 - Commuting patterns through Glenwood Springs

 - Commuting patterns to Glenwood Springs

- Next steps



Why is this data important?

This data indicates strong commuting patterns from western Garfield County communities to and through Glenwood Springs.

Reducing the number of single occupancy vehicles on the road will accomplish these things:

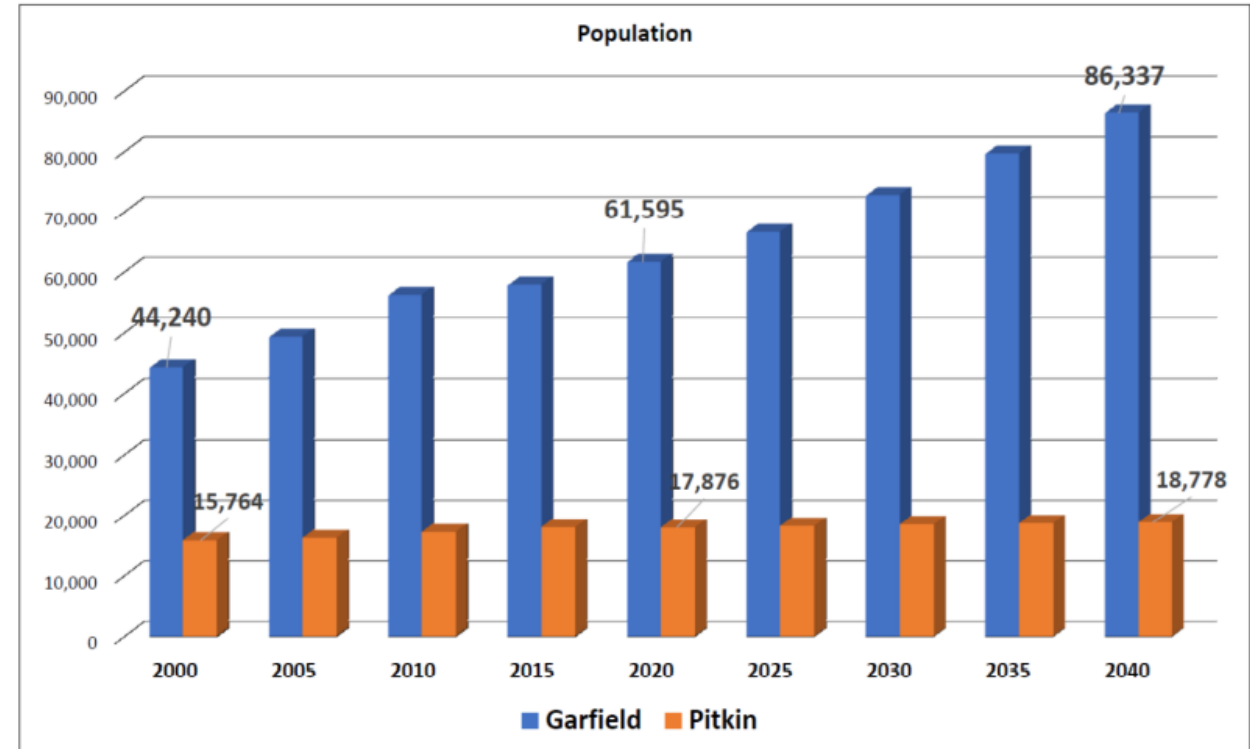
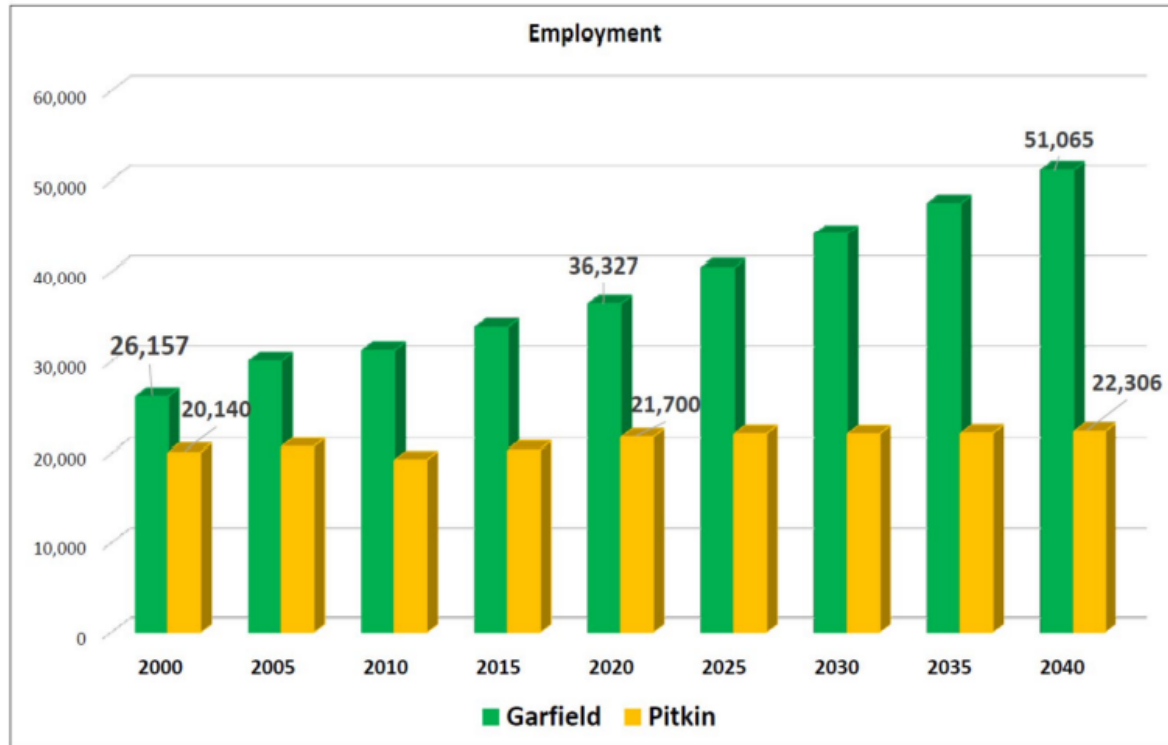
Lower accident rates in South Canyon

Reduce congestion on I-70 and SH 82

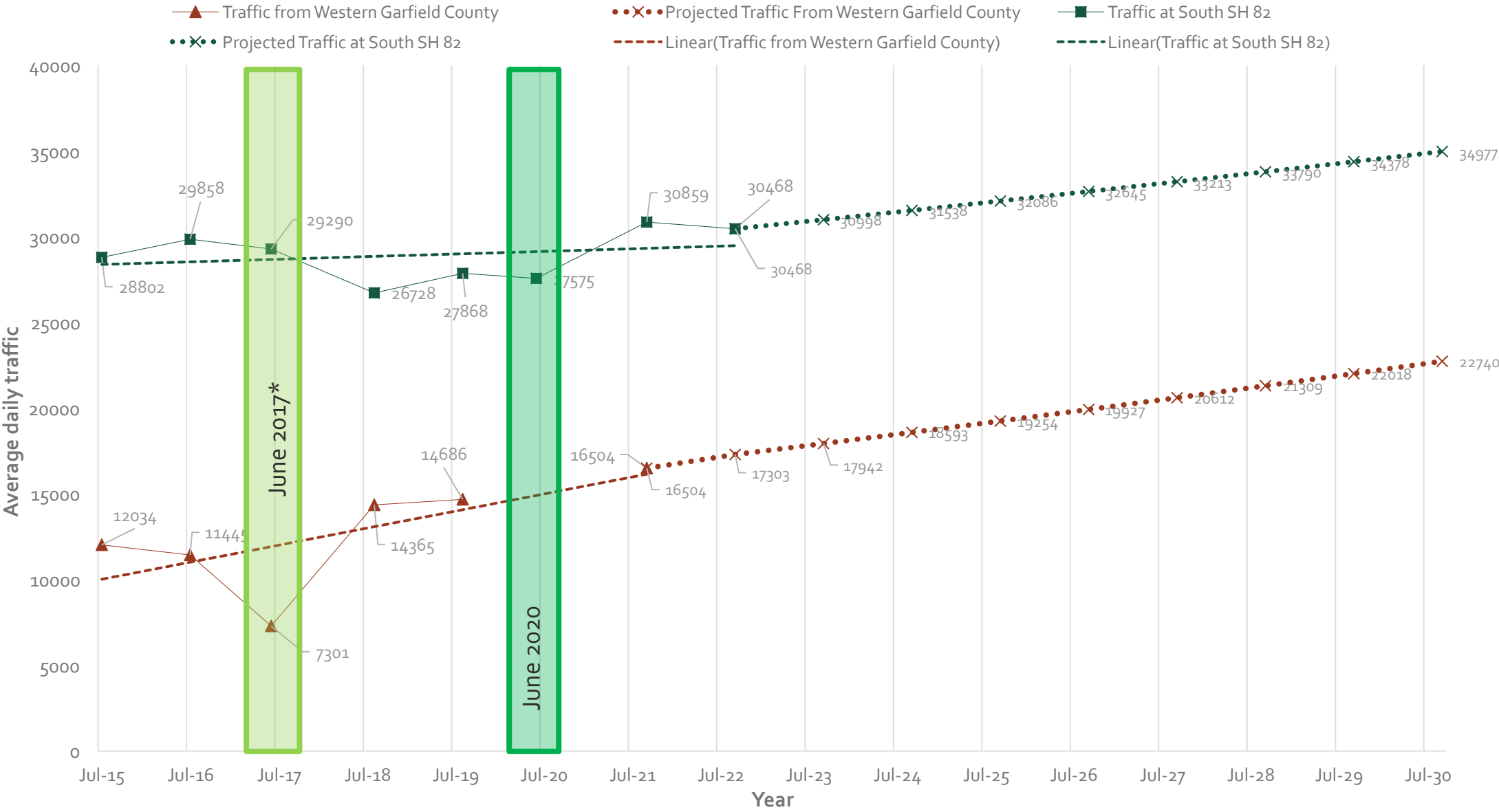
Reduce overall costs across the system, cost of highway closures and any potential needs for capacity or safety improvements, costs of accidents, and commuting costs



Garfield & Pitkin County Growth Projections



GLENWOOD SPRINGS TRAFFIC VOLUMES



How was the commuting data acquired?

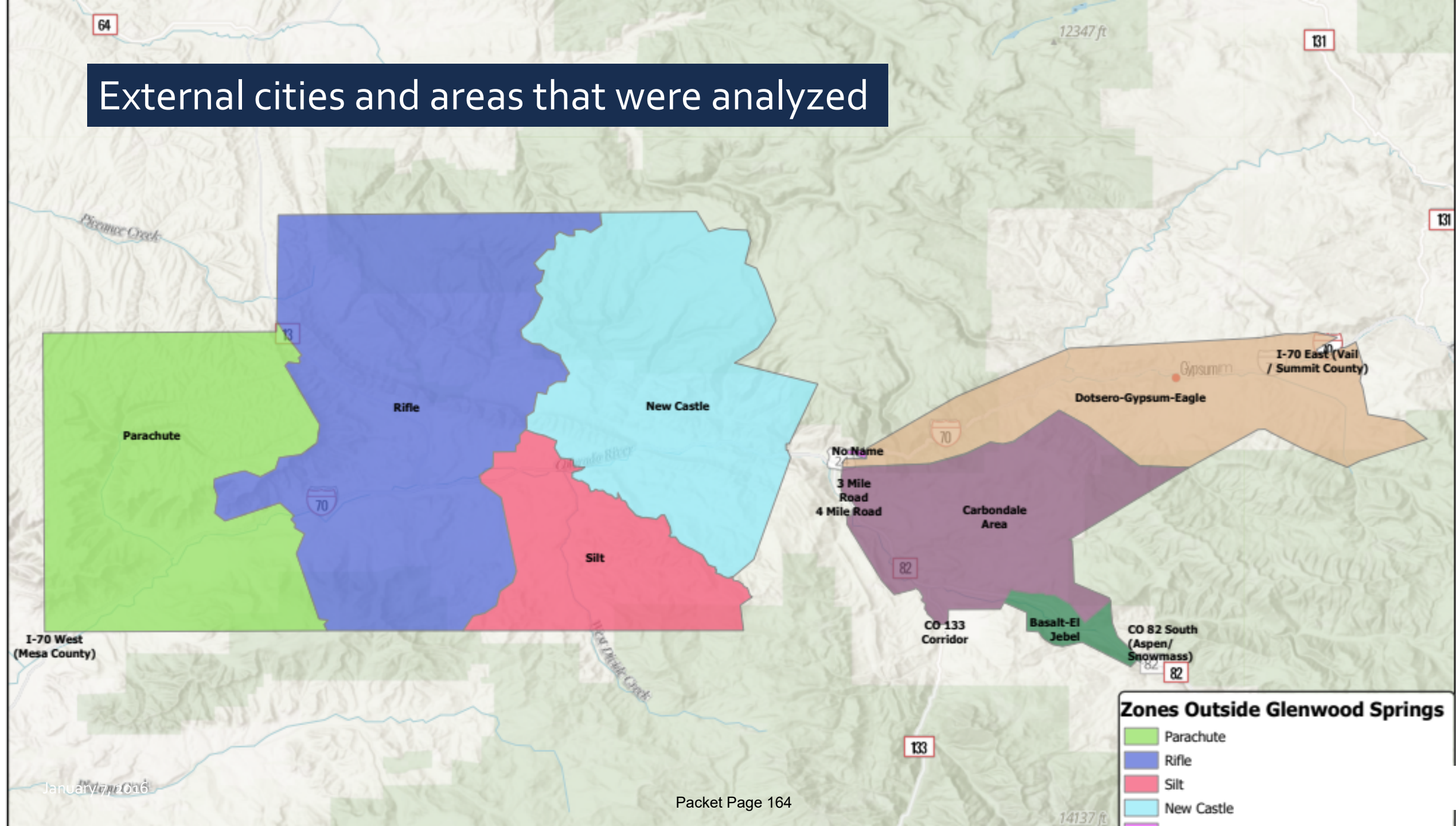
- œ Acquired from Global Positioning System (GPS) tracking technology in smartphones
- œ Does not represent trips made by bicycle or walking



When was the data collected?

- 2019 and 2021 to see pre COVID and post COVID patterns
- Summer 2019 and 2021
- Winter 2019 and 2021
- Hourly and all day
- Commute trips and non –commute trips. A data algorithm is used to see where the cell phone “sleeps” at night and where it sits during the majority of the day.

External cities and areas that were analyzed



Internal areas the were analyzed

Zones Inside Glenwood Springs

- Northwest Glenwood Springs
- Glenwood Meadows Commercial
- Glenwood Meadows Residential
- North Central Glenwood Springs
- Two Rivers

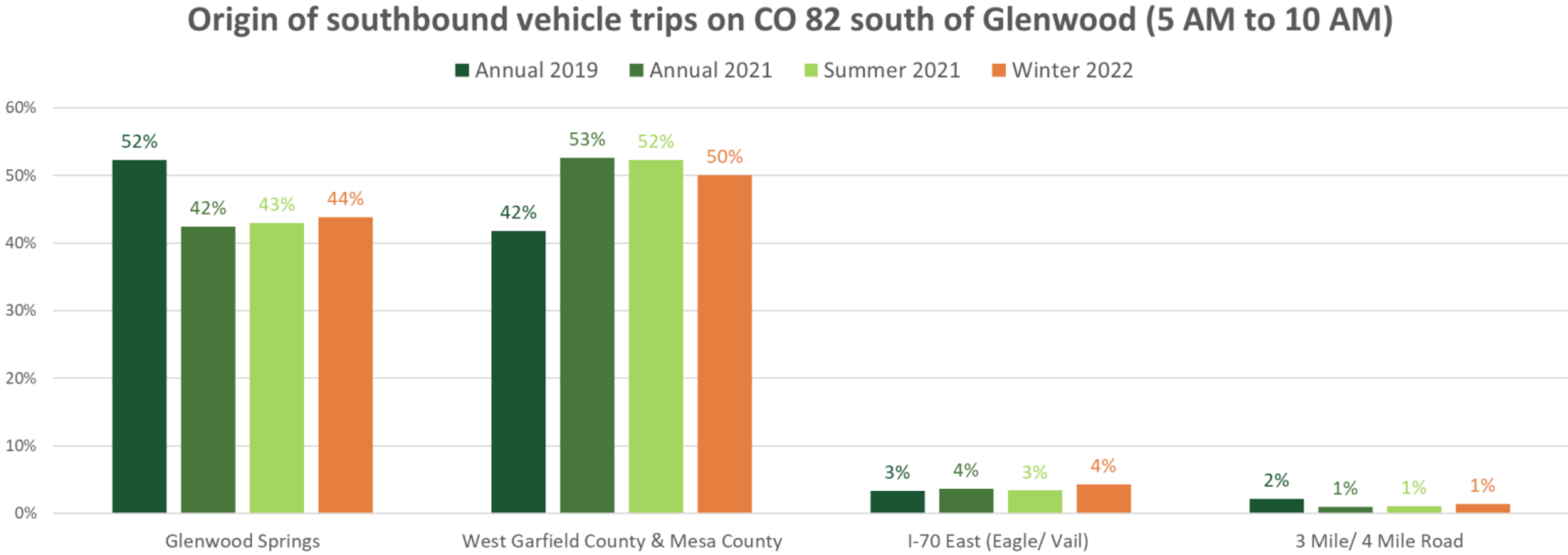
Summary of Study Results

People Commuting Through Glenwood Springs

CO 82 Screen-lines



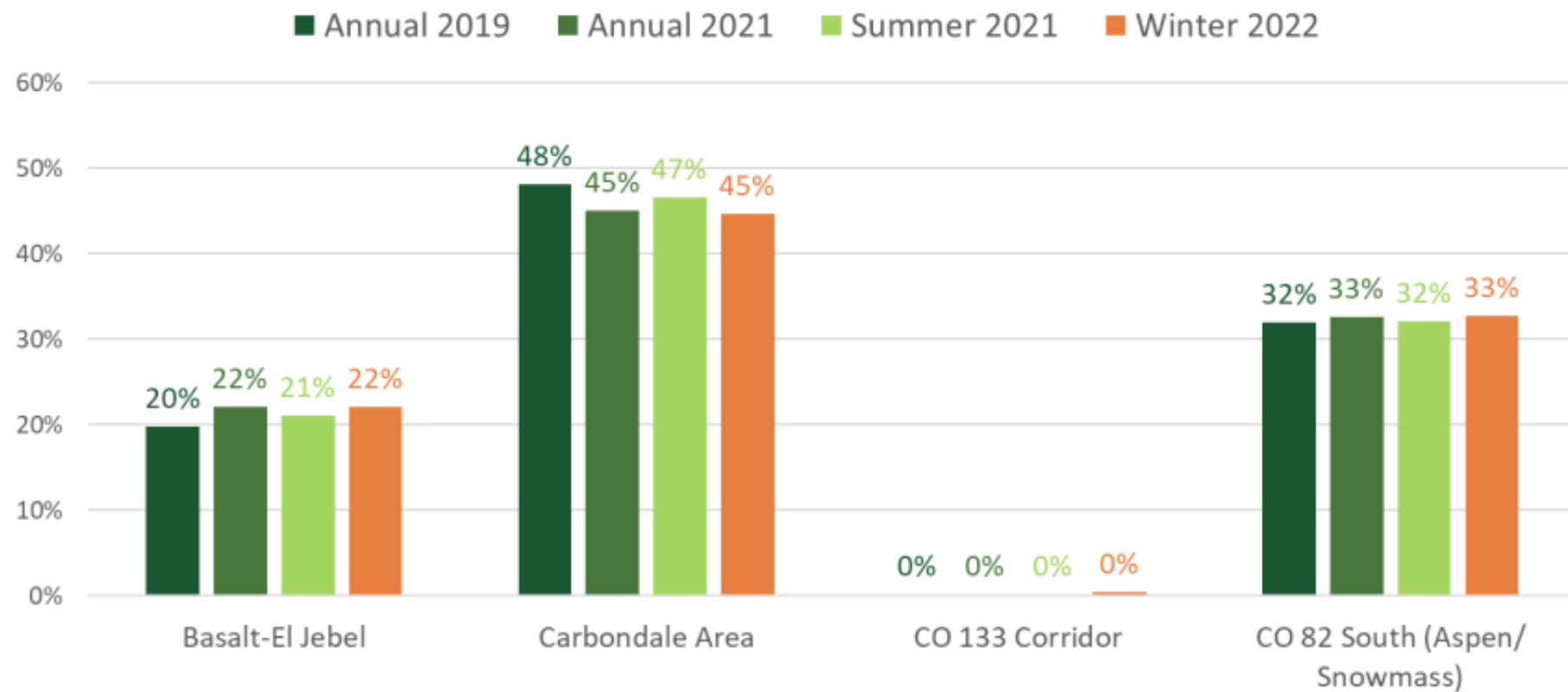
What percentage of people from western Garfield County and Glenwood Springs are commuting south on SH 82 ?



Top western GarCo origin zones were: Rifle (40%), New Castle (23%), Silt (17%) and Parachute (8%)

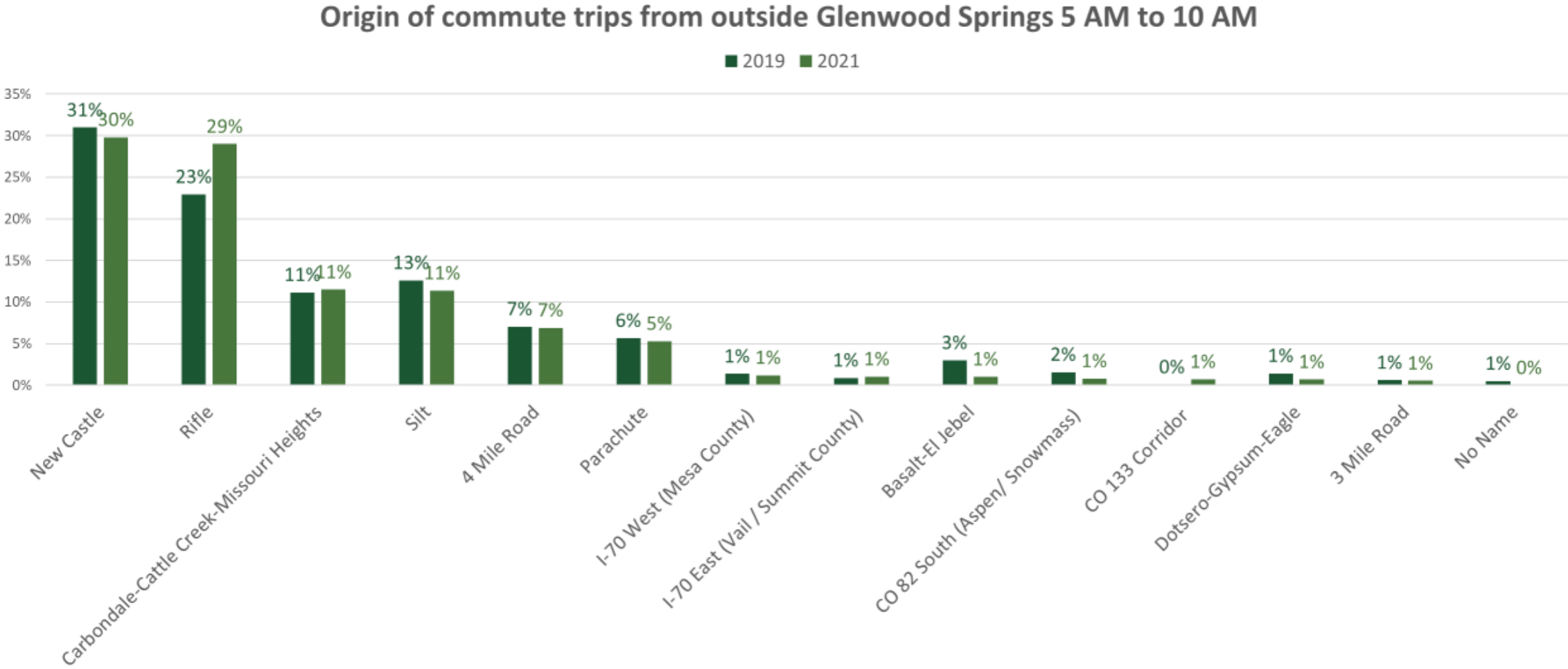
Where are these morning commuters going to?

Figure 5. Destination of ALL southbound vehicle trips on CO 82 south of Glenwood Springs from 5 AM to 10 AM

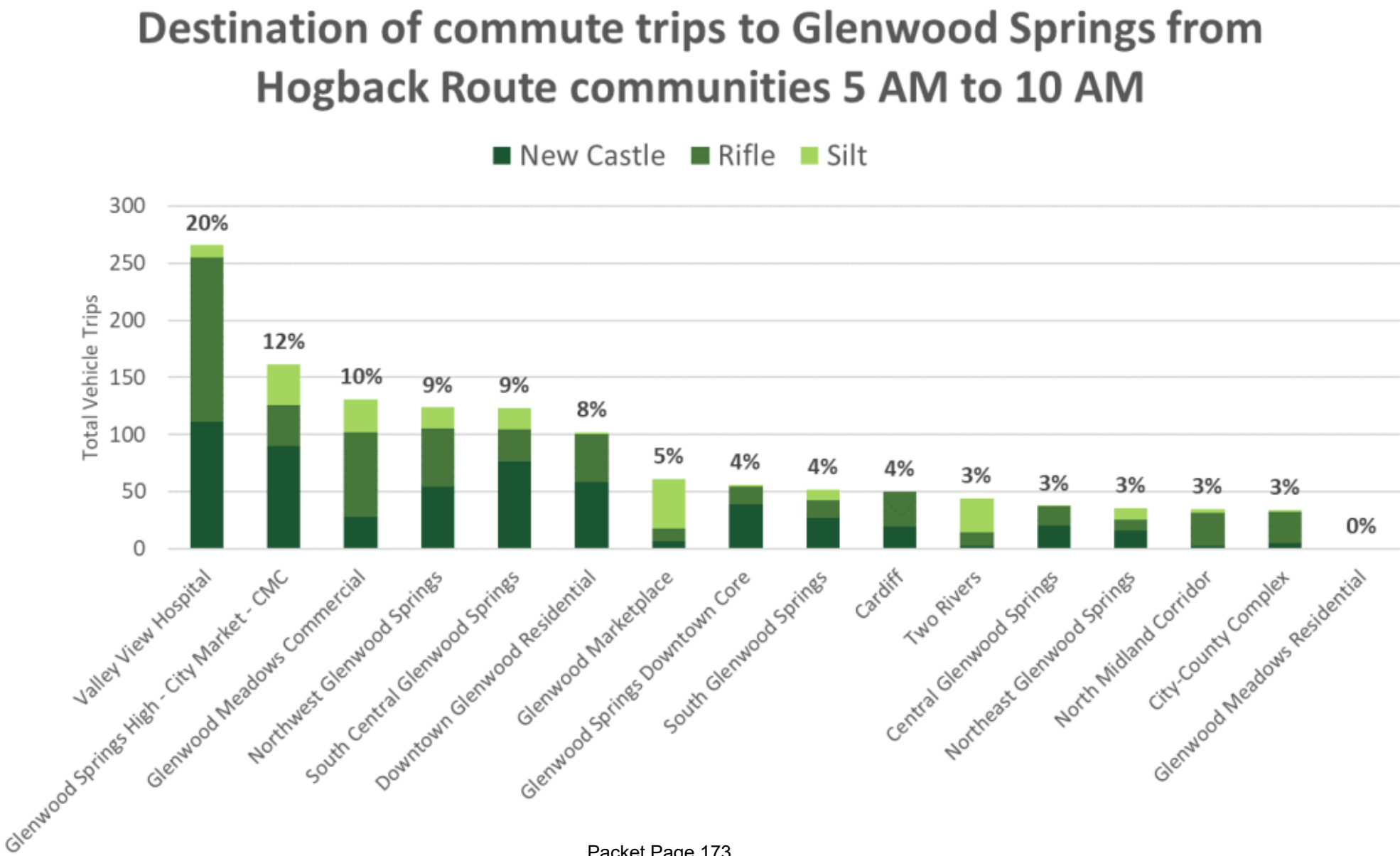


People Commuting into Glenwood

People commute into Glenwood Springs for jobs, school or shopping. Where do those people come from?



Where are the people from western Garfield County that commute into Glenwood going to?



The city would like to work with the County to reduce the number of single occupancy vehicles on I-70 and SH 82 . We hope to work together to achieve these goals:

Reduce congestion on I-70 and SH 82

Reduce accidents through South Canyon

Reduce overall costs across the system, cost of highway closures and any potential needs for capacity or safety improvements, costs of accidents, and commuting costs



Current efforts and successes in reducing single occupancy vehicles and improving highway safety

- The city is working to develop a Transportation Demand Management Plan in coordination with citizens and businesses. Citizen meetings have already been held. Business meetings will be scheduled soon.
- The city has developed extensive accident data across the city and will work on a plan in 2023 to look at accident patterns, causes and potential structural and operational changes on SH 82.
- The city is working on a transit expansion study to improve and expand Ride Glenwood Springs service in the Glenwood area.
- RFTA has expanded Hogback service as promised in the Destination 2040 tax measure. Even with the limited service available, ridership from Western Garfield County has increased dramatically, up 57% in 2022 compared to 2019 pre COVID numbers. Busses destined for Glenwood Springs in the morning peak often fill in Silt.





South Bridge Update

Design:

The project is still at 90% design level. A design contract amendment will be in front of the Council at the first meeting in May.

Right of Way:

We anticipate right of way to be authorized in the next two weeks. The right of way process will take between 12-18 months.

Funding:

Right of way and the final design amendment are approved in the 2023 budget.

Construction grants:

The city did not receive the Federal Rural Surface Transportation Grant, but we intend to reapply in March after we debrief the grant with US DOT.

We intend to apply for the Federal PROTECT grant program in March or April.

We may reapply for the Federal RAISE grant program.

LoVa Trail

Construction start spring of 2023

Mueller Construction bid the project for a total cost of \$1,446,466

The project has a lot community financial support:

Garfield County Federal Mineral Lease District - \$700,000
Glenwood Springs - \$160,000
Garfield County - \$150,000
RFTA - \$195,000
New Castle - \$15,000
LoVa private donor - \$300,000





City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: South Bridge Right of Way Update

Action Requested: None at this time

Department: Engineering

Presented By: Terri Partch

Strategic Goals: Ensure Public Safety

Background Info: Please see the attached presentation.

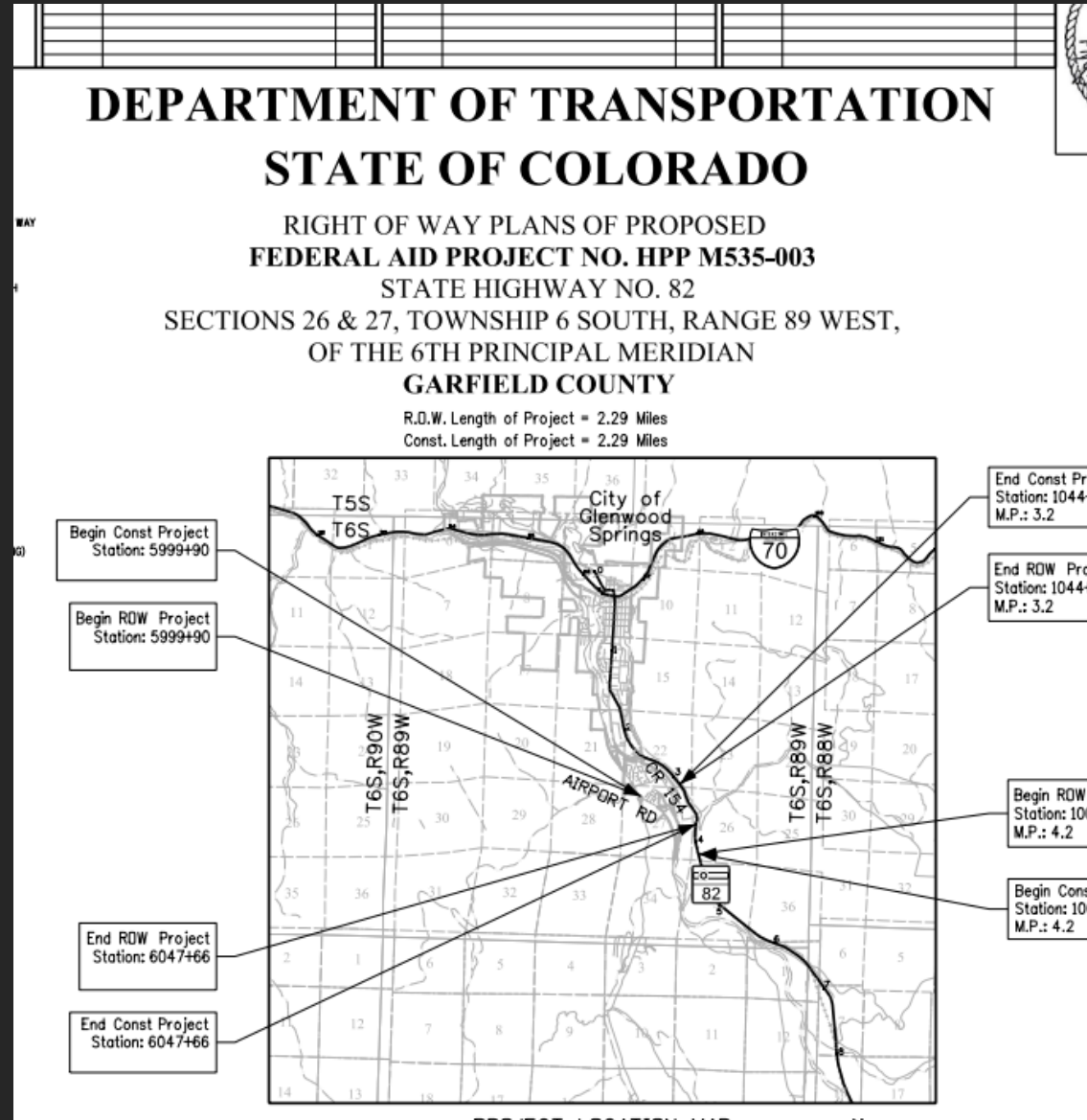
Issues: None at this time.

Fiscal Impact: The right of way portion of the project is funded through RFTA Destination 2040 funds. \$4 million has been allocated to right of way purchases and appraisals.

Legal Review: Legal will review any associated documents or agreements

Staff Recommendation: Staff defers to Council.

South Bridge Right of Way Process



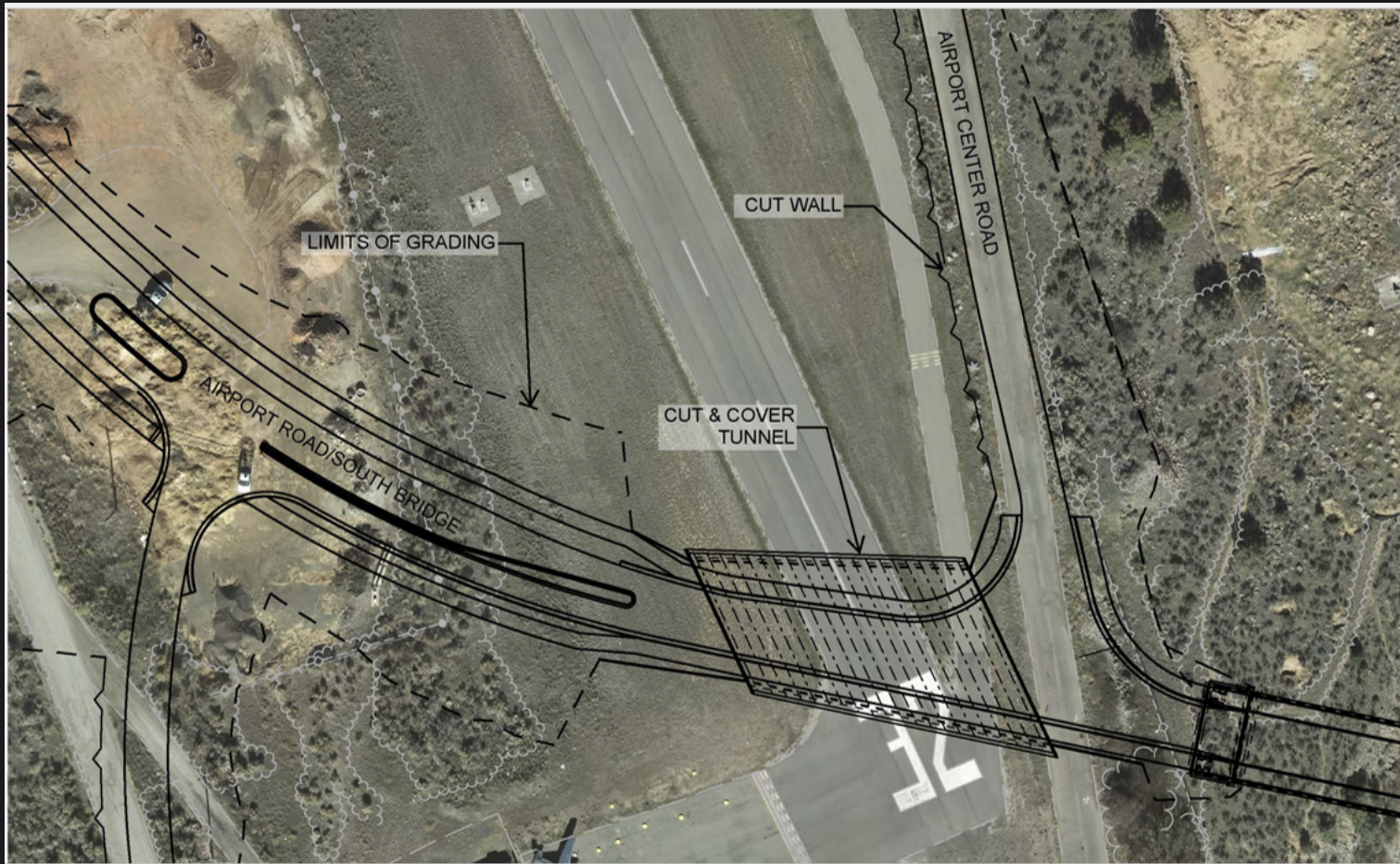


Right of Way Authorization to Proceed on 1-25-2023

17 Permanent Easements will be acquired

24 Temporary Construction Easements will be acquired

25 Right of Way Parcels will be acquired



Right of Way Process will take 12-18 months. Complete in August of 2025.

The funding for right of way is coming from the RFTA Destination 2040 Funds



Project next steps:

Complete Council update in May including:

- *Need for project / evacuation model*
- *Upcoming grant opportunities*
- *Review of final design amendment to bring the project to a bid ready set*

January 25th, 2023

US Environmental Protection Agency
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

RE: Letter of Support for Pitkin County's Consumer Recycling Education and Outreach, and Solid Waste Infrastructure for Recycling Grant Applications

To Whom It May Concern:

I am writing to express support for Pitkin County's application for the Consumer Recycling Education and Outreach (REO) grant and the Solid Waste Infrastructure for Recycling (SWIFR) grant proposals through the US Environmental Protection Agency. Funds will be used to promote education and outreach as well as to purchase equipment to increase waste diversion and promote food waste and other organic composting. These projects aim to boost solid waste diversion, increase compost generation and access, and solidify employment opportunities at the landfill and throughout the Roaring Fork Valley. The City of Glenwood Springs owns and operates the South Canyon Landfill; as the nearest waste management site neighboring the Pitkin County landfill, we are affected by their policies and support their efforts to reduce waste and increase diversion.

There is increasing need to reduce waste and promote increased access to recycling and composting in our region. A recent waste study conducted by Pitkin County indicates the tourism sector greatly impacts waste generation in the Roaring Fork Valley, nearly doubling waste generation for the full-time population. Increased awareness within the tourism sector and increased capacity to compost and recycle waste is critical in reducing greenhouse gas emissions and extending the Pitkin County landfill's life.

The City of Glenwood Springs supports Pitkin County's efforts to increase composting and recycling and is ready to be engaged and supportive of Pitkin County's grant projects moving forward. We are already planning our own efforts to increase composting and recycling and will align our efforts with Pitkin County's to maximize waste diversion in our shared region. Please give Pitkin County's application the highest consideration. Thank you.

Sincerely,

Jonathan Godes, Mayor
Glenwood Springs, CO



City Council
STAFF REPORT
City of Glenwood Springs
February 2, 2023

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: