AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
APRIL 2, 2026
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. The City of Glenwood Springs ensures meaningful access to City programs, services, and activities to comply with the Americans with Disabilities Act (ADA) and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids, and services. To request these services, email ADAteam@cogs.us or call 970-384-6441. Please submit requests as soon as possible but no later than three business days (Monday-Thursday, excludes holidays) before scheduled events.

WORK SESSION

3:30	Work Force Housing Advisory Board (WFHAB) Joint Work Session	Information/Discussion
4:15	River Commission Yearly Joint Work Session	Information/Discussion
5:00	Break to get Dinner	
5:15	Policy for Supporting Local and Regional Requests for Support	Information/Discussion
5:45	Remote Public Comment	Information/Discussion

ZOOM INSTRUCTIONS

Apr 2, 2026 06:00 PM Mountain Time (US and Canada)
Join from PC, Mac, iPad, or Android: https://us02web.zoom.us/j/83966155867?pwd=1ECIB37XlhfOJVkHit4jFAGZmlziax.1
Passcode:565937
Join via audio: +1 719 359 4580 US
Webinar ID: 839 6615 5867

REGULAR SESSION

1. Roll Call
2. Agenda Changes
3. Disclosure of Councilor Conflicts of Interest
4. Citizens Appearing Before Council and Council Response (For Items Not on the Agenda-Comments Limited to 3 Minutes)
5. Council Announcements
6. Consent Agenda
   - A. March 19, 2026 Council Minutes
   - B. Award Request for Proposal (RFP) 2026-02P 9th and Cooper Parking Structure Repairs — Discussion and/or Action
   - C. Award Request for Proposal (RFP) 2026-06P Tree Trimming Around Overhead Powerlines — Discussion and/or Action
   - D. Parks and Recreation Commission Reappointment
7. Wildfire Awareness Month Proclamation — Presentation
8. Parkinson's Awareness Month Proclamation — Presentation

ACTIONS AND/OR PRESENTATIONS

9.	Charter Commission	Discussion and/or Action
10.	The Glen Fee Waiver Request	Discussion and/or Action
11.	Planning File ARC-000130-2025, Minor Site and Architectural Plan and ROWENC-000028-2026 210 8th Street	Discussion and/or Action
12.	Employer-Based Rental Assistance Program	Discussion and/or Action
13.	Continued Discussion of Employee Housing Possibility at the Residences on Grand	Discussion and/or Action
14.	Council Comments	
15.	Report from City Administration	
	A. City Manager	
	B. City Attorney	
	C. Correspondence Incoming/Outgoing	
16.	Social Event Announcement	
17.	Adjournment	

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Work Force Housing Advisory Board (WFHAB) Joint Work Session

Action Requested: No action required. However, Council can provide feedback and general direction to WHFAB.

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray

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

Background Info: Current WHFAB members are: Matt Spidell (chair), Kathryn Grosscup, Carolyn Meadowcroft, Ben West, Alex Daue, Giovanna Kennedy, Will Silverstone, Laura Barton (alternate), and Genesis Ramos (alternate).

Issues: WHFAB has started two programs, the Employer-Based Rental Assistance Program and Down Payment Assistance Program. The rental assistance program is funded by the Workforce Housing Fund (WHF), and subsidizes renters who work for Glenwood employers in a 50/50 split between the City's WHF and a housing stipend by their employers. The Down Payment Assistance Program is currently funded by Proposition 123 grants from the State.

In addition to the two programs, WHFAB also makes recommendations on periodic requests to use WHF monies for development and in the future will consider more policy- and zoning-related questions.

WHFAB would like to discuss the potential for future third-party administration of programs, the possibility of lending WHF money, and other topics.

Fiscal Impact: N/A

Legal Review: N/A

Staff Recommendation: N/A

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item:	River Commission Yearly Joint Work Session
Action Requested:	None - Informational Only
Department:	Economic and Community Development
Presented By:	Jim Hardcastle
Strategic Goals:	Provide Efficient and Responsive City Government Preserve and Improve Infrastructure Protect and Preserve our Quality of Life Generate Sustainable Economic Development Ensure Public Safety
Background Info:	The River Commission has been asked to meet once a year to update the City Council on their efforts concerning education, outreach, policy, stewardship, and public engagement in partnering to help preserve, protect, and manage the use of our rivers inside the city limits.
Issues:	The Commissioners will bring a short list of projects and issues of concern, which are a part of the Council-mandated Action Item List, to the work session to clarify and solidify guidance from the Council.
Fiscal Impact:	NA
Legal Review:	NA
Staff Recommendation:	None - Informational Only

AGENDA

RIVER COMMISSION
Yearly Joint Work Session with CITY COUNCIL

Thursday, April 2, 2026, 4:15PM

Glenwood Springs City Hall, City Council Chambers
101 West 8th Street, Glenwood Springs, CO 81601

1. RIVERFEST and SPRINGTIME RIVER CLEANUP planning
2. Update on River Corridor Master Plan – Request for new direction
3. River Access Map (online and paper) - courtesy of Defiance Rafting
4. Encouraging water conservation for Glenwood residents

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Policy for Supporting Local and Regional Requests for Support

Action Requested: NA

Department: City Administration

Presented By: Tim Bergman

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: City Council sometimes receives requests from other municipalities, counties, non-profits or other initiatives to provide a letter and/or other form of support for the organization or something that it is doing. These requests are unpredictable in both timing and volume, and staff is looking for some input on how Council would like these to be presented.

Issues: Sometimes these requests come with a financial ask, but usually they are other organizations submitting for an outside grant or other funding source, or seeking permission to operate something within the boundaries of another entity. One question is whether Council as a whole is supporting this effort, or if individual Council members need have the option whether or not to sign it. Another issue is timing, often these requests are made without sufficient time to get it onto a noticed regular meeting. In that case staff can send it to Council and ask for input, but taking an official vote is difficult. Often the request is minor and from a partner agency where staff is comfortable signing on behalf of Council and copying Council on the signature. Other times Council would prefer the support come from the City Manager and not City Council.

Fiscal Impact: These are generally without any financial ask or nominal.

Legal Review: NA

Staff Recommendation: Staff recommends a robust discussion on the matter.

March 16, 2026

The Honorable Jeff Hurd
U.S. House of Representatives
743 Horizon Court, Suite 112
Grand Junction, CO 81506

RE: Letter of Support for FY2027 Community Project Funding – Construction of Public Safety Training Facilities at Spring Valley in Glenwood Springs, Colorado

Dear Representative Hurd:

We are writing to express our strong support for Colorado Mountain College (CMC)'s FY2027 Community Project Funding (CPF) request in the amount of $3,000,000 for the construction of facilities to support Public Safety Workforce Training in Garfield County, Colorado.

The proposed project addresses urgent workforce training needs in the Roaring Fork Valley (RFV) and will benefit communities throughout Colorado's Third Congressional District and beyond. Colorado Mountain College (CMC) proposes to construct a burn tower along with a training and storage facility designed to support the growth of emergency response and public safety training programs. Beyond protecting high-value equipment and vehicles from the damaging effects of extreme weather and high-altitude conditions, the facility will provide dedicated space for hands-on instruction, including the servicing and maintenance of equipment that first responders rely on in the field. Located on CMC's Spring Valley campus in Glenwood Springs, adjacent to classrooms, housing, dining services, and other campus resources, the project will strengthen regional partnerships with local agencies and expand the college's ability to prepare the skilled workforce needed to protect and serve communities across the region.

This project is shovel-ready and comes with strong community support, as demonstrated through district voters' strong approval of CMC's ballot measure 7C, which allows the college to invest tax revenue into capital projects to expand public safety training and other workforce needs. The requested federal funding will enable CMC to break ground more quickly to provide urgently needed protection of

equipment, while leveraging non-federal funds to accelerate critical workforce expansion and increase impact.

The proposed project will expand access to public safety training for Top Jobs including Firefighter and Law Enforcement, creating sustainable career pathways for local residents and strengthening the entire region's readiness to respond to emergencies and disasters. The project aligns with federal priorities for economic development, workforce readiness, and rural community support, and it is backed by a coalition of community partners including local fire and police departments, school districts, and government entities, as listed below.

We urge your full support for this funding request, which will have a lasting impact on the economic mobility and resilience of the broad region of rural western Colorado that we all serve and protect.

Thank you for your continued leadership and commitment to strengthening Colorado's communities.

Sincerely,

March 27, 2026

The Honorable Michael Bennet &
The Honorable John Hickenlooper
United States Senate
Washington, DC 20510

RE: Letter of Support for FY2027 Congressionally Directed Spending (CDS) for Construction of a Rural Skilled Trades Workforce Training Building in Rifle, Colorado

Dear Senator Bennet and Senator Hickenlooper:

We are writing to express our strong support for the FY2027 Congressionally Directed Spending (CDS) request in the amount of $3,000,000 submitted by Colorado Mountain College (CMC) to construct a building for Skilled Trades Workforce Training in Rifle (Garfield County), Colorado.

This project represents a transformative investment in rural economic and workforce infrastructure to support a geographically broad region of central and western Colorado. CMC proposes to build a state-of-the-art training facility near its existing campus in Rifle (west Garfield County) to provide ample space for learners who currently face ongoing wait lists with programs at their current site-based capacity limits. Importantly, these facilities will enable both greater access to trade education for adult learners and a clear pathway to completion for those whose interest in the trades started in concurrent enrollment. This new building will offer hands-on education and industry-recognized credentials through the National Center for Construction Education & Research (NCCER) in high-demand fields such as welding, construction, HVAC, automotive technology—sectors that are vital to the region's economic vitality and resilience.

The project is shovel-ready and part of the community's larger regional investment and enthusiasm in the expansion of skilled trades training. It is backed by strong, documented commitments and momentum through the recent passage of Measure 7C, which enables CMC to use more tax revenue toward capital projects for skilled trades, public safety and housing to meet community needs. The requested federal funding will complete the financial package necessary to break ground more quickly to offer critical workforce training to fill a skilled trades talent gap expressed by regional stakeholders.

By addressing the acute shortage of trades professionals in rural Colorado, this initiative will reduce reliance on non-local labor sources, lowering construction costs and creating sustainable career pathways for residents. The project aligns with federal priorities for economic development, workforce readiness, and rural community support, and it is backed by the multiple community, business and government agencies listed below.

We urge your full support for this funding request, which will have a lasting impact on the economic mobility and resilience of the Colorado River Valley and the Roaring Fork Valley. This project supports career pathways toward economic mobility through providing flexible, relevant training opportunities to its locals, as well as to neighboring counties and beyond.

Thank you for your continued leadership and commitment to strengthening Colorado's communities.

Sincerely,

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Remote Public Comment

Action Requested: NA

Department: Attorney

Presented By: Karl Hanlon

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: During COVID the City utilized Zoom as an alternative to participate remotely. As we came back into having public meetings Council found the Zoom technology to be useful so we retained it as an option and invited people join. A phenomenon developed at that point where people from all over the country Zoomed in, and after claiming to be a Glenwood resident proceeded to spew extremely racist views, using objectionable language and wasting everyone's time. As a result we determined at that time to no longer accept public comment remotely. That has been effective. Since that time jurisdictions like ours have seemingly stopped experiencing these disruptions. An unintended consequence of that policy is that we have had occurrences where respected community member with legitimate concerns that staff and Council should in fact hear, but if unable to make it in person they have limited to writing emails and letters. That is arguably less effective in some cases, and can result in the resident not weighing in at all, causing their concern to not be heard and creating accessibility concerns.

This agenda item is to have a discussion on the pros and cons of allowing public comment via Zoom, and under what conditions it would be permitted. A few issues to consider may be:

- Do we want to require the attendee to be a Glenwood Springs (or some other geographic description), and do if so do we require evidence?
- Should we require someone who wants to address Council to email the Clerk prior to the meeting with their name, residency and general topic?
- How should we choose to handle a situation where someone is making threatening statements, and defining what other behavior, if any, would cause us to terminate the attendees ability to talk?

Issues: There are practical pros and cons of this along with important legal considerations.

Fiscal Impact: None at this point.

Legal Review: Legal will participate in this work session.

Staff Recommendation: Staff supports encouraging all legitimate public input we can.

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: March 19, 2026 Council Minutes

Action Requested: Marchh 19, 2026 City Council Minutes.

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

MINUTES
CITY OF GLENWOOD SPRINGS
CITY COUNCIL MEETING
MARCH 19, 2026
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 1. 3:31 Roll Call

Present: Councilor Smith, Councilor Weimer, Mayor Dehm, Mayor Pro Tem Zalinski, Councilor Schmahl, and Councilor Townsley. **Absent:** Councilor Schachter

Staff Present: Also present were City Manager Steve Boyd, City Clerk Ryan Muse, City Attorney Karl Hanlon, Deputy Chief of Police John Hassell, Finance Director Yvette Gustad, Parks and Recreation Director Rod Tarullo, Director of Economic and Community Development Trent Hyatt, Director of Operations Tim Bergman, Transportation Engineer Lee Barger, Public Works Director Matt Langhorst, Urban Ecology and Forestry Supervisor Eric Schwind, and City Engineer Ryan Gordon.

Item 2. 4:14 Agenda Changes

5:20 Mayor Pro Tem Zalinski, seconded by Councilor Weimer, moved to move Item 9: Charter Commission to the first meeting in April, April 2nd.

6:04 The motion passed 5:1 with Councilor Smith voting against.

6:45 Mayor Pro Tem Zalinski, seconded by Councilor Weimer, moved to honor the request of the applicant to move Item 11: Planning File ARC-000130-2025 for continuance on April 2nd.

Councilor Schmahl asked a question.

7:50 The motion passed unanimously.

Item 3. 7:59 Disclosure of Any Councilor Conflicts of Interest

There were none.

Item 4. 8:11 Citizens Appearing Before Council and Council Response (for items not on the agenda - comments limited to 3 minutes)

There were none.

Item 5. 8:48 Council Announcements

Councilor Smith made announcements regarding the Workforce Housing Advisory Board discussion on a new housing development proposal, the Downtown Development Association downtown parking

discussion, the Chamber's 2026 Economic Forecast event has been rescheduled to May 20th, the Garfield County Clean Energy Board meets tomorrow, and two new members have been appointed to the RFTA board.

Mayor Pro Tem Zalinski made an announcement about the RFTA board's new members and transit center update, visitor spending is up despite the lack of snow, the Tourism Board is looking at activating more events in conjunction with DDA.

Item 6. 13:19 Consent Agenda

Mayor Pro Tem Zalinski moved to approve the consent agenda as written.
Councilor Smith seconded the motion.

Councilor Smith, Mayor Pro Tem Zalinski, and Mayor Dehm made comments.

15:59 The motion passed unanimously.

Item 7. 16:05 Arbor Day Proclamation

Mayor Dehm presented the proclamation to Urban Ecology and Forestry Supervisor Eric Schwind.

Item 8. 19:11 Public Update on Special Use Permit and Certificate of Occupancy (CO) Status for 100/200 Midland Avenue Occupied by Immigration and Customs Enforcement (ICE)

City Manager Steve Boyd and City Attorney Karl Hanlon presented on the item.

Mayor Pro Tem Zalinski, Councilor Schmahl, Councilor Weimer, Councilor Townsley, and Councilor Smith asked questions and made comments.

Ashley Stahl, city resident, Mae Gray, Roaring Fork Valley resident, Sally Boughton, Roaring Fork Valley resident, Jessenya Lopez, city resident, Emma Ross, RFV resident, Amy Houseman, city Resident, Hannah Saggau, city resident, Erin Anderson, city resident, Christina Flores, city resident, Eli Alpern, Roaring Fork Valley resident, Tracy Zabel, Roaring Fork Valley resident, Eleanor Yeagar, Roaring Fork Valley resident, and Julie Bommersbach, Roaring Fork Valley resident made comments.

Mayor Dehm responded.

Item 9. Charter Commission

This item has been moved to April 2nd.

Item 10. 1:33:14 Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code. Second Reading

Director of Economic and Community Development Trent Hyatt opened the item.

Council had no questions.

Mayor Dehm opened the item for public comment.

There were none.

Mayor Dehm closed the public portion.

1:34:56 Mayor Pro Tem Zalinski moved, seconded by Councilor Townsley, to approve Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code on it's second reading.

1:35:36 The motion passed unanimously.

Item 11. Planning File ARC-000130-2025, Minor Site and Architectural Plan 210 8th Street (REQUEST FOR CONTINUANCE TO APRIL 2, 2026)

This item has been continued to April 2nd.

Item 12. 1:35:48 Council Comments

Councilor Smith made comments about the Chapman Foundation Caring Workplace designation, board and commissioner recognition, and council meeting protocols.

City Attorney Karl Hanlon responded.

Councilor Townsley asked a question about SPEAR.

City Attorney Karl Hanlon responded.

Councilor Townsley made a comment in appreciation of staff and council and about solving problems for residents.

Councilor Schmahl requested an update on a residence on Donegan Road that is within the fire district, but outside city limits.

Chief of Public Safety Joesph Deras and City Attorney Karl Hanlon responded.

Mayor Pro Tem Zalinski expressed appreciation for city staff including law enforcement.

Councilor Weimer expressed appreciation for City Manager Steve Boyd.

Councilor Schmahl also expressed appreciation for the culture brought under the leadership of City Manager Steve Boyd.

Item 13. 1:51:25 Report from City Administration

City Manager Steve Boyd thanked Council for their comments.

City Attorney Karl Hanlon gave an update on Mitchell Cooper.

Numerous emails were included in the packet, but no correspondence was announced.

Item 14. 1:52:49 Social Event Announcement

Tonight's social event will take place at El Tapatio following the Council meeting.

Item 15. 1:52:55 Adjournment

1:52:56 Mayor Pro Tem Zalinski moved to adjourn. Councilor Townsley seconded.

1:53:21 The motion passed 6:1 with Councilor Weimer voting against.

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Award Request for Proposal (RFP) 2026-02P 9th and Cooper Parking Structure Repairs

Action Requested: Award Request for Proposal (RFP) 2025-02P; 9th and Cooper Parking Structure Repairs to DCPS out of Commerce City CO per base bid amount of $130,434.70 and $30,142 for the alternative bid for a total of $160,576.70.

Department: Engineering

Presented By: Ryan Gordon

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

Background Info: The city parking garage at 9th Street and Cooper Avenue requires repairs to address several issues:

1. Waterproofing and sealing of the deck and deck/slab joints
2. Crack repairs within the deck and slab
3. Drainage repairs and improvements
4. Repairs/replacement of displaced concrete
5. Repairs to the stone lintels above exterior windows

These repairs are necessary to preserve the function of the parking garage and maintain a safe structure.

Issues: No issues.

Fiscal Impact: The City received five bids for the project ranging from $130,387.06 to $329,492.43. The City budgeted $300,000 for the work in 2026 and the low bid is within the budget. Given the budget, staff will include the bid alternative of $30,137 for a total cost of $160,576.70.

Two scope items (Key Note T-7 and T-8) were removed from the base bid during the mandatory pre-construction walk-through. Some of the proposals included Key Notes T-7 and T-8. When reviewing the proposals, the costs associated T-7 and T-8 were removed from all proposals so a fair cost comparison and evaluation could be performed. DCPS was still the lowest qualified bidder after items T-7 and T-8 were removed from the other bidders pricing. Staff has contacted DCPS's references, reviewed their qualifications and we feel comfortable moving forward with this company.

Legal Review: Legal will review the contract language.

Staff Recommendation: Staff recommends the award for Request for Proposal 2025-02P; 9th Street and Cooper Avenue Parking Structure Repairs go to DCPS per base bid and alternative bid items in the amount of $160,576.70.

CITY OF GLENWOOD SPRINGS | REQUEST FOR PROPOSAL 2026-02P
9TH ST. AND COOPER AVE. PARKING STRUCTURE REPAIRS | DCPS FORMAL RESPONSE

DATE OF ISSUE Wednesday, February 4, 2026 – 5:57 PM MST
DUE DATE Monday, March 9, 2026 – 2:00 PM MDT

REQUESTED BY

City of Glenwood Springs (the "City")
Procurement Department
101 West 8th St | Glenwood Springs, CO 81601
Attention: Ryan Muse, City Clerk
Email: ryan.muse@cogs.us | **Phone:** (970) 384-6406

DESCRIPTION The City of Glenwood Springs is proposing to hire a contractor to repair the parking structure at 9th St. and Cooper Ave. per the plans and specifications provided within this bid package.

CONTRACTOR DETAILS

COMPANY NAME: DCPS (the "Contractor")

OWNER: Dale Heims **EMAIL:** dale.heims@dcps.com **PHONE:** (720) 661-4348

IFB CONTACT: Alison Bliss **EMAIL:** alison.bliss@dcps.com **PHONE:** (720) 744-2877

CORPORATE HEADQUARTERS ADDRESS: 4801 E 60th Ave | Commerce City, CO 80022

URL: https://dcps.com **TAX ID# 27-4914857**

SIGNATURE

March 9, 2026
DATE

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Company information and qualifications

BID SCHEDULE — **Page 6**

PROJECT TIMELINE — **Pages 7-9**
Mobilization, Preparation, Construction

WARRANTY FORMS — **Pages 10-17**
Contractor Workmanship Warranty
Installer's Warranty For Concrete & Concrete Repairs
Installer's Warranty for Joint Sealant

REFERENCES (3) — **Page 18**

EXCEPTIONS (if applicable) — **Page 19**

APPENDICES — **Pages 19-21**
Appendix A – Addendum Acknowledgements
Appendix B - Certificate of Insurance
Appendix C - Certificate of Good Standing

COVER LETTER

City of Glenwood Springs
Attn: Selection Committee
101 West 8th Street
Glenwood Springs, CO 81601

Re: RFP 2026-02P – 9th St. & Cooper Ave. Parking Structure Repairs

Dear Selection Committee: March 9, 2026

DCPS is pleased to submit our proposal for the 9th Street & Cooper Avenue Parking Structure Repairs. We appreciate the opportunity to partner with the City of Glenwood Springs to extend the service life of this important public asset through disciplined, engineered structural rehabilitation.

DCPS is Colorado's largest privately owned, single-source provider of commercial property services, employing more than 300 W-2 professionals across seven in-house divisions. Our Concrete Restoration & Waterproofing Division specializes in structural concrete repair, epoxy injection, joint systems, slab stabilization, and parking structure rehabilitation. Unlike firms that rely heavily on layered subcontracting, DCPS self-performs the majority of structural repair work. This model provides direct control over quality, schedule, manpower allocation, and safety — significantly reducing risk for the Owner.

We understand that this project is not cosmetic maintenance. It is a focused structural repair program designed by Wiss, Janney, Elstner Associates (WJE) that demands precision, coordination, and strict adherence to inspection requirements. The scope — including double tee flange crack injection, joint sealant replacement, slab jacking, drain installation, coping replacement, and stone lintel anchoring — requires careful sequencing, proactive communication, and technical discipline. Our team has successfully executed comparable engineered repair programs throughout Colorado under consultant-led inspection protocols, and we are comfortable working within that framework.

Execution Strategy and Schedule Confidence

DCPS is prepared to complete this project within an efficient eight-week construction window, supported by overlapping crews and proactive material procurement. Our schedule reflects:

- Early mobilization and preconstruction coordination
- Parallel work fronts where feasible (structural repairs and slab stabilization)
- Dedicated sealant crews to accelerate joint replacement
- Proactive coordination with special inspectors to prevent schedule bottlenecks

Because we self-perform core scopes such as crack injection, joint sealants, and concrete repair, we can compress durations without sacrificing quality. Our size allows us to allocate additional manpower if required

COVER LETTER (CONTINUED)

to maintain momentum. The result is a focused repair program delivered quickly, safely, and with minimal disruption to garage operations.

Technical Discipline and Quality Control

We recognize that this project includes strict inspection and curing requirements. DCPS routinely works under ACI and ICRI best practices and understands the importance of:

- Reinforcing steel preparation and inspection coordination
- Maintaining specified curing temperatures for repair materials
- Notifying the Engineer of quantity deviations before proceeding
- Proper surface preparation and CSP compliance
- Comprehensive documentation of placement and testing

Our internal Quality Control Plan includes pre-placement checklists, daily activity reports, material tracking, and inspection coordination logs. We view quality control not as a requirement to satisfy, but as a risk-management tool that protects both the City and DCPS from future performance issues.

Experience with Engineered Structural Garage Repairs

DCPS has recently completed and is currently executing multiple structural parking garage rehabilitation projects throughout Colorado, including:

- Large-scale engineered structural repairs involving double tee systems, expansion joints, and significant sealant replacement
- Structural slab repairs with topping removal and pour-back
- Multi-phase garage rehabilitation programs requiring careful sequencing and public access management
- Projects exceeding $900,000 in structural repair scope

These projects demonstrate our ability to manage consultant-driven repair programs, maintain active facilities, and deliver durable results in high-traffic environments.

Colorado Conditions and Risk Mitigation

Glenwood Springs' climate presents unique challenges. Freeze-thaw cycles, temperature fluctuations, and high-elevation conditions require contractors who understand cold-weather placement controls and material protection strategies. DCPS has extensive experience working in mountain environments and will implement heating, curing protection, and material storage protocols as necessary to maintain compliance with specification requirements.

We also understand that the garage must remain operational throughout construction. Our phasing approach maintains safe vehicular and pedestrian access while limiting fragmentation of work zones. Clear signage, barricades, and coordination with City staff will be maintained at all times.

COVER LETTER (CONTINUED)

Financial Strength and Accountability

DCPS maintains strong bonding capacity and financial stability to support municipal work. Our scale allows us to deploy resources quickly while remaining directly accountable at the project management level. When the City hires DCPS, you are not hiring layers of intermediaries — you are hiring the team that will perform the work.

What the City Can Expect

If selected, the City of Glenwood Springs can expect:

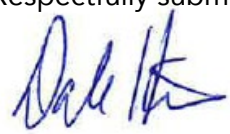
- Direct communication with decision-makers
- Transparent unit-price quantity management
- Prompt notification of unforeseen conditions
- Strict adherence to WJE design intent
- A clean, organized, and safety-focused jobsite
- Timely completion within the proposed schedule

Our goal is not simply to complete repairs, but to deliver a project experience that is organized, predictable, and professional from start to finish.

DCPS has reviewed the Contract Documents and addenda and is prepared to execute the Work as specified. We are confident that our technical capability, self-perform strength, schedule efficiency, and disciplined approach make DCPS a low-risk, high-value partner for this project.

Thank you for your consideration. We look forward to the opportunity to support the City of Glenwood Springs and deliver a durable, well-executed rehabilitation of the 9th & Cooper Parking Structure.

Respectfully submitted,



Dale Heims

BID SCHEDULE

Cooper Parking Structure Base Bid Schedule 2.24.2026

		Unit	Qty	Unit Cost		
1	Fees and Mobilization	LS	1	$8,357	$	8,357.00
2	Plan Keyed Note T-1: Peremeter Joint Seal	LF	1614	$5.28	$	8,530.00
3	Plan Keyed Note T-2: Double Tee Joint Sealant	LF	3855	$5.28	$	20,376.00
4	Plan Keyed Note T-3: Rout and Seal Cracks	LF	554	$5.28	$	2,926.00
5	Plan Keyed Note T-4: New Floor Drain	EACH	1	$4,167	$	4,167.00
6	Plan Keyed Note T-5: Coping Replacement	EACH	9	$1,285	$	11,571.00
7	Plan Keyed Note T-6: Repair Light Pole Base	EACH	1	$2,500	$	2,500.00
8	Plan Keyed Note T-7: Slab Jacking	SF	1670		$	-
9	Plan Keyed Note T-8: Slab Grinding	LF	23		$	-
10	Plan Keyed Note S-1: Double Tee Crack Injection	LF	965	$52.85	$	51,007.00
11	Plan Keyed Note V-1: Anchor Stone Lintel	EACH	4	$500	$	2,000.00
12	Plan Keyed Note V-2: Re-Point Stone Lintel	LS	1	$7,143	$	7,143.00
	Contingency (10% of item 1-12)				$	11,857.70
	Base Bid Grand Total				$	130,434.70
	Base Bid (in words): One hundred thirty thousand four hundred thirty-four dollars and seventy cents.					

A1	Plan Keyed Note V-3: Anchor Stone Linels- All levels Remaining	EACH	44	$285.70	$	12,571.00
A2	Remove Concrete Slab	SF	678	$4.91	$	3,333.00
A3	6" Concrete	SY	38	$288.21	$	10,952.00
A4	Class 6 ABC	CY	17	$58.82	$	1,000.00
A4	Waterproofing (Sika-315 or Approved Equal) ASTM D 1227-1187	SF	60	$38.10	$	2,286.00
	Add Alternate Cost (Items A1-A5)				$	30,142.00

NOTE:

Item 8 – Plan Keyed Note T-7: Slab Jacking

Not priced. Based on the pre-bid site walk discussion, DCPS understands this item is not being pursued as it would not provide a long-term solution.

Item 9 – Plan Keyed Note T-8: Slab Grinding

Not priced. Based on the pre-bid site walk discussion, DCPS understands this item is not being pursued as it would not provide a long-term solution.

PROJECT TIMELINE

Assumed Notice to Proceed: April 1, 2026 (adjustable as directed by the City)

Estimated Construction Duration: Approximately 6 weeks, weather dependent and subject to City preference regarding garage access or temporary closure.

During the pre-bid site walk, the City indicated that a full garage closure during construction may be considered, though maintaining partial operation is also possible. DCPS is prepared to execute the work under either a phased traffic control plan or a temporary full closure, depending on the City's final direction at Notice to Proceed.

PRE-MOBILIZATION (Prior to NTP)

DCPS will complete the following preparatory steps to ensure an efficient project start:

- Order drain assembly
- Procure anchors, sealants, and specialty materials
- Order coping materials or confirm cast-in-place approach
- Prepare and pre-draft submittals
- Coordinate special inspector scheduling
- Develop preliminary traffic control plan if garage remains operational

---

WEEK 1 – MOBILIZATION & SUBMITTALS

- Conduct preconstruction meeting with City and WJE
- Submit full material and product submittal package
- Install traffic control (if phased operation is required)
- Layout and field-verify repair locations with WJE
- Establish curing and weather protection plan if temperatures require
- Begin soffit access setup for crack injection operations

WEEK 2 – STRUCTURAL CRACK REPAIRS

S-1 – Double Tee Flange Crack Injection (735 LF)

Crew activities:

Crew 1 – Injection team

- Install ports and inject structural epoxy
- Monitor fill and seal ports after cure

Crew 2 – Crack preparation

- Begin routing and preparation for T-3 crack repairs in completed areas

Parallel work:

- Sound and mark any localized concrete repair areas
- Prepare small concrete patches if encountered

Goal: Complete all injection operations and crack preparation by end of Week 2.

PROJECT TIMELINE (CONTINUED)

WEEK 3 –CRACK REPAIR COMPLETION

T-3 – Rout & Seal Cracks (554 LF)

- Complete crack routing and sealant installation
- Perform any minor concrete patch repairs identified during sounding
- Conduct field review with WJE to confirm completion of crack repairs

At the end of Week 3, **all structural crack repair work is anticipated to be complete.**

WEEK 4 – JOINT SEALANT INSTALLATION

T-1 – Perimeter Joint Sealant (1,614 LF)
T-2 – Double Tee Joint Sealant (3,855 LF)

Two sealant crews may operate simultaneously:
Crew 1 – Perimeter joints
Crew 2 – Double tee joints

Typical production rates of 800–1,200 LF per day per crew allow the majority of sealant installation to be completed during this week.

WEEK 5 – DRAIN & ARCHITECTURAL REPAIRS

T-4 – Drain Installation (1 EA)
Estimated duration: 1–2 days including inspection

T-6 – Light Pole Base Repair (1 EA)
Estimated duration: 3–4 days including curing time

T-5 – Coping Replacement (9 EA)
Production may occur in parallel, typically 2–3 units per day depending on final installation method.

WEEK 6 – LINTEL REPAIRS & CLOSEOUT

V-1 – Anchor Stone Lintels (4 EA)
V-2 – Repoint All Lintels (LS)

Scope includes:

- Install structural anchors
- Grind existing mortar joints
- Perform multi-lift tuckpointing
- Clean and finish masonry

If Alternate V-3 is awarded, work may extend an additional 4–5 days, which can overlap with repointing activities.

PROJECT TIMELINE (CONTINUED)

FINAL INSPECTION & PROJECT CLOSEOUT

Upon completion of construction activities, DCPS will:

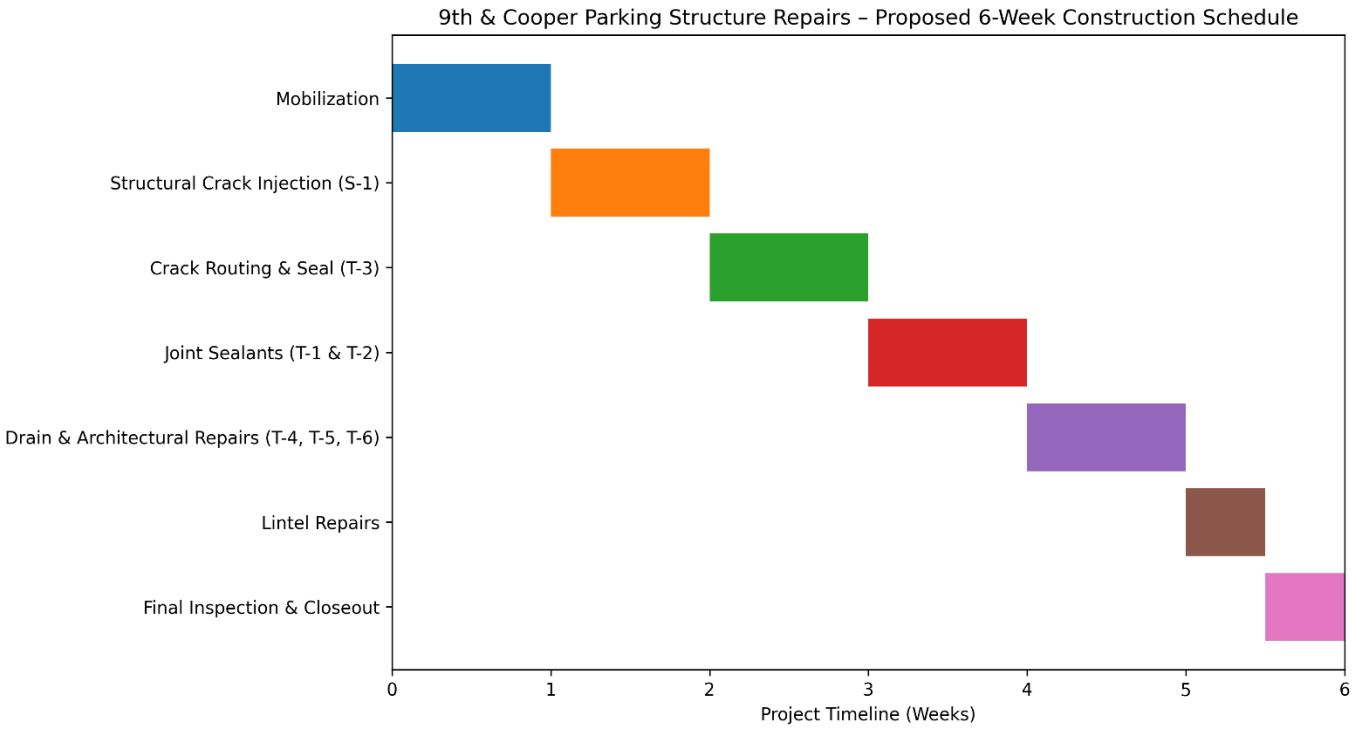
- Conduct final walk-through with City and WJE
- Address any punchlist items
- Submit warranties and inspection documentation
- Demobilize and remove traffic control

ESTIMATED DURATION SUMMARY

Phase	Estimated Duration
Mobilization	1 Week
Structural Crack Repairs	2 Weeks
Joint Sealants	1 Week
Architectural & Drain Work	1 Week
Lintel Repairs & Closeout	1 Week
Total Estimated Construction Duration	**Approximately 6 Weeks**

KEY SCHEDULE CONSIDERATIONS

- Early season temperature conditions may require curing protection.
- Special inspection may be required for select repair operations.
- If the garage remains operational during construction, phased traffic control will be implemented.
- DCPS will coordinate closely with the City to minimize operational disruption.



WARRANTY FORMS

Contractor Workmanship Warranty

Company: Denver Commercial Property Services Inc. dba DCPS
Project: 9th & Cooper Parking Structure Repairs
Owner: City of Glenwood Springs
Project Location: Glenwood Springs, Colorado
Warranty Period: One (1) Year from Final Completion

This warranty is provided in accordance with the requirements of the City of Glenwood Springs construction contract for the 9th & Cooper Parking Structure Repairs project.

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1. Warranty Coverage

Denver Commercial Property Services Inc. (DCPS) warrants that all labor and workmanship performed under this project shall be free from defects for a period of one (1) year from the date of Final Completion, unless otherwise specified in the Contract Documents.

During the warranty period, DCPS will repair or correct, at no additional cost to the Owner, any defects in workmanship that arise under normal use and service and that are determined to be within the responsibility of DCPS.

All repairs will be performed in accordance with the Contract Documents and applicable manufacturer installation requirements.

Where manufacturer warranties exceeding one (1) year are provided for installed materials, those warranties shall remain in effect in accordance with the manufacturer's terms and are in addition to this Contractor workmanship warranty.

---

2. Exclusions

This warranty does not cover:

- Damage resulting from misuse, neglect, abuse, accidents, vandalism, or acts of nature
- Normal wear and tear or natural material deterioration
- Structural movement or conditions beyond the design intent of the repair system
- Materials or products covered under separate manufacturer warranties
- Work altered, repaired, or modified by parties other than DCPS after project completion

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WARRANTY FORMS (CONTINUED)

Contractor Workmanship Warranty (Continued)

3. Warranty Claims

Warranty claims must be submitted in writing to DCPS within the warranty period and must describe the nature and location of the issue.

Upon receipt of a valid warranty claim, DCPS will inspect the reported condition and, if determined to be covered under this warranty, perform the necessary corrective work within a reasonable timeframe.

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4. Limitation of Liability

This warranty is limited to the repair or replacement of defective workmanship. DCPS shall not be responsible for incidental, indirect, or consequential damages arising from the use of the facility.

Denver Commercial Property Services Inc.

Authorized Representative:

Name: Dale Heims

Title: Owner

Date: March 9, 2026

The following warranty forms (pages 12–17) are included in accordance with the project specifications. These forms will be executed and submitted by DCPS upon Final Completion of the project as required by the Contract Documents.

INSTALLER'S WARRANTY FOR CONCRETE AND CONCRETE REPAIRS

Installer: _____

Address: _____

Owner: _____

Owner Address: _____

Project Address: _____

Building Name: _____

Area of Work: _____

Substantial Completion Date: _____

Warranty Period: ___ years

Expiration Date: _____

AND WHEREAS Concrete Installer has contracted, either directly with Owner or indirectly as subcontractor, to warrant said Work against faulty or defective workmanship for designated Warranty Period,

NOW THEREFORE Concrete Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period it will, at its own cost and expense, make or cause to be made such repairs to or replacement of said Work as are necessary to correct faulty and defective Work and warrants against the following.

1. Components of the concrete that does not comply with requirements; that do not maintain general durability; or that deteriorate in a manner not clearly specified as an inherent quality of the material for the application indicated, regardless of whether the Work was previously accepted by Owner.

2. Delamination of the cementitious material from the substrate concrete or delamination within the material itself.

3. Surface defects, including but not limited to: blisters; curling; delamination; dusting; popouts; scaling (including mortar flaking); spalling.

4. Cracking. Including, but not limited to, those due to inadequate thickness or improperly cut or placed control joints.

5. Damage by exposure to foreseeable weather.

Warranty is made subject to the following terms and conditions:

1. Specifically excluded from Warranty are damages to Work and other parts of the building, and to building contents, caused by:
   a. lightning;
   b. fire;
   c. activity adjacent to Work by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner's Representative.

2. When Work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Concrete Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.
3. Concrete Installer is responsible for damage to Work covered by Warranty but is not liable for consequential damages to building, pedestrians or vehicles using the Work.
4. During Warranty Period, if Owner allows alteration of Work by anyone other than Concrete Installer, including cutting, patching, and maintenance, Warranty shall become null and void on date of said alterations, but only to extent said alterations affect Work covered by Warranty. If Owner engages Concrete Installer to perform said alterations, Warranty shall not become null and void unless Concrete Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate Work, thereby reasonably justifying limitation or termination of Warranty.
5. Owner will promptly notify Concrete Installer of observed, known, defects, or deterioration and will afford reasonable opportunity for Concrete Installer to inspect Work and to examine evidence of such defects, or deterioration. Concrete Installer shall inspect defect, or deterioration within 72 hours of notification.
6. If permanent repair or replacement of warranted condition cannot be made immediately, due to weather conditions, availability of appropriate labor or materials, building occupancy, etc., Concrete Installer must make, or cause to be made, immediate temporary repairs to prevent any further damage, deterioration, or unsafe conditions. Permanent repair or replacement of warranted condition shall be scheduled as soon thereafter as practical, and with Owner's consent and approval.
7. If Owner notifies Concrete Installer of warranted condition that requires immediate attention to prevent potential injury or damage, and Concrete Installer cannot or does not promptly inspect and repair same, either permanently or temporarily, then Owner may make, or cause to be made, such temporary repairs as may be essential and Concrete Installer will reimburse Owner for cost of such repairs. Such action will not relieve Concrete Installer of its obligation to perform any necessary permanent repairs, and Warranty shall remain in full force and effect for remaining portion of its original term.
9. Concrete Installer shall provide equipment, labor, and material required to remedy warranted conditions, including repair or replacement of damage to other work resulting therefrom, and removal and replacement of other work required to access warranted condition. Additional required work will be at Concrete Installer’s sole expense for full term of Warranty. Warranty includes removal and replacement of concrete and sealants.
10. Warranty is recognized to be only Warranty of Concrete Installer on said Work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of Concrete failure. Specifically, Warranty shall not operate to relieve Concrete Installer of responsibility for performance of original Work according to requirements of Contract Documents, regardless of whether Contract was directly with Owner or with Owner’s General Contractor.

IN WITNESS THEREOF, and intending to be legally bound hereby, Concrete Installer has caused this document to be executed by undersigned, duly-authorized officer.

By: _____ Corporate Seal:
(Signature of Concrete Installer)

_____
(Name)

_____
(Date)

Notary Public Seal:

Subscribed and sworn before me this _____day of _____, _____

My commission expires _____

INSTALLER'S WARRANTY FOR JOINT SEALANT

Sealant Installer: _____

Sealant Installer Address: _____

Owner: _____

Owner Address: _____

Project Address: _____

Building Name: _____

Area of Work: _____

Substantial Completion Date: _____

Warranty Period: _____years

Expiration Date: _____

AND WHEREAS Sealant Installer has contracted, either directly with Owner or indirectly as subcontractor, to warrant said Work against leaks and faulty or defective workmanship for designated Warranty Period,

NOW THEREFORE Sealant Installer hereby warrants, subject to terms and conditions herein set forth, that during Warranty Period it will, at its own cost and expense, make or cause to be made such repairs to or replacement of said Work as are necessary to correct faulty and defective Work and as are necessary to maintain said Work in watertight condition, and warrants against the following.

1. Components of sealant system that do not comply with requirements; that do not remain watertight; that fail in adhesion, cohesion, or general durability; or that deteriorate in a manner not clearly specified by submitted sealant manufacturer's data as an inherent quality of the material for the application indicated, regardless of whether the Work was previously accepted by Owner.
2. Damage by exposure to foreseeable weather; and damage by intrusion of foreseeable wind-borne moisture.

Warranty is made subject to the following terms and conditions:

1. Specifically excluded from Warranty are damages to Work and other parts of the building, and to building contents, caused by:
   a. lightning;
   b. fire;
   c. failure of sealant substrate, including cracking, settlement, excessive deflection, deterioration, and decomposition;
   d. activity adjacent to sealant Work by others, including construction contractors, maintenance personnel, other persons, and animals, whether authorized or unauthorized by Owner's Representative.
   e. Changes in sealant appearance caused by accumulation of dirt or other atmospheric contaminants.
   f. Excessive joint movement caused by structural settlement or errors attributable to design or construction, resulting in stresses in sealant exceeding sealant manufacturer's written specifications for sealant elongation or compression.
2. When Work has been damaged by any of foregoing causes, Warranty shall be null and void until such damage has been repaired by Sealant Installer and until cost and expense thereof have been paid by Owner or by another responsible party so designated.

3. Sealant Installer is responsible for damage to Work covered by Warranty but is not liable for consequential damages to building or building contents resulting from leaks or faults or defects of Work.
4. During Warranty Period, if Owner allows alteration of Work by anyone other than Sealant Installer, including cutting, patching, and maintenance, Warranty shall become null and void on date of said alterations, but only to extent said alterations affect Work covered by Warranty. If Owner engages Sealant Installer to perform said alterations, Warranty shall not become null and void unless Sealant Installer, before starting said work, shall have notified Owner in writing, showing reasonable cause for claim, that said alterations would likely damage or deteriorate Work, thereby reasonably justifying limitation or termination of Warranty.
5. Owner will promptly notify Sealant Installer of observed, known, or suspected leaks, defects, or deterioration and will afford reasonable opportunity for Sealant Installer to inspect Work and to examine evidence of such leaks, defects, or deterioration. Sealant Installer shall inspect leak, defect, or deterioration within 24 hours of notification.
6. If permanent repair or replacement of warranted condition cannot be made immediately, due to weather conditions, availability of appropriate labor or materials, building occupancy, etc., Sealant Installer must make, or cause to be made, immediate temporary repairs to prevent any further damage, deterioration, or unsafe conditions. Permanent repair or replacement of warranted condition shall be scheduled as soon thereafter as practical, and with Owner's consent and approval.
7. If Owner notifies Sealant Installer of warranted condition that requires immediate attention to prevent potential injury or damage, and Sealant Installer cannot or does not promptly inspect and repair same, either permanently or temporarily, then Owner may make, or cause to be made, such temporary repairs as may be essential and Sealant Installer will reimburse Owner for cost of such repairs. Such action will not relieve Sealant Installer of its obligation to perform any necessary permanent repairs, and Warranty shall remain in full force and effect for remaining portion of its original term.
9. Sealant Installer shall provide equipment, labor, and material required to remedy warranted conditions, including repair or replacement of damage to other work resulting therefrom, and removal and replacement of other work required to access warranted condition. Additional required work will be at Sealant Installer’s sole expense for full term of Warranty. Warranty includes removal and replacement of sealant-backer material and sealant.
10. Warranty is recognized to be only Warranty of Sealant Installer on said Work and shall not operate to restrict or cut off Owner from other remedies and resources lawfully available to Owner in cases of sealant failure. Specifically, Warranty shall not operate to relieve Sealant Installer of responsibility for performance of original Work according to requirements of Contract Documents, regardless of whether Contract was directly with Owner or with Owner’s General Contractor.

IN WITNESS THEREOF, and intending to be legally bound hereby, Sealant Installer has caused this document to be executed by undersigned, duly-authorized officer.

By: _____ Corporate Seal:
(Signature of Sealant Installer)

_____
(Name)

_____
(Date)

Notary Public Seal:

Subscribed and sworn before me this _____day of _____, _____

My commission expires _____

REFERENCES

Reference 1

- **Project Name:** 1820 California Garage **Completion Date:** Ongoing Project
- **Owner/Client:** E2MV Ventures
- **Contact Person & Title:** Bill McLaughlin, Owner's Rep / Consultant
- **Phone:** (970) 778-1483 | **Email:** z06vet4157@gmail.com
- **Project Description:** This was a large-scale project to a deteriorated garage in downtown Denver. DCPS is completing scope entirely in-house. Scope includes structural concrete repairs (2,635 SF), double tee shear connectors (180 connectors), horizontal expansion joints (3x wing joints @ 135 LF), misc. sealants (12,330 LF), and healer sealer to turn lanes (8,925 SF). This project is mainly an engineered (Walker Consultants) structural repair project. Budget = ~$960k

Reference 2

- **Project Name:** North Creek II Garage Structural Repairs & Waterproofing **Completion Date:** 04/2025
- **Owner/Client:** Alturas Capital Partners
- **Contact Person & Title:** Brianna Lukasevics, Property Manager
- **Phone:** (719) 599-9425 | **Email:** briannalukasevics@alturas.com
- **Project Description:** Performed structural concrete repairs, including removal of existing topping, repair of the underlying structural slab, concrete pour-back, and application of a protective waterproof coating system. The project required precise sequencing, structural integrity assurance, and installation of performance coatings under challenging site constraints. Budget = ~$659k

Reference 3

- **Project Name:** Palace Lofts Garage Phase 1&2 **Completion Date:** 11/2023 & 05/2025
- **Owner/Client:** East West Urban Management
- **Contact Person & Title:** John Burton, PLCA Board of Directors
- **Phone:** (303) 523-7286 | **Email:** john.burton@PalaceLofts.org
- **Project Description:** Phase 1 consisted of mainly structural repairs done in-house. Repairs included horizontal, vertical, and overhead repairs with reinforcement prep. All repairs (roughly 1,550 SF) were partial depth. Phase 2 was a waterproofing scope that included waterproof traffic coating, concrete repairs/prep (200 SF), and overhead elastomeric/anti-carbonation ceiling coating. Through our organization/communication with the customer, they elected to go with us for both phases. Budget = ~$375k

EXCEPTIONS

DCPS has reviewed the Contract Documents, including all addenda, and takes no exceptions to the requirements as written.

APPENDIX A – ADDENDUM ACKNOWLEDGEMENTS

Addendum No. 1 – Published 02/05/2026 09:49 AM MST

- Update to Pre-Bidding Event

Addendum No. 2 – 02/11/2026 04:45 PM MST

- Walkthrough Sign-in Sheet

Addendum No. 3 – 02/26/2026 05:13 PM MST

- Requested Documents and Base Bid Schedule with Add Alt.

APPENDIX B – CERTIFICATE OF INSURANCE

The following represents page 1 of 9 and summarizes DCPS's insurance coverage. DCPS maintains comprehensive General Liability, Automobile Liability, Workers' Compensation, Excess Liability, and Pollution Liability coverage consistent with municipal contracting standards. Full Certificates of Insurance and all required endorsements will be provided upon award. DCPS will ensure compliance with all final contract insurance requirements prior to commencement of work.

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 3/2/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Anthony Kifolo
Assured Partners 4582 S. Ulster Street Suite 600 Denver CO 80237	PHONE (A/C, No, Ext): 717-983-0854 FAX (A/C, No):
	E-MAIL ADDRESS: Anthony.Kifolo@assuredpartners.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Arch Insurance Company	11150
INSURER B : QBE Specialty Insurance Company	11515
INSURER C : Superior Specialty Insurance Company	16551
INSURER D : Admiral Insurance Co	24856
INSURER E : Lexington Insurance Company	19437
INSURER F :	

INSURED: Denver Commercial Property Services, Inc. dba DCPS
DCPS Coatings, LLC
4801 E 60th Ave
Commerce City CO 80022
DENVCOM-01

COVERAGES **CERTIFICATE NUMBER:** 902226081 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	Y	Y	ZAGLB18217 08	7/1/2025	7/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY	Y	Y	ZACAT1815508	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $
B C D	UMBRELLA LIAB X OCCUR X EXCESS LIAB CLAIMS-MADE DED RETENTION $	Y	Y	1400002787 RAJ-2400614 UX000001881-01	7/1/2025 7/1/2025 7/1/2025	7/1/2026 7/1/2026 7/1/2026	EACH OCCURRENCE AGGREGATE See Notes	$ 9,000,000 $ 9,000,000 $ Below
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	Y	ZAWCI18099 08	7/1/2025	7/1/2026	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E	Professional Liability Pollution Liability			015137005	1/1/2026	1/1/2027	Occurrence Aggregate Retention	1,000,000 2,000,000 10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Primary Excess layer (Policy #140002787) Occurrence/Aggregate Limits: $3M/$3M
Shared Excess 2nd Layer (Policy#'s RAJ-2400614 & UX000001881-01) Combined Occurrence/Aggregate Limits: $6M/$6M
Total Combined Excess Liability Occurrence/Aggregate Liability Limits: $9M/$9M

RE: RFP - 2026-02P - 9th St. and Cooper Ave. Parking Structure Repairs

City of Glenwood is included as Additional Insured on a Primary and Non-Contributory basis in regard to General Liability, Automobile Liability and Pollution Liability where required by contract or written agreement. Waiver of Subrogation applies in regard to General Liability, Automobile Liability, Workers
See Attached...

CERTIFICATE HOLDER

City of Glenwood
Procurement Department
101 West 8th St
Glenwood Springs CO 81601

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Anthony Kifolo

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APPENDIX C – CERTIFICATE OF GOOD STANDING

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Denver Commercial Property Services, Inc.

is a

Corporation

formed or registered on 02/08/2011 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20111081564 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/26/2026 that have been posted, and by documents delivered to this office electronically through 03/02/2026 @ 07:35:14 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/02/2026 @ 07:35:14 in accordance with applicable law. This certificate is assigned Confirmation Number 18267023 .

Jena Griswold

Secretary of State of the State of Colorado

**********End of Certificate**********

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, https://www.coloradosos.gov/biz/CertificateSearchCriteria.do entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, https://www.coloradosos.gov click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Award Request for Proposal (RFP) 2026-06P Tree Trimming Around Overhead Powerlines

Action Requested: Council Approval to Award Request for Proposal (RFP) 2026-06P Tree Trimming Around Overhead Powerlines to Asplundh Tree Expert, LLC for $69,401. They are the lowest qualified bidder.

Department: Public Works

Presented By: Matthew Langhorst

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

Background Info: The city trims trees around powerlines each year. Generally, the department keeps a lot of this work internal, but due to the expansion of the tree canopy last year, we would like to hire a service to go through and remove dangerous limbs in early 2026. Staff budgeted $125,000 for this work. The lower bidder, Asphludh Tree Expert, came in at $69,401. Other areas of town may be added to the work scope due to the generous pricing that was received. Two bids were received; the second bid came in at $78,660 for the same scope.

Issues: None at this time.

Fiscal Impact: This project and scope were in the budget for 2026. Both bids were within this budget.

Legal Review: Legal will review the contract for work.

Staff Recommendation: Staff recommends Council award Request for Proposal (RFP) 2026-06P Tree Trimming Around Overhead Powerlines to Asplundh Tree Expert, LLC for $69,401 as the lowest qualified bidder.

ASPLUNDH®

ASPLUNDH TREE EXPERT, LLC

Prepared For: City of Glenwood

Tree Trimming Services Around Overhead Powerlines

ASPLUNDH TREE EXPERT LLC.
13301 W. 43RD. DRIVE UNIT 12, GOLDEN, CO 80403 ● PHONE: 303-215-1025 ● FAX: 303-278-8365

City of Glenwood Springs
101 West 8th St
Glenwood Springs, CO81601

RE: Proposal Submission – Tree Trimming Services Around Overhead Powerlines

To Whom It May Concern,

Asplundh Tree Expert, LLC is pleased to submit our proposal to provide professional tree trimming services around overhead powerlines for the City of Glenwood Springs Electric Department. With more than 95 years of experience in utility vegetation management and a strong local presence in Western Colorado, we are confident in our ability to deliver safe, efficient, and high-quality line-clearance operations that fully meet the City's expectations.

Asplundh has a long history of supporting municipal utilities, cooperatives, and investor-owned utilities with vegetation management programs designed to enhance system reliability, reduce outage risk, and maintain compliance with OSHA and NESC standards. Our Region 448 team includes over 300 trained and qualified personnel, ensuring that we can mobilize quickly, maintain consistent staffing, and respond effectively to both planned work and emergency limb removal needs.

We value the opportunity to partner with the City of Glenwood Springs and contribute to the reliability and safety of your electric distribution system. Asplundh is committed to delivering exceptional service, maintaining clear communication with City staff and customers, and upholding the highest standards of professionalism throughout the duration of this project.

Thank you for your consideration. We welcome the opportunity to discuss our proposal further and look forward to supporting the City's vegetation management needs.

Sincerely,

Chad Rucker

Chad Rucker
Region Manager
Asplundh Tree Expert, LLC

Company Overview

Asplundh Tree Expert, LLC is the most experienced and capable utility vegetation management (UVM) contractor in North America, specializing exclusively in line-clearance operations since 1928. With more than 95 years of continuous service to electric utilities, Asplundh has built a reputation for safety, reliability, and operational excellence across distribution and transmission systems.

We operate with a nationwide workforce of more than 36,000 employees, supported by a deep bench of certified line-clearance arborists, EHAP-qualified personnel, ISA-certified arborists, and specialized equipment operators. This scale allows us to mobilize quickly, maintain consistent staffing, and support utilities during both routine maintenance and emergency events.

Asplundh is uniquely positioned to support the City of Glenwood Springs due to our strong presence in the surrounding area.

Local Region 448 alone includes more than 300 trained team members, consisting of:

- Line-clearance arborists
- Bucket operators
- General forepersons and supervisors
- Certified traffic control personnel
- Emergency response crews

This local workforce ensures rapid deployment, familiarity with Colorado vegetation species and terrain, and the ability to maintain continuity throughout the City's anticipated project window. Our regional teams already work extensively with utilities across Western Colorado, giving us direct experience with the environmental, regulatory, and operational conditions of the area.

Industry Leadership & Qualifications

- Nearly a century of utility vegetation management experience
- Extensive fleet of insulated aerial lifts, chippers, off-road equipment, and specialized tools
- Dedicated safety division with full-time trainers and field auditors
- Proven experience working around energized conductors at 13,200/7,620 volts, consistent with the City's system
- 24/7 storm and emergency response capabilities

Commitment to Safety

Safety is the foundation of Asplundh's culture. All Region 448 crews assigned to this project will be fully qualified under:

- Electrical Hazard Awareness Program – Line Clearance Qualification Standard (EHAP)
- OSHA 1910.269
- NESC clearance requirements
- ANSI A300 vegetation management standards
- Daily job briefings and hazard assessments

- Tailboard meetings before each task
- Use of insulated tools, aerial devices, and proper PPE
- Field safety audits conducted by regional safety professionals

Daily job briefings, hazard assessments, and continuous field supervision ensure that every task is performed with the highest level of risk mitigation.

Customer & Community Focus

Asplundh understands the importance of professionalism and communication when working in residential and commercial areas. Our crews are trained to interact respectfully with the public, maintain clean work sites, and support the City's requirement for 72-hour customer notifications

Understanding of Project Scope

Asplundh acknowledges and accepts the scope of work as outlined by the City of Glenwood Springs. The City anticipates "between 15–20 days of work for the contractor", and our staffing plan is designed to meet this timeline efficiently while maintaining the highest safety and quality standards.

We understand the City requires:

- Tree trimming to achieve "a minimum clearance of 8' from outermost conductor"
- Work performed in compliance with OSHA and NESC standards around "electrical conductors energized at 13,200/7,620 volts"
- Customer notifications 72 hours in advance
- Support for emergency limb removal
- Full debris removal and disposal
- Contractor-provided traffic control and work zone safety
- Coordination for any required outages, planned "72 hours in advance"
- Acquisition of a City ROW permit (provided at no cost)
- Collaboration with the Electric Department, which will provide mapping of "hot spots" or areas of concern"

Asplundh confirms our ability to meet or exceed all requirements

Commitment to the City of Glenwood Springs

Asplundh Tree Expert, LLC is committed to delivering safe, efficient, and high-quality vegetation management services that support the City's reliability goals and protect public safety. Our extensive experience, strong safety culture, and robust local workforce of 300+ Region 448 team members make us a highly capable partner for this project.

We appreciate the opportunity to submit this technical response and look forward to supporting the City's Electric Department.

Fee Schedule:

- Asplundh provided the lump sum price of $69,401.00 with the understanding of trimming to achieve "a minimum clearance of 8' from outermost conductor"

- Asplundh proposes the below alternate price to pull all overhanging limbs to storm proof lines and increase system reliability.
    - Alternate price: $84,007.00

References

Reference #1

Client / Utility: City of Loveland
Contact Name & Title: Garth Silvernale – Operations Manager
Phone: (970) 962-3580
Email: Garth.Silvernale@cityofloveland.org
Service Location: Loveland, CO
Contract Dates: 2007 – Current

Work Performed: Line-clearance tree trimming around energized lines, customer notifications, emergency services, traffic control, and debris removal & disposal.

Reference #2

Client / Utility: Grand Valley Power
Contact Name & Title: Bill Barlow – Operations Manager
Phone: (970) 270-8392
Email: bbarlow@gvp.org
Service Location: Grand Junction, CO
Contract Dates: 2004 - Current

Work Performed: Line-clearance tree trimming around energized lines, customer notifications, emergency services, traffic control, and debris removal & disposal.

Reference #3

Client / Utility: San Luis REC
Contact Name & Title: Shawn McKibbon – Chief Operations Officer
Phone: (719) 849-8841
Email: smckibbon@slvrec.com
Service Location: San Luis Valley
Contract Dates: 2002 (or before) - Current

Work Performed: Line-clearance tree trimming around energized lines, customer notifications, emergency services, traffic control, and debris removal & disposal.

Exceptions

Asplundh respectfully requests the contract language consideration below:

1. Agreement §8 –
    - Add "*to the proportionate extent*" before "*arising from*" on line 3.

Scheduling

Upon award, Asplundh proposes deploying multiple line-clearance crews working a four-day schedule, Monday through Thursday, from 6:30 AM to 5:00 PM, providing 10.5 hours per day inclusive of all non-productive time such as safety meetings, mobilization, equipment inspections, travel between work locations, debris cleanup, and end-of-day reporting.

Each day will begin with crew arrival, equipment warm-up, and a comprehensive safety tailboard meeting before mobilizing to the first work site. Crews will typically achieve 7.5 to 8 hours of productive trimming per day, with the remaining time allocated to required operational activities. Over the course of the project, Asplundh will utilize two primary crews—one bucket crew and one climbing crew—with the ability to add a third crew if needed to maintain schedule adherence.

Work will be sequenced over a maximum six-week period, beginning with mobilization and high-priority "hot spot" locations identified by the City, followed by systematic trimming circuits and dense vegetation areas. This schedule aligns with the City's anticipated 15–20 days of work while providing sufficient flexibility to ensure all requirements—including customer notifications, traffic control, debris disposal, and safety compliance—are fully met within the allotted timeframe.

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Bennett Av
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Minter Av
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Palmer Av
Minter Av
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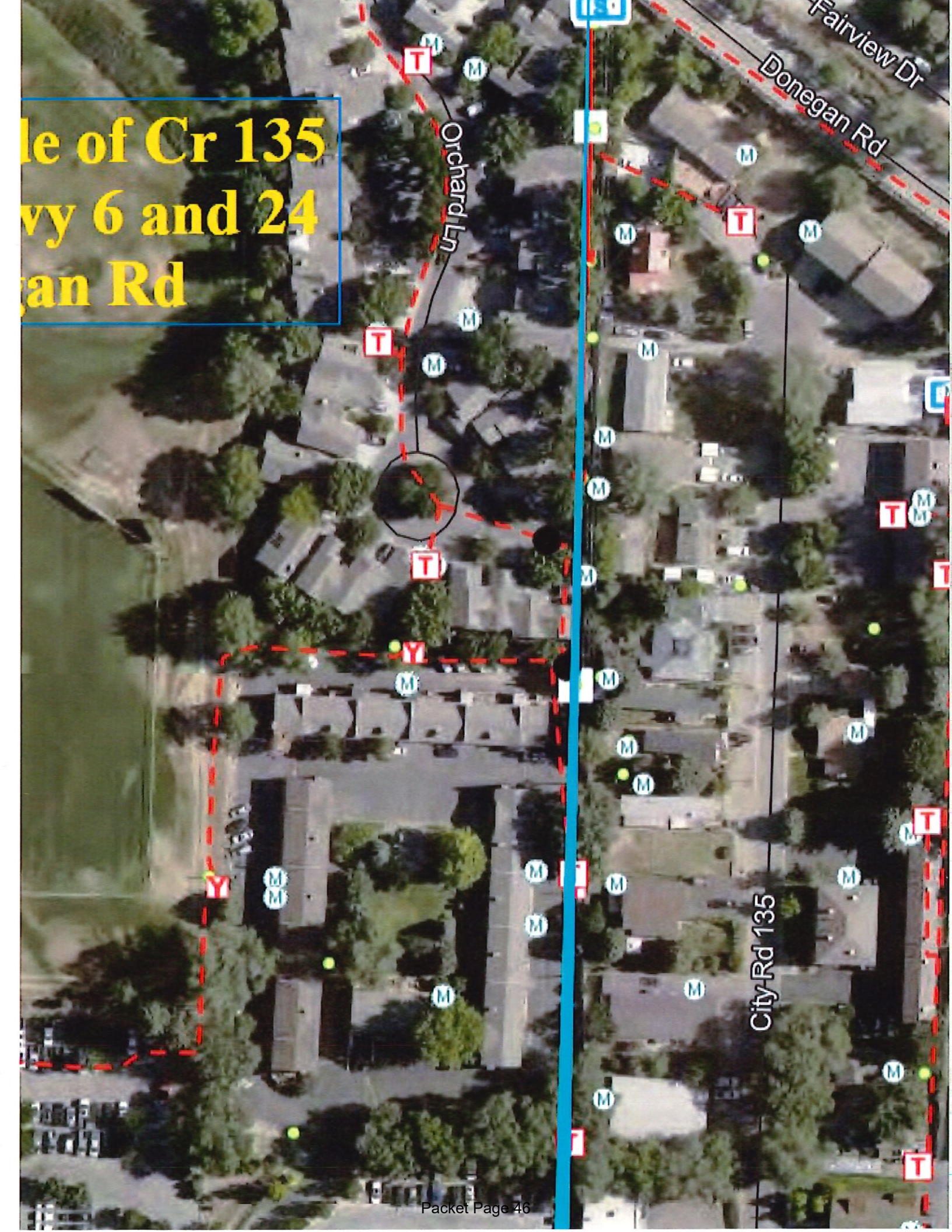
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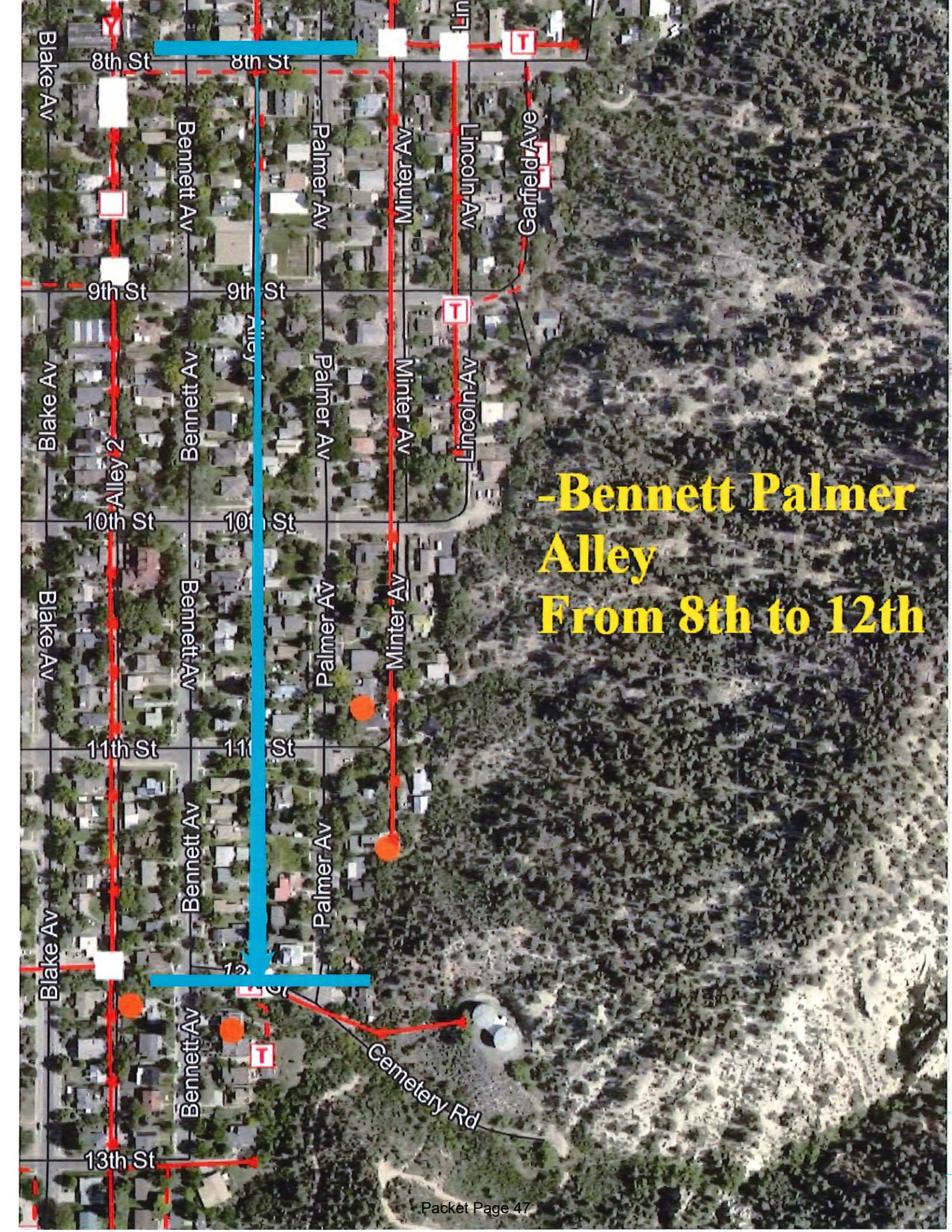
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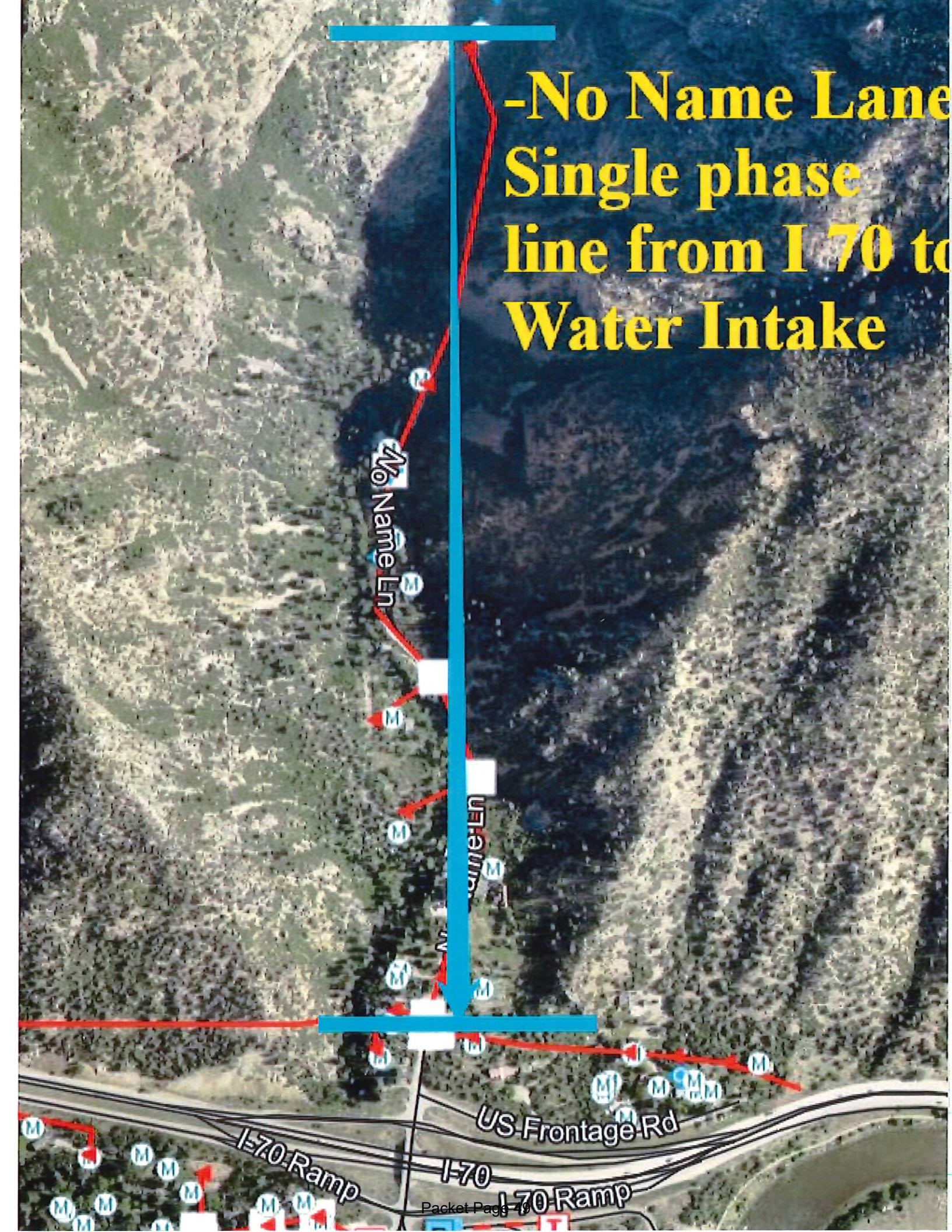
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Single phase
line from I 70 to
Water Intake
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Donegan Rd
se Line between
King and Mountain Mobile
Park
ng from Hwy 6 to Donegan
Mitchell Creek Rd
Mountain Mobile Home Park

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Parks and Recreation Commission Reappointment

Action Requested: Parks and Recreation Commission Reappointment

Department: City Clerk

Presented By: Ryan Muse

Strategic Goals: Preserve and Improve Infrastructure

Background Info:

Councilor Townsley's Recommendation
Reappoint Ashley Moffat to a regular seat on the Parks and Recreation Commission with a three-year term expiring March 2029.

Composition of the Parks and Recreation Commission
Seven (7) citizens, at least six (6) who are residents of the City and one (1) who may reside outside of the City but within the 81601 zip code area or own real property or a business within the City.
One (1) youth (under the age of eighteen [18] at appointmet) who shall serve a one-year term from June 1 to May 31 of the following year.

Powers and duties of Parks and Recreation Commission
The powers and duties of the Parks and Recreation Commission shall be:
(1)To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.
(2)To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.
(3)To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.
(4)To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.
(5)To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.
(6)To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.
(7)To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.
(8)To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.
(9)To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: Staff defers to city council

Print

Parks and Recreation Commission Application - Submission #3706

Date Submitted: 3/23/2026

Parks and Recreation Commission Application

City of Glenwood Springs
101 W. 8th St.
Glenwood Springs, CO 81601

James Ring; Business Operations Manager
james.ring@cogs.us
970-384-6305

Thank you for your interest in serving your community. Please answer all questions on this application.

Membership Qualifications*

You must qualify with one of the options below to be eligible to serve on the Parks and Recreation Commission. Please select the option that applies to you.

Please Note: The Youth Representative term is a one-year term from June 1 to May 31 of the following year.

- [x] Resident of Glenwood Springs within city limits.
- [ ] Resident outside of Glenwood Springs city limits, but within the 81601 zip code.
- [ ] Owner of real property or a business within Glenwood Springs city limits.
- [ ] Youth resident (under the age of 18) within the 81601 zip code or attending school within city limits..

Please select today's date*

3/23/2026

Personal Information

First Name*

Ashley

Last Name*

Moffatt

Occupation*

Water Resource Engineer

Home Address*

[redacted]

City*

Glenwood Springs

State*

CO

Zip Code*

81601

Mobile Phone Number*

[redacted]

Email Address*

[redacted]

Home Phone Number

[redacted]

Work Phone Number

[redacted]

Mailing Address (If different than home address)

[redacted]

City

Glenwood Springs

State

CO

Zip Code

81602

Personal and Professional Interests

Why are you interested in serving on the Parks and Recreation Commission?*

I'm near the end of my first 3-year term and would welcome the opprotunity to continue to volunteer my time and energy towards advancing our goals and supporting our Parks & Recreation department.

What do you view as the role of a Parks and Recreation Commission member?*

Listen to the constituents both outside and during meetings. Provide input and collaborate with other commissioners and staff. Help support actions that will further improve and maintain the quality of our Park & Recreation department.

What experience and/or interest do you have in programming, planning, and being a part of community meetings?*

I served 6 years on the City's River Commission and 3 years on the City's Parks & Recreation Commission. As such, I'm familiar with being part of the collective community conversation as it pertains to those meetings, as well as advocating for the commission and its priorities outside of formal meeting (Commissions, Staff, City Council, Residence). I have also worked as a member of the North Glenwood Caucus to facilitate canidate forums and participate in the design process for the North Glenwood landing.

Do you have any particular areas of interest or a particular perspective relating to parks and recreation in Glenwood Springs? *

I live in North Glenwood and frequent Two River Park, Veltus Park, and the new North Glenwood Landing. I also frequent the City's trails on Wulfsohn, Red Mountain, and Lookout Mountain. Finally, while I do not currently participate in many of the Community Center programing, I believe they are a huge benefit to our comminity, having grown up particiapting in all the youth sports I could (wish there were more arts programs back then!).

Can you separate yourself from your personal opinions and represent the City's goals, policies, plans and the Glenwood Springs Municipal Code in an equitable fashion?*

Yes.

Can you describe an experience making a decision that made people unhappy?*

During my time on the River Commission, the commission supported development language related to the riparian habitat. Some property owners along the river did not support amending the code, and spoke in opposition to its accptance during Planning and Zoning meetings and at City Council.

Do you have any existing time commitments that will hamper your ability to serve? (The Commission generally meets monthly in the evening for approximately 90 minutes, with members encouraged to participate in ad hoc projects outside of the scheduled meetings.)*

No.

What experience do you have working with people on a board, commission, or committee?*

I have considerable experience working with people on boards, commissions, and committees. I served 6 years on the City's River Commission, the last two years of which I was the Chairman. I recently served on a committee of Glenwood Springs residence to review the City's charter. Professionally, I'm currently serving the second year of a 2 year terms as the Western Director on the Colorado Board of the American Council of Engineering Companines (ACEC). I also serve on the Leonard Rice Memorial Scholarship Board, the LRESI Investment Aggreate Board, and the Key Leadership Committee for Spheros Environmental.

Have you previously served on the Parks and Recreation Commission?*

Yes

Reappointment Applicants

These questions only required for reappointment applicants.

Why do you think you should be reappointed?

During my first 3-year term, I engaged with Parks & Recreation staff and my fellow commissioners to (1) develop annual goals from a board range of topics, (2) discuss and debate those topics, and (3) and support initiatives to address or advance the goal/discussion. I'd like to continue this work for another 3-year term.

Have you served two full successive terms on the Parks and Recreation Commission?

No

Powers and Duties of the Parks and Recreation Commission

(as defined in Title 020 of the Glenwood Springs Municipal Code); (e) Powers and duties of Parks and Recreation Commission.

The powers and duties of the Parks and Recreation Commission shall be:

1. To investigate, study and report to the City Council all matters concerning City parks and recreation within the City and other matters concerning the subject of parks and recreation which may be pertinent to the City and requested of such Commission by the City Council.
2. To investigate, study and report to the City Council on such other matters concerning parks and recreation within the City as the Commission may deem in the best interests of the City.
3. To provide technical assistance, advice and planning support to the Parks and Recreation Director and City Council regarding tree planting and maintenance needs in the City.
4. To provide recommendations from time to time regarding the administration and implementation of Article 090.050 of this Code.
5. To investigate, study and report to City Council all matters concerning the burial and internment facilities of the City and other such matters as may be requested by City Council from time to time.
6. To investigate, study and report to City Council on such other matters concerning burial and internment facilities and such other similar matters as the Commission may deem in the best interests of the City.
7. To investigate, study and report to City Council any and all matters concerning the use and operation of the City's Community Center.
8. To coordinate with other City boards and commissions on any aspect of the Community Center that may relate to the powers and duties of such other boards and commissions.
9. To investigate, study and report to City Council on grants, donations and other forms of funding to assist in the operation of the Community Center, and to otherwise advise City Council on budgetary needs related to the operation of the Community Center.

Appointment, Removal, Term, and Vacancies of Boards and Commissions

(Per the Glenwood Springs, CO Municipal Code 020.020.040)

(a) Appointment and term of members. Except as otherwise provided, all appointments to the boards and commissions shall be by the City Council for terms of three (3) years each, and each member shall serve until his/her successor is appointed and takes office; provided, however, that the initial terms of office may be shortened by the City Council so as to provide overlapping terms of office. Appointments shall expire the day before the first regular meeting of the City Council in each month according to the following schedule:

1. February:
   Planning and Zoning Commission;
   Finance Advisory Board;
   Tourism Management Board;
   Building Board of Appeals.
2. March:
   Transportation Commission;
   Arts and Culture Board;
   Parks and Recreation Commission;
   Airport Board;
   River Commission.
3. April:
   Local Liquor Licensing Authority;
   Victim's Witnesses Assistance and Law Enforcement Board;
   Historic Preservation Commission;
   Workforce Housing Fund Advisory Board;
   Glenwood Springs Housing Commission.

(b) Alternate members. The City Council at its discretion may appoint up to three (3) persons as alternate members for each board or commission. If a regular member of a board or commission is to be absent from a meeting, the presiding officer for the meeting may select an alternate member to fill such absence and to attend and serve at the meeting. The alternate member may exercise all powers at the meeting which the absent regular member could exercise, and the alternate's powers and privileges shall terminate at the end of the meeting attended. The presiding officer may at his/her discretion select the same alternate to serve at successive meetings in the absence of any member.

(c) Limit to term of members. Unless it is deemed vital by the City Council that an appointed member of a board or commission be retained in office, no Board member shall serve more than two (2) full successive terms on the same board or commission. An individual may serve multiple non-successive terms on the same board or commission.

(d) Removal of members. All appointed members of a board or commission shall be subject to removal, at any time, by the City Council. In the event an appointed member of a board or commission ceases to qualify for membership, his or her appointment is immediately terminated.

(e) Vacancies. The City Council shall fill all vacancies on boards and commissions by appointment for the unexpired term.

(Code 1971 §§ 2-63, 2-64, 2-67; 6-95 § 1; 10-07 § 2; Ord. No. 9-2018 , § 2, 4-20-2018)

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Wildfire Awareness Month Proclamation

Action Requested: Proclaim April as Wildfire Awareness Month

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: This is an important proclamation to help educate the public of the dangers of the upcoming fire season.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

A PROCLAMATION FOR WILDFIRE PREPAREDNESS MONTH MAY 2026

WHEREAS, the size and destructive nature of Colorado's wildfires has continued to grow significantly since 2002. Four of the top five largest wildfires have occurred in the last 6 years; and

WHEREAS, The most destructive fire in state in terms of homes lost occurred less than 4-1/2 years ago almost doubling the amount of homes lost than the previous record; and

WHEREAS, Warmer temperatures, drought, and continued development in the wildland-urban interface have made wildfire mitigation a priority for the Glenwood Springs Fire Department; and

WHEREAS, Wildfire Preparedness Month is focused on encouraging residents to learn about wildfire safety and take steps to reduce wildfire risk in and around their homes.

NOW, THEREFORE, I, Marco Dehm, MAYOR of the City of Glenwood Springs, do hereby proclaim May Wildfire Preparedness Month in the year 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Glenwood Springs, Colorado to be affixed, this 2nd day of April, in the year 2026.

_____

Marco Dehm, Mayor
City of Glenwood Springs

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Parkinson's Awareness Month Proclamation

Action Requested: Present proclamation.

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Proclamation to mark April 2026 as Parkinson's awareness month. Karen Langhorst will be in attendance.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: NA

A PROCLAMATION FOR PARKINSON'S DISEASE AWARENESS MONTH APRIL 2026

WHEREAS, Parkinson's disease is a chronic, progressive, neurological disease and is the second most common neurodegenerative disease in the United States, affecting almost 1,100,000 people in the United States with one person being diagnosed with Parkinson's disease every 9 minutes. The prevalence of Parkinson's disease is expected to rise to 1.2 million individuals by 2030.

WHEREAS, Parkinson's disease and related health issues are the 14th leading cause of death in the United States according to the Centers for Disease Control and Prevention;

WHEREAS, It is estimated that the total national economic burden of Parkinson's is approximately $52 billion each year; this includes the direct medical cost such as treatment, social security payments and lost income, of $25.4 billion and indirect costs to patients and family members of $26.5 billion per year in the United States;

WHEREAS, Research suggests the cause of Parkinson's disease is a combination of genetic and environmental factors, but the exact cause and progression of the disease is still unknown;

WHEREAS, there is no objective test or biomarker for Parkinson's disease, and there is no cure or medication to slow or halt the progression of the disease;

WHEREAS, the symptoms of Parkinson's disease vary from person to person and can include tremors, slowness of movement and rigidity, difficulty with balance, swallowing, chewing, and speaking, cognitive impairment and dementia, mood disorders (such as depression and anxiety), skin problems, and sleep difficulties;

WHEREAS, researchers, caregivers, and medical professionals are working to improve the quality of life of persons living with Parkinson's disease and their families through the research, education, and community support services necessary in finding more effective treatments and to providing access to quality care to those living with the disease today;

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Glenwood Springs, Colorado to be affixed, this 2nd day of April, in the year 2026.

Marco Dehm, Mayor
City of Glenwood Springs

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Charter Commission

Action Requested: Discuss the findings of the Charter Commission and decide whether to put any of the issues on the November ballot.

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Provide Efficient and Responsive City Government
Preserve and Improve Infrastructure
Protect and Preserve our Quality of Life
Generate Sustainable Economic Development
Ensure Public Safety

Background Info: The Charter Commission was formed in January 2025, at the request of City Council, from a diverse ideological background of engaged citizens. They were tasked with going over the charter and suggesting changes to City Council at a later date, to possibly be in the November election. In a September 2025 work session, City Council decided not to move forward with any of the findings at that time. The charter was last changed in 2007.

Issues: Any possible change to the charter must be voted on by the citizens of Glenwood Springs. There are dozens of changes, but the charter is being presented as four issues. 1. Whether to move the municipal election to November. 2. Whether the Mayor should be an elected position. 3. Whether all Councilors should be elected at-large. 4. The rest of the changes are addressed as a "clean up" item.

Fiscal Impact: NA

Legal Review: Legal was involved as Council to this Commission.

Staff Recommendation: NA

Memorandum
City Council Special Charter Committee of 2025

To: City Council, City Manager and City Attorney

Dated: May 28, 2025

The Special Charter Committee of 2025 has been meeting since early this year and to review the City Charter and to recommend changes to the same.

The Committee is comprised of a number of citizens of the City including several past Council members: Jon Banks, Audrey Burgio, Martha Cochran, Chad Lee, Mike McCallum, Ashley Moffatt and Charlie Willman. It has been assisted in this process by the City Manager, City Clerk and City Attorney.

The Committee did a comprehensive section by section review of the Charter and also reviewed Charters from other Colorado municipalities.

Most of the changes are wording changes for clarification, changes to make the Charter up to date and elimination of unnecessary provisions.

Attached for your review is a "redline" of the suggested changes in these areas. There were some suggestions by members which are not incorporated into these draft redlines but the attached changes were the consensus of a majority of the Special Charter Committee. Also there were several questions for Karl Hanlon which have been sent to him.

Several areas were discussed and may not be reflected in the attached redlines and these include the following for which the Committee seeks further direction from Council:

1. The Committee may want to update the preface.

2. The Committee discussed timing regarding the dates to hold special elections but the decision was made to follow the Uniform Election Code.

3. The Committee discussed adding until Article III, City Council, a requirement for the Council to adopt by ordinance a Conflict of Interest policy and providing that the Council members (and Board and Commissions members) must adhere to this policy. Also adding to the Article III the "rules of procedure." Roberts Rules of Order have been used by there are more limited set of Model Rules that the ABA has adopted which could be considered. The Model Rules are attached. The Committee believes the Charter should require the Council to adopt a conflict of interest policy and "rules of procedure."

4. Section 3.2 now provides that no Council member shall be "a salaried employee of the City." The Committee recommends adding a provision that prohibits a

Council member from contacting with the City during that member's term of office. This should include holding an employment position for a company that seeks to provides materials or services to the City.

5. Section 3.8. Discussion has been held in the past regarding attendance by a council member by virtual/remote means. The Committee thought maybe an occasional meeting could be attended remotely but opposed frequent attendance remotely. This could be made by ordinance and does not need to be added to the Charter except possibly in Sec. 4.2 regarding voting.

6. Sec. 4.2, second paragraph, if Council adds a conflict of interest policy as noted above to the Charter, then this should be reworded to reflect that policy.

7. Section 5.2. The Committee discussed for Charter Amendments only increaseing the number of registered electors to be higher such as 10%. The Charter should not be easy to amend.

8. Section 6.1. The Committee discussed changing the geographic limitation for the City Manager but decided against changing this.

9. Section 7.2. The Committee felt this section was not necessary.

10. Section 8.5. The Committee did not feel that there was a need for the judge to reside within 10 miles and could limit Council's selection of the best candidate for the position.

11. Section 11.2. This may conflict with 13.2 and the may need to be amended.

12. Section 13.7(10) Do we need to change this definition or add a definition for registered elector.

The Committee recommends holding a Public Hearing the following issues;

1. Changing the regular election to November.

   Sec. 2.3 of the Charter and other provisions would need to be changed. Provisions would include a change in term for the following Spring election of council members as well as questions relater to term limits which under Tabor are limited to two terms.

2. Should all members of Council be elected at large or should there continue to be 5 wards and two at large positions (subject to an elected Mayor as discussed below).

3. The direct election of the Mayor rather than by Council.

Issues that the Committee discussed that should be addressed would be whether this replaces one of the at large positions (subject to above); is this a two year or four year term; do we want to add eligibility requirements to run for Mayor such as prior service on Council or other; can a person serve two terms as Council member and then more as Mayor; and what are the term limits for the Mayor. The Committee does recommend that the Mayor Pro Tem would still be selected by the Council even if there was an elected Mayor. The Committee also discussed the idea if the Mayor is selected by Council of allowing Council to remove and replace the Mayor for good cause (not defined by the Committee).

If the decision is to place these issue on the ballot, each issue would require a series of changes to the Charter. The Committee would suggest one ballot question on "clean up" matters and one ballot question on each of the other changes for which a public hearing is held and Council decides to ask the voters their preferences.

These ballot questions would best be placed on the November 2025 ballot but if not then on the November 2026 ballot.

Memorandum
City Council Special Charter Committee of 2025

To: City Council, City Manager and City Attorney
From: Jon Banks, Charter Committee member
Dated: June 17, 2025

During the first meeting of the Charter Committee, we agreed that we would present to Council alternatives for revising the charter, rather than a single recommendation. This memo presents such alternative ideas for consideration. Our Chairman, Charlie Willman, recommend that I submit these items.

There are three parts:

1. Alternative revisions to address specific issues in the current charter. Some of these were discussed at our meetings, but were not included in Charlie Willman's previous memo.

2. A report on past changes to the election schedule and why they were made. I believe our committee would be remiss to advance the idea of November elections without understanding why a previous council had abandoned them.

3. A draft of a municipal 'Bill of Rights'. I was disappointed that I did not get an opportunity to present this to the committee, so I am including it here. I'm sure it would benefit from discussion and debate, and could be improved with wider input.
   Our charter addresses the organization and powers of the city, just as the US Constitution does for the federal government. But in 1788, delegates refused to ratify the US Constitution until the Bill of Rights was added, setting out protections for the people.
   Through several past presidential terms, we've seen how important the Bill of Rights was in protecting our individual freedoms against over-reaching government.
   I'm sure some will think this isn't necessary; that we can trust our local government to look out for us. And if all citizens were angels and everyone in government were saints, that would be true. But we're all human, and the time may come when the people of Glenwood Springs will be glad they have these protections.

1. Alternative Revisions

A. Choosing a Mayor

Our committee was unable to come up with strong reasons for or against a directly-elected mayor, rather than the current system, with council-elected mayor.

Either way, the risk is having a mayor who just isn't up to the job. Currently, a mayor would serve two years to the next Council election before there could be another vote.

A simple solution is to continue having Council elect the mayor after each council election, but have the mayor serve at the pleasure of council. That is, a majority on Council could elect a new mayor at any time. No cause or reason need be given. Assuming the mayor would vote for themselves, replacing them would take four out of the six remaining votes, a two-thirds majority.

That would allow Council to replace a mayor if it became obvious he or she wasn't working out. It would be rare and difficult for a council to take that step, as it should be.

B. Vacancies on Council

Section 3.5 addresses short and long-term vacancies on Council. It seems backwards. Citizens should be represented by a councilor of their choice, as much as possible. An appointed councilor is fine if they are short-term and relatively temporary.

But now, a short-term vacancy is filled by election, and a long term vacancy is filled by appointment. (A short term vacancy is 90 days or less before an election; a long term vacancy is anything more)

Under the current rules, if a councilor was unable to serve shortly after being elected, Council would appoint their replacement. The appointee would serve until the next municipal election, almost two years. For a long-term vacancy like that, the people should have the opportunity to elect their representative, and not have one chosen for them.

An improvement would be to reverse the current method, and have short-term vacancies filled by appointment (if at all), and long-term vacancies filled by election.

C. Voting Wards

We can improve our rules regarding voting wards with the following additions:

2.5 d) Council shall adjust the ward boundaries at least every ten years, but no more often than five years.

2.5 e) No change in ward boundaries may be made that would disenfranchise a sitting councilperson, a councilperson-elect, or a council candidate.

2. Report On Past Changes To The Election Schedule

When the Charter Committee first met, the idea of moving city elections to November was proposed. We learned that elections had once been in November, and had been moved to April about 22 years ago. Some councilmen from that time were available, and I suggested we invite them to a meeting and get their input. That didn't happen.

I believe the committee would be remiss to advance the idea of November elections without understanding why a previous council had abandoned them. I asked Dave Merritt, one of the then-serving councilmen, to share his wisdom and knowledge with me, and he graciously agreed. It was helpful.

Dave said that the decision to switch city elections from November to April wasn't controversial; there was a general agreement on Council that it was the right thing to do.

Dave said, "On the November election, we were looking at a lot of competing issues on the ballot each time, and wanted to get more attention to the city council elections themselves."

Between presidential, congressional, and statehouse elections in even numbered years, and state and county issues as well as school board elections in odd years, the November ballot is always crowded. It's more expensive to campaign when you're competing for attention. And the newspaper only prints so many letters to the editor … council endorsements get little space among the federal, state, and county candidates.

Holding a local election costs about $10,000, approximately 0.01% of the city budget. Asked about the cost of an April election, Dave said, "Cost savings should not be an issue in improving democracy."

Asked if the higher turnout in a mainstream November election is an advantage, Dave said, "No. I feel you could get more attention on the candidates who are actually running, in a spring election."

Dave organizes some candidate forums, where Lions club members can meet candidates and ask questions. He believed it would be much harder for community groups to do that in November, when there might be more candidates than they'd have time to meet with … or candidates that wouldn't have time to meet with them. It would hurt candidate access.

Asked if it would be more expensive for candidates to campaign in November, Dave said, "Yes. You're trying to get attention with a more difficult audience. You only have a limited amount of space in the newspaper for letters to the editor and for other supporting issues. You might have to choose which candidate you're going to write a letter for?"

Even with more campaigning moving to electronic and on-line media, Dave felt that it was still a case of information overload and 'competing for eyes' in November. "You can get a lot more focus on the candidates running for the city council elections, if that is the only issue on the ballot in April."

Dave felt that April elections allow people to be better informed on local issues and candidates, saying "They've had more time to look at just those candidates. Better information makes better decisions."

And finally, twenty years later, did he think the change was successful? Dave said, "Yes."

3. Adding a 'Municipal Citizen's Bill of Rights' to the charter

It is right and proper that this charter provides for certain rights and protections to the citizens of Glenwood Springs, a citizen being defined as a resident of the City.

A. Fair Conduct of Meetings

Neither Council nor any City board or commission shall conduct any business after 10:30PM. Council may not conduct any business unless requirements for notice and posting have been properly met. Agenda items shall not be added after the agenda has been publicly posted.

Open and transparent government is a right of the citizens, so in any agenda or published document, the title of any ordinance or resolution shall include, at a minimum, a substantive description identifying the purpose and effect. Such description shall be in plain language and complete in itself, without requiring the reader to reference any other document.

Citizens shall have the right to speak openly at all public government meetings without having to register or seek permission at any time prior to the public meeting. This also includes the right to see all meeting agendas at least 24 hours before any public meeting of the local elected government officials, as well as all board or commission meetings and work sessions.

All meetings and worksessions of Council shall be recorded and retained, with the recordings available to the public.

No more than 50% of the members of any City advisory board or commission shall derive income from the industry or activity with which that board or commission is concerned.

B. Local Taxpayer Rights

No tax rate increase or levy of any new tax shall be effective without prior voter approval. This clause shall survive any repeal or modification of the Taxpayer's Bill of Rights at the state level.

C. Citizen Initiated Petitions

A petition verified by the valid affidavits of its circulators in each of its sections shall be prima facie evidence that the signatures thereon are genuine and true.

Council shall establish procedures for electronic signatures on citizen originated petitions, without increasing the number of signatures required compared to paper petitions.

D. Fees Shall Reflect Actual Costs

In adopting any new City-imposed fee or changing the amount of any existing City-imposed fee for any service rendered by the City (specifically excluding franchise fees), Council shall determine the amount of such fee based on the direct costs incurred by the City in providing the service for which the fee is charged.

E. Right to Fair Elections.

The people of the City of Glenwood Springs have a right to fair elections, which shall include but not be limited to the right to an electoral process free from undue corporate influence. That right shall

also include, without limitation, that the authority to make campaign contributions to any local candidate or local issue committee shall be exercised only by registered electors of the City otherwise qualified under Colorado law, or a company that has their primary business street address within the City (a Local Business). No person shall make, and no candidate, candidate committee, or issue committee shall accept, a contribution from anyone other than such registered elector or Local Business. Local Businesses under common control shall be counted as one entity in determining contribution limits. Labor unions, political action committees, political parties, and all other campaign funding entities shall be prohibited from donating to local candidate and issue campaigns or spending money to influence the outcome of any local ballot measure or candidate, as those contributions unfairly influence electoral outcomes and undermine the peoples' right to fair elections.

F. Privacy

The City shall not sell, share, give away, or disclose the personally identifiable data of City residents, or allow a third-party to do so, unless federal or state law requires such action, explicitly permits such action, or establishes that data to be a public record. No such data, gathered without the explicit consent of the citizen, shall be retained for more than 30 days, unless it is the subject of a criminal or civil investigation or action.

No surveillance equipment or software shall be purchased, leased, rented, borrowed, accepted, or otherwise acquired or used by the City without a single-subject public hearing at which the City shall disclose the type of equipment or software, the cost, the purpose, the location at which the equipment will be used, the nature and type of data to be collected, how and for what duration the data will be retained, safeguarded, and used, whether any third-party other than the City will have access to the data, and the identity of all such third-parties.

Any procurement by the City of surveillance equipment or software shall require prior notice to the public, a meaningful opportunity to comment, and the affirmative approval of Council.

Surveillance equipment and software is defined to mean anything that gathers personally identifiable information about City citizens without their explicit consent, including but not limited to facial recognition technology, license plate readers, biometric information, or interception of wireless or wired communications.

No registration, account, or disclosure of personally identifiable information shall be required to view records placed on-line by the City.

G. Right of Local Community Self-Government

The people's right of local community self-government includes but is not limited to their power to compel their government to protect their rights, health, and safety.

H. Right to Enforcement.

The people of the City of Glenwood Springs possess the right to enforce their rights expressed in this Charter. If the City fails to enforce or defend these rights, or, a court fails to uphold these rights, any natural person may enforce these rights through direct action or via a suit at law or in equity as a private attorney general plaintiff, for damages and costs of litigation, including, without limitation, expert and attorney fees.

ARTICLE I. GENERAL PROVISIONS

Sec. 1.1 Name and boundaries.

The municipal corporation heretofore existing as the City of Glenwood Springs, which is located in Garfield County, State of Colorado, shall remain and continue as a body politic and corporate and under this Charter be known as the City of Glenwood Springs~~, with the same boundaries, until changed in a manner authorized by law.~~

Sec. 1.2 Powers.

The City shall have all the power of local self-government and home rule and all power possible for a city to have under the Constitution and laws of the State of Colorado. The enumeration of particular powers in this Charter is not exclusive of others.

Sec. 1.3 Rights and liabilities.

By the name of the City of Glenwood Springs, the municipal corporation shall have perpetual succession; shall own, possess and hold all property, real and personal heretofore owned, possessed and held by the City, and does assume and shall manage and dispose of all trusts in any way connected therewith; shall succeed to all the rights and liabilities; shall acquire all benefits and does assume and shall pay all bonds, obligations, and indebtedness of the City; may, by the name of the City of Glenwood Springs, sue and defend, purchase, receive, hold and enjoy, or sell and dispose of real and personal property, and shall have a common seal and alter the same at pleasure.

Sec. 1.4 Present ordinances in force.

All ordinances of the City in force at the time that this Charter becomes effective shall continue in force, except as they may conflict with the provisions of this Charter, or shall be amended or repealed by ordinance enacted under authority of this Charter.

ARTICLE II. ELECTIONS

Sec. 2.1 Colorado Municipal Election Laws adopted.

City elections shall be governed by the Uniform ~~Colorado Municipal~~ Election Code of 19~~65~~92 as now existing, or hereafter amended or modified, except as otherwise provided in this Charter, or by ordinance.

Sec. 2.2 ~~Registrations, judges and clerks.~~ Deleted as unnecessary

~~The establishment of the regulations on registration, judges, and clerks, and the conducting of elections shall be governed by the Colorado Municipal Election Code of 1965 as now existing, or hereafter amended or modified, except as otherwise provided in this Charter, or by ordinance~~.

Sec. 2.3 Election date.

A general municipal election shall be held biennially on the first Tuesday in the month of April in odd numbered years. Special municipal elections shall be held in accordance with the provisions of this Charter. The polling places shall be open from seven a.m. to seven p.m. on election days.

(15-04, §1; 15-07, §1)

Sec. 2.4 Special elections.

Any special municipal election shall be called by resolution or ordinance of the Council ~~at least ninety (90) days in advance of such election, or~~ as provided ~~stipulated~~ in the ~~Colorado Municipal Election Code or the~~ Uniform Election Code of 1992~~the Colorado Revised Statutes~~, as amended from time to time. The resolution or ordinance calling a special municipal election shall set forth the purpose of such election.

(15-07, §1)

Sec. 2.5 Election wards.

The City, as its corporate limits are now established, or may hereafter be extended or changed, is hereby divided into five wards.

~~with numbers and boundaries as follows:~~

~~**WARD 1**~~

~~All that area southerly and westerly of a line starting at the intersection of the westerly City Limits line southerly of the Colorado River, extended north, and the centerline of the Colorado River, then easterly along the centerline of the Colorado River to the intersection of the centerlines of the Colorado River and Grand Avenue (State Highway 82), then southerly along the centerline of Grand Avenue to the intersection of the centerlines of Grand Avenue and 14th Street, then westerly along the centerline of 14th Street to the centerline of Coach Don Miller Drive, then westerly and southerly along the centerline of Coach Don Miller Drive to the intersection of the centerline of Coach Don Miller Drive and the northerly line of the parcel of City owned land located at 1477 Riverside Drive (Kline Family LLC Parcel) extended easterly , then westerly along the northerly line of the parcel of City owned land located at 1477 Riverside Drive to the centerline of the Roaring Fork River, then southerly along the centerline of the Roaring Fork River to the intersections of the centerlines of the Roaring Fork River and 27th Street, then westerly along the centerline of 27th Street to the intersection of the centerlines of 27th Street and Midland Avenue, then southerly along the centerline of Midland Avenue to the intersection of the centerline of Midland Avenue and the southerly line, extended easterly, of the parcel of land platted as Riverview Terrace.~~

~~**WARD 2**~~

~~All of that area northerly and westerly of a line starting at a point on the centerline of the Colorado River, said point being south of the western most point on the City Limits line northerly of the Colorado River, then easterly along the centerline of the Colorado River to the intersection of the centerlines of the Colorado River and Devereux Road, then northerly along the centerline of Devereux Road to the intersection of the centerlines of Devereux Road and State Highway 6, then westerly along the centerline of State Highway 6 to the intersection of the centerlines of State Highway 6 and Traver Trail, extended southerly, then northerly along the centerline of Traver Trail to the intersection of the centerlines of Traver Trail and Transfer Trail, extended southerly, then northerly along the centerline of Transfer Trail to the intersection of the centerline~~

~~of Transfer Trail and the City Limits line located on the westerly line of Lot 2, Section 4, T.6 S., R. 89 W., 6th PM~~

~~**WARD 3**~~

~~All that area northerly and easterly of a line starting at the intersection of the centerline of 14th Street, extended easterly, and the easterly City Limits line, then westerly along the centerline of 14th Street to the intersection of the centerlines of 14th Street and Grand Avenue (State Highway 82), then northerly along the centerline of Grand Avenue to the intersection of the centerlines of Grand Avenue and the Colorado River, then westerly along the centerline of the Colorado River to the intersection of the centerlines of the Colorado River and Devereux Road, then northerly along the centerline of Devereux Road to the intersection of the centerlines of Devereux Road and State Highway 6, then westerly along the centerline of State Highway 6 to the intersection of the centerlines of State Highway 6 and Traver Trail, extended southerly, then northerly along the centerline of Traver Trail to the intersection of the centerlines of Traver Trail and Transfer Trail, extended southerly, then northerly along the centerline of Transfer Trail to the intersection of the centerline of Transfer Trail and the City Limits line located on the westerly line of Lot 2, Section 4, T.6 S., R. 89 W., 6th PM~~

~~**WARD 4**~~

~~All that area southerly and easterly of a line starting at the intersection of the centerline of 14th Street, extended easterly, and the easterly City Limits line, then westerly along the centerline of 14th Street to the centerline of Coach Don Miller Drive, then westerly and southerly along the centerline of Coach Don Miller Drive to the intersection of the centerline of Coach Don Miller Drive and the northerly line of the parcel of City owned land located at 1477 Riverside Drive (Kline Family LLC Parcel) extended easterly, then westerly along the northerly line of the parcel of City owned land located at 1477 Riverside Drive to the centerline of the Roaring Fork River, then southerly along the centerline of the Roaring Fork River to the intersection of the centerline of the Roaring Fork River and the easterly line of Rosebud Cemetery, extended south.~~

~~**WARD 5**~~

~~All that area southerly and westerly of a line starting at the intersection of the centerline of Midland Avenue and the southerly line, extended easterly, of the parcel of land platted as Riverview Terrace, then northerly along the centerline of Midland Avenue to the intersection of the centerlines of Midland Avenue and 27th Street, then easterly along the centerline of 27th Street to the intersection of the centerlines of 27th Street and the Roaring Fork River, then southerly along the centerline of the Roaring Fork River to the intersection of the centerline of the Roaring Fork River and the easterly line of Rosebud Cemetery, extended south, then north along the extended easterly line of Rosebud Cemetery to the intersection of the extended easterly line of Rosebud Cemetery and the centerline of South Grand Avenue (County Road 154), then southerly along the centerline of South Grand Avenue and County Road 154 to the intersection of the centerline of County Road 154 and the southerly line of the Deerwalker Subdivision, extended north, then southerly along the southerly line of the Deerwalker Subdivision to the intersection of the southerly line of the Deerwalker Subdivision and the Roaring Fork River, then southerly along the centerline of the Roaring Fork River to the intersection of the centerline of the Roaring Fork River and the south line of Section 27, T.6 S., R. 89 W., 6th PM.~~

~~The aforementioned ward boundaries shall be effective commencing with the general municipal election on November 5, 1985.~~

The Council shall have the authority, and is hereby directed to realign and redistrict the above said wards at such time as the growth, redistribution of population or otherwise requires the same, provided, however, that:

(a) The number of wards shall not be reduced to less than five;

(b) The same shall be accomplished by ordinance effective more than one year preceding any general municipal election date; and

(c) All wards shall be contiguous, compact and have approximately the same number of voters as determined by the number registered to vote in the preceding general municipal election.

(Amend. No. 1, 8-7-73; Res. No. 85-13, § 1; 15-07, §1; A. 24-04, § 1)

Sec. 2.6 Elective officers.

The elective officers of the City shall be seven Councilpersons. One member of Council shall be nominated and elected from each of the several wards of the City and the remainder of the members of Council shall be nominated and elected from the City at large.

(15-07, § 1)

See. 2.7 Nominations for elective municipal office.

Nominations for elective municipal office shall be by petition as provided by the Uniform ~~Colorado Municipal~~ Election Code of 1992~~65~~, as now existing, or hereafter amended or modified, and except as otherwise provided in this Charter or by ordinance.

ARTICLE III. CITY COUNCIL

Sec. 3.1 City council.

All powers of the City not otherwise limited or conferred upon others by this Charter shall be vested in a Council consisting of seven members. Council ~~it~~ shall have the power to enact and provide for the enforcement of all ordinances necessary to protect life, health and property; to declare, prevent and summarily abate and remove nuisances; to preserve and enforce good government, general welfare, order and security of the City and the inhabitants thereof, to enforce ordinances and regulations by ordaining fines and sentencing as established in Section 13.12 of this Charter; to provide for the granting of probation and the conditional suspension of sentences by the Municipal Court; and to delegate to boards and commissions, within limitations of the Constitution and this Charter, such functions, powers, and authority of the City as Council~~it~~ deems proper and advisable. No enumeration of particular powers granted to the Council shall be construed to impair any general grant of power herein contained or granted by the Constitution, nor to limit any such grant to powers of the same class or classes as those so enumerated.

(15-07, § 1)

Sec. 3.2 Qualifications of councilpersons.

Each Councilperson, when nominated and elected, or appointed, shall be a registered elector of the City and shall have been registered in and shall have resided in the City for one year immediately preceding each election. No Councilperson shall be a salaried employee of the City or hold any other municipal public office during his term as Councilperson.

(Amend. No. 2, 8-7-73; 29-83)

Sec. 3.3 Mayor and mayor pro tem.

The Mayor shall be the presiding officer and required to vote and shall be elected from the members of the Council at its organizational meeting, by a majority vote, after each general municipal election. The Mayor shall be recognized as head of the City government for all ceremonial and legal purposes, and shall execute and authenticate legal instruments requiring the Mayor's signature as such official.

The Council shall elect a Mayor Pro Tem who shall act as Mayor during the absence of the Mayor with all powers herein granted to the Mayor.

(15-07, § 1)

Sec. 3.4 Terms of office.

At each general municipal election, the terms of office for which the Councilmember shall be elected shall be four years beginning with taking the oath at the first regular meeting of the Council following their election and ending at the first regular meeting of the Council following the general election at which that member is re-elected or replaced with a new council member. ~~:~~

~~Terms of the newly elected members of Council shall begin upon their taking oath at the first regular meeting of the Council following their election. Council members elected at the November 6, 2007 election (Ward 1, Ward 3, Ward 4 and At Large) shall serve until the first regular meeting of the Council after the April, 2011 election. Council members elected at the November 1, 2005 election (Ward 2, Ward 5 and At Large) shall serve until the first regular meeting of the Council after the April, 2009 election.~~

~~At each general municipal election, the terms of office for which the Councilmember shall be elected shall be four years.~~

(Amend. No. 3, 8-17-73; 15-07, § 1; Res. No. 85-13, § 2)

Sec. 3.5 Vacancies.

A Councilmember's office shall become vacant whenever he or she is recalled, dies, becomes incapacitated, resigns, misses three unexcused consecutive regular meetings of the City Council, removes from or becomes a non-resident of the City, or removes from the ward from which he or she was elected. Vacancies shall be filled in the following manner:

(a) Appointment by Council if the vacancy occurs more than ninety days before the next general municipal election. The appointee shall be selected by a majority vote of Council and such appointment shall be made within thirty days after such vacancy occurs. All such appointments shall be until a successor is elected and qualified at the next general municipal election. Vacancies occurring in the offices of Councilpersons elected from the several wards of the City shall be filled as herein provided by the appointment of a person residing in the ward wherein the vacancy occurs and who is otherwise qualified, as provided in Article 3, Section 2, of this Charter. In the event that a vacancy occurs in the office of Mayor, the appointment shall be for the office of Councilperson only and the Mayor Pro-Tem shall assume the duties of Mayor.

(b) By election at the next general municipal election if the vacancy occurs within the ninety days immediately preceding said election.

(c) By election at a special municipal election if three or more vacancies exist at any one time and there will not be a general municipal election within the ninety days immediately succeeding the date that the third vacancy occurred. In the event of such multiple vacancies, Council shall call a special

municipal election to be held within sixty days from the occurrence of the third vacancy to elect a Councilperson to fill each vacated office.

All members of Council elected to fill vacancies as provided in subparagraphs (b) and (c) hereof and those elected subsequent to the filling of a vacancy by appointment as provided in subparagraph (a) hereof shall be elected to fill only the unexpired terms of the offices so vacant.

(24-76, § 1; 37-81, § 2; 29-83, § 2; 15-07 § 1)

Sec. 3.6 Oath of office.

Members of Council and applicable employees of the City shall each take an oath or affirmation before entering upon the duties of his or her office, that he or she will support and uphold the Constitutions of the United States and the State of Colorado, and the Charter and ordinances of the City of Glenwood Springs, and faithfully perform the duties of his or her office.

(15-07, § 1)

Sec. 3.7 Compensation of members of council.

City Council's compensation may be changed by ordinance from time to time; provided, however, that no increase so granted will take effect before the next general election of City Council.

(15-07, § 1)

Sec. 3.8 Council meetings.

(a) The organizational meeting of the Council shall be held at the first regular meeting ~~in April~~ following the regular municipal election. At the organizational meeting, the outgoing City Council shall meet to act upon any ordinances pending on second reading.

After the outgoing Council has performed the foregoing duties, the outgoing Council shall adjourn sine die, new members of the incoming Council shall take the oath of office as provided in Section 3.6 of the Charter, and the incoming Council shall henceforth assume all powers and duties as set forth herein.

(b) Council meetings shall be held in the Council Chambers at the City Hall, or other designated assembly room. The regular meetings of the Council shall be not less than twice a month and shall be held on the first and third Thursday of each month unless changed by ordinance of the City Council. All regular and special meetings of the Council shall be open to the public.

(c) A majority of the ~~Four (4)~~ members of Council shall constitute a quorum for the transaction of business.

(52-87, § 2; 15-07, § 1)

Sec. 3.9 Special meetings.

Special meetings of the Council shall be called by the City Clerk on the written request of the Mayor, or any two members of the Council. ~~, on at least twenty-four hours written notice to each member of the Council., served personally or left at his or her usual place of residence; but a special meeting may be held on shorter notice, if all members of the Council are present or have waived notice thereof in writing~~.

(37-81, § 1; 15-07, § 1)

Sec. 3.10 Council-administration relations.

Except for the purpose of inquiry, the Council and its members shall deal with the administrative functions of the City solely through the City Manager and neither the Council nor any member thereof shall give orders to any of the subordinates of the City Manager.

Sec. 3.11 Independent audit.

An independent audit of all financial affairs of the City shall be made by registered or certified public accountants experienced in the municipal accounting selected by the Council:

(1) Annually, and

(2) Upon the termination of the employment of the Director of Finance, or the City Manager, or both, more than ninety (90) days after or more than thirty (30) days before the effective date of the nearest annual audit.

(27-79, § 1)

ARTICLE IV. ORDINANCES

Sec. 4.1 When required.

All legislative enactments of the Council must be in the form of ordinances. Legislative enactments as used herein shall include, but not be limited to, every act making an appropriation, levying a tax, authorizing the borrowing of money, creating an indebtedness, establishing any rule or regulation for the violation of which a penalty is imposed, or placing any burden upon or limiting the use of private property.

Sec. 4.2 Voting.

A roll call or electronically displayed vote of Council shall be taken upon the first and second introductions of all ordinances and the "yeas" and "nays" entered upon the minutes or records of the Council proceedings. Except as otherwise provided in this Charter, passage of every ordinance upon first reading shall require the affirmative vote of a majority of Council present and entitled to vote thereon, and final passage of every ordinance shall require the affirmative vote of a majority of the entire Council entitled to vote thereon.

Every member, when present, must vote upon ordinances, except that a member who has a personal or private interest in any ordinance proposed or pending before the Council shall disclose this fact to it and shall not be entitled to vote thereon; provided, however, should any member entitled to vote thereon fail to vote, his or her vote shall be recorded in the affirmative.

(15-07, § 1)

Sec. 4.3 Form of ordinance.

Every ordinance shall be introduced in written or printed form. The enacting clause of all ordinances shall be, "THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS."

Sec. 4.4 Procedure of passage.

The course that an ordinance shall take for passage shall be:

(a) Introduction at any regular or special meeting by any member of the Council.

(b) At the first introduction, reading the title and number only and ~~, unless a Council member or citizen in attendance requests a reading in full of any ordinance except standard codes proposed to be adopted by reference pursuant to Section 4.6 of this Charter;~~ at least one (1) digital ~~electronic~~ or paper copy of all ordinances shall be available at the meeting for public inspection, and ~~except for standard codes to be adopted by reference pursuant to Section 4.6,~~ either a digital or paper copies of ordinances shall be furnished to each member of Council.

(c) Passage or rejection on first reading by a roll call or electronically displayed vote of the City Council.

(d) If passed upon first introduction, the title of the ordinance shall be published, or the title of an amendment thereto, together with a statement that the text is available for public inspection and acquisition in the office of the City Clerk. Except for standard codes adopted by reference pursuant to Section 4.6, the full ordinance shall also be electronically displayed.

(e) Introduction a second time at a regular or special meeting of Council, ~~held not earlier than seven days~~ after publication, for final passage or rejection by roll call or electronically displayed vote of the Council.

(f) At the second introduction, reading of the title and number of the ordinance.

(g) Final passage or rejection by roll call or electronically displayed vote of the Council.

(h) An ordinance may be amended as to form at the second introduction by a roll call or electronically displayed vote of the Council.

(i) After final passage, the ordinance shall be published by title and number, with notice that the text of any amendments as to form enacted upon the second introduction are available in full text in the office of the City Clerk.

(j) Appropriation ordinances are excepted from the provisions of (d) and (e) above. The annual appropriation ordinance shall be passed at a meeting of Council on or before the first regular meeting of December of each year. The annual appropriation ordinance may be introduced by the reading of its title and number, ~~unless a member of Council or citizen attending the meeting requests a reading in full~~; each member of Council shall be furnished with one (1) paper or digital copy of the appropriation ordinance, and at least one (1) electronic or paper copy shall be available at the meeting for public inspection.

(k) An ordinance, when passed, shall take effect and be in force ten (10) days after final publication except for ordinances necessary for the immediate preservation of the public peace, health or safety, which shall take effect upon final publication if they are approved by at least five (5) members of Council on final reading. Such excepted ordinances shall contain a finding that Council deems the passage of the ordinance to be necessary for the immediate preservation of public peace, health or safety, and a brief statement in support of this finding, which shall be conclusive.

(24-76, § 2; 15-07, § 1)

Sec. 4.5 Disposition.

A true copy of every ordinance, as adopted by Council, shall be numbered and recorded, and adoption shall be authenticated by the signatures of the Mayor and the City Clerk and proof of publication by the certificate of the publisher, respectively. Original ordinances and the proofs of publication for the same shall be kept and be available for public inspection in the office of the City Clerk which inspection may be by electronic means.

(37-81, § 1; 15-07, § 1)

Sec. 4.6 Codes published by reference.

Standard codes, promulgated by the Federal Government, the State of Colorado, or any agency of either, or by any municipality within the State of Colorado, including the City of Glenwood Springs, or by recognized trade or professional organizations, or amendments or revisions thereof may be adopted by reference; providing the publication of the adopting ordinance shall advise that copies of the code to be adopted by reference are available for inspection at the office of the City Clerk and providing that any penalty clause in said codes may be adopted only if set forth in full and published in the adopting ordinance.

(37-81, § 1)

Sec. 4.7 Severability of ordinances.

Unless an ordinance shall expressly provide to the contrary, if any portion of an ordinance or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect the remaining portions or applications of the ordinance which can be given affect without the invalid portion or application; provided such remaining portions or applications are not determined by the court to be inoperable, and to this end ordinances are declared to be severable.

Sec. 4.8 Ordinances, resolutions and motions.

All actions of the Council not required by this Charter to be in the form of ordinances, may be in the form of resolutions and motions, on which the "yeas" and "nays" shall be entered upon the minutes or records of the Council proceedings. Every member, when present, must vote upon ordinances, resolutions and motions, except that a member who has a personal, private or conflict of interest in any ordinance, resolution and motion proposed or pending before the Council shall disclose this fact to it and shall not be entitled to vote thereon; provided, however, should any member entitled to vote thereon fail to vote, his vote shall be recorded in the affirmative.

(15-07, § 1)

ARTICLE V. INITIATION, REFERENDUM AND RECALL

Sec. 5.1 Citizen initiative and referendum.

A ballot question, new ordinance, or a referendum on an enacted effective ordinance may be initiated by citizen petition to the electorate, as hereafter provided; or the Council may, on its own motion, submit an ordinance, question or issue to the electorate as hereafter provided.

(15-07, § 1)

Sec. 5.2 Petition requirements.

A citizen initiated petition shall be signed by registered electors in a number not less than five percent (5%)of the number of persons who were registered electors of the City as of the date of the last regular City election, and all signatures on said petition shall be obtained within twenty-one (21) days before the date of filing the petition with the City Clerk. Any such petition shall be addressed to the Council and may be the aggregate of two or more petition papers identical as to content and simultaneously filed by one person. An initiated petition shall set forth in full the proposed ordinance, and no petition shall propose to initiate more than one ordinance. A referendum petition shall identify the ordinance, or part thereof, or code section it proposes to have repealed or amended. Each signer of a petition shall sign his or her name, the date and his or her place of residence by street and number. To each petition paper there shall be attached a sworn affidavit by the circulator thereof stating the number of signers thereof, that each signature thereon is the genuine signature of the person whose name it purports to be and that it was made in the presence of the affiant. Such petition shall be filed with the City Clerk who shall, within fifteen (15) days, canvass the signatures thereon. If the petition does not contain a sufficient number of signatures or qualified electors of the City, or any other error or insufficiency shall be found in the petition, the City Clerk shall notify forthwith, by regular or electronic mail, the person filing such petition. Fifteen (15) days from the date of mailing such notice shall be allowed for the filing of supplemental or corrected petition papers. When a petition with sufficient signatures is filed within the time allowed by this section, the City Clerk shall present the petition to the Council at its next regular meeting.

(37-81, § 3; 15-07, § 1)

Sec. 5.2.1 Time for submission of referendum petitions.

Any person seeking a referendum on an enacted, effective ordinance shall submit to the City Clerk a written notice of intent to circulate a referendum petition within ten (10) days after final publication of the subject ordinance. The petitioner shall then submit the referendum petition within twenty-one (21) days of submission of the notice of intent to circulate.

(28-91, § 2; 15-07, § 1)

Sec. 5.3 Council procedure on petitions.

Upon presentation to the Council of a citizen petition by the City Clerk the Council shall, within thirty (30) days, either:

(a) Adopt the ordinance as submitted by an initiated petition;

(b) Repeal the ordinance, or part thereof, referred to by a referendum petition; or

(c) Determine to submit to the electors the question as set forth in the petition.

(37-81, § 3; 07-15, § 1)

Sec. 5.4 Submission of ordinances to electors.

All ordinances, or parts thereof, be they initiated, referred or upon motion of Council, shall be submitted at the next regular City election held in the City for any other purpose or in the discretion of the Council at a special election called for that specific purpose. If no ~~regular or special~~ election is to be held in the City for any other purpose within one hundred fifty (150) days from the time the petition is presented to the Council, and it does not enact or repeal the ordinance, or part thereof, referred to by a petition, then the Council shall by resolution or

ordinance call a special election for the submission of the question to the electors, which said election shall be held within ninety (90) days from such date of presentation. The results of all elections held under the provisions of this section shall be determined by a majority vote of the electors voting thereon.

(15-07, § 1)

Sec. 5.5 Miscellaneous provisions on petitions.

An ordinance adopted by the electorate may not be amended or repealed for a period of six (6) months after the date of the election at which it was adopted; provided, however, Council may make technical changes in such an ordinance by amendment thereof, which, by change of conditions or circumstances, or otherwise, are necessary to give full effect thereto. An ordinance repealed by the electorate may not be re-enacted for a period of six (6) months after the date of the election at which it was repealed. Any ordinance, however, may be adopted, amended or repealed at any time by appropriate referendum or initiatory procedure in accordance with the foregoing provisions of this Charter, or if submitted to the electorate by the Council on its own motion. If two or more ordinances adopted at the same election shall have conflicting provisions, the provisions in the ordinance receiving the highest number of affirmative votes shall govern.

(15-07, § 1)

Sec. 5.6 Ordinances excepted.

Anything to the contrary notwithstanding, ordinances authorizing the issuance of bonds, levying taxes, the annual appropriation ordinances and those ordering improvements initiated by petition to be paid for by special assessments and those declaring an emergency shall be excepted from the referendum.

Sec. 5.7 Recall.

Every elective officer of the City may be recalled at any time after six (6) months in office by the electors entitled to vote for a successor of such incumbent through the procedure and in the manner provided for in Article XXI of the Constitution as now existing, or as may hereafter be amended or modified.

(29-83, § 4).

Sec. 5.8 Recall procedure by council.

The Council may provide by ordinance such further recall procedure as may be deemed necessary as long as it is not inconsistent with the Constitution or this Charter. However, in no event shall an ordinance require any recall petition to be signed by more than twenty-five percent (25%) of the electors of the entire vote cast at the last preceding election for all candidates for the office.

After one (1) recall petition and election, no further petition shall be filed against the same officer during the term for which he was elected, unless the petitioners signing said petition shall equal fifty percent (50%) of the votes cast at the last preceding general election for all candidates for the office.

Article VI. CITY ADMINISTRATION

Sec. 6.1 City manager.

The City Manager shall be the chief administrative officer of the City and shall reside within a ten-mile radius of the corporate limits of the City.

(29-83, § 5)

Sec. 6.2 Appointment and qualifications.

The Council by majority vote shall appoint a City Manager within one hundred twenty (120) days after any vacancy exists in such position, who shall serve at the pleasure of a majority of the Council at a salary to be fixed by the Council. He or she shall be selected on the basis of executive and administrative qualifications with special reference to actual experience in and knowledge of accepted practice in respect to the duties of the office.

(24-76, § 3; 15-07, § 1)

Sec. 6.3 Absence of city manager.

The City Council may appoint or designate an acting City Manager during any period of vacancy in the office, or during the absence of the City Manager from the City. In addition, for short temporary absences not exceeding twenty-one (21) days, the City Manager may appoint an acting City Manager. Such acting City Manager shall, while in such office, have all the responsibilities, duties, functions, protections, and authority of the City Manager.

(Res. 77-18(A), § 1)

Sec. 6.4 Powers and duties.

The City Manager shall be responsible to the Council for the efficient administration of all affairs of the City placed in his or her charge, and to that end shall have the power and duty to:

(a) Enforce the laws and ordinances of the City.

(b) Appoint, subject to the provisions of this Charter, all the officers and employees of the City, except where this Charter expressly provides otherwise. The City Manager may remove, suspend, demote or discipline any officer or employee of the City, except such as are appointed by Council.

(c) Make appointments on the basis of executive and administrative ability and the training and experience of such appointees in the work which they are to perform.

(d) Prepare a proposed budget annually and submit it to the Council and be responsible for the administration of the budget after its adoption.

(e) Prepare and submit to the Council as of the end of the fiscal year a complete report on finances and administrative activities of the City for the preceding year and, upon request of the Council, make written or verbal reports at any time concerning the affairs of the City under the City Manager's supervision.

(f) Keep the Council advised of the financial condition and future needs of the City and make such recommendations to the Council as the City Manager may deem necessary or expedient.

(g) Exercise supervision and control over all executive and administrative departments and recommend to the Council any proposal the City Manager thinks advisable to establish, consolidate or abolish administrative departments.

(h) Enforce all terms and conditions imposed in favor of the City or its inhabitants in any contract or public utility franchise and, upon knowledge of any violation thereof, report same to the Council for such action and proceedings as may be necessary to enforce the same.

(i) Attend Council meetings and participate in discussions with the Council in an advisory capacity.

(j) Be responsible for the establishment and maintenance of a system of accounts of the City which shall conform to any uniform system required by the Council and to generally accepted principles and procedures of governmental accounting.

(k) Be responsible for City purchases and for engineering, architectural and maintenance, construction and equipment services required by the City.

(l) For such other duties as may be prescribed by this Charter, by ordinance, or by Council.

(27-79, § 2; 15-07, § 1)

Sec. 6.5 Director of finance and city clerk.

There shall be a Director of Finance and a City Clerk who shall be appointed by the City Manager, to serve at the pleasure of the City Manager. The City Manager may also appoint a deputy or deputies to serve under the Director of Finance or the City Clerk who shall have the authority to act in the absence of the Director of Finance or the City Clerk, respectively.

(37-81, § 4)

Sec. 6.6 Duties and powers of director of finance and city clerk.

(a) The Director of Finance shall be the City Treasurer with the power to administer oaths and take acknowledgments under the seal of the City. The Director shall keep and supervise all financial accounts, receive and have custody of all monies of the City, collect all City taxes, electrical fees, water fees and other charges for City services, issue licenses and collect fees therefore, and perform such other duties pertaining to the Department of Finance as are specified in this Charter or required by ordinance or assigned by the City Manager.

(b) The City Clerk shall be the Clerk of the Council with the power to administer oaths and take acknowledgments under seal of the City. The Clerk shall make and keep all records of the City and publish notice on behalf of the City not specifically entrusted to or required of any other department by this Charter or by ordinance. The Clerk should perform such other duties pertaining to the City records as are specified in this Charter or by ordinance or assigned by the City Manager.

(27-79, § 3; 29-83, § 6; 15-07, § 1)

Sec. 6.7 Departments created.

(a) The administrative functions of the City shall be performed by such departments as may hereafter be established by ordinance. Upon recommendation of the City Manager, the Council may, by ordinance, establish departments necessary to perform and carry out the City's lawful functions, and the Council may, by ordinance, consolidate or merge ~~any~~ departments.

(b) Residency requirements for all members of the police and emergency services departments shall be specified in the City of Glenwood Springs Employee Handbook.

(c) In the employment of persons to work for the City, whether by contract or otherwise, all other things being equal, preference shall be given to the residents of the City.

(27-79, § 4; 24-76, § 4; Res. No. 77-18A, § 2; 29-83, §§ 7, 8; 32-94, § 1)

ARTICLE VII. BOARDS AND COMMISSIONS

Sec. 7.1 General provisions.

The Council may establish Boards and Commissions and provide for their powers and duties, and the Council may consolidate, merge, or abolish any of the said Boards or Commissions. The establishment, consolidation, merger, or abolishment of any Boards or Commissions shall be accomplished only by ordinance. Unless otherwise required by law or this Charter, all Boards and Commissions shall be appointed by the Council. Initial appointments by the Council shall specify the term of office of each individual in order to achieve overlapping tenure. All members shall be subject to removal by the appointing authority. The Council shall make appointments to fill vacancies for unexpired terms. Except as otherwise provided in this Charter, each Board and Commission shall choose its own chairman and vice-chairman from its members and operate in accordance with the rules of procedures set forth by the appointing authority.

All meetings shall be open to the public. Copies of all records and minutes of all meetings shall be kept and placed in the office of the City Clerk or in the office of the Department staffing the Board or Commission for public inspection. Reports shall be made to the Council as the Council shall require.

(37-81, § 1; 15-07, § 1)

Sec. 7.2

~~**Services provided.**~~

~~The Council may provide by ordinance for the planning, establishment, and supervision of a community recreation program and for equipping and maintaining City-owned or controlled parks, recreational areas and facilities, in and outside the City, which functions shall be under the direction of the City Manager.~~

~~The City may cooperate with other public authorities, organizations, or individuals, in or outside the City, to implement the operations of any programs for the benefit of the public~~.

ARTICLE VIII. CITY ATTORNEY AND MUNICIPAL COURT

Sec. 8.1 Appointment of city attorney.

The Council shall appoint a City Attorney who shall be the legal representative of the City and shall advise the Council and City officials in matters relating to their official powers and duties. The City Attorney shall be an attorney-at-law admitted to practice in Colorado. ~~The Council may provide the City Attorney with such assistants as the Council may deem necessary.~~ The Council shall establish compensation for the City Attorney and special counsel.

(15-07, § 1)

Sec. 8.2 Duties.

The City Attorney or assistants shall represent the City in all legal proceedings; supervise the drafting of all ordinances; and the preparation of all other legal documents. The City Attorney or assistants shall attend all Council meetings and shall perform all services incident to this position as may be required by this Charter or the ordinances of the City.

Sec. 8.3 Special counsel.

The Council may, on its own motion, or upon request of the City Attorney, in special cases employ special counsel to serve under the direction of the City Attorney. Special counsel engaged in regard to irregularities found by audit or any alleged dereliction in the duties of any officer or employee, shall serve independently of the City Attorney.

Sec. 8.4 Municipal court.

There shall be a Municipal Court which shall have jurisdiction to hear and try all alleged violations of this Charter and the City ordinances. The Municipal Court shall have all jurisdiction as is provided under state statutes and rules promulgated by the Colorado Supreme Court. The Municipal Court shall be a qualified Municipal Court of Record and shall keep a verbatim record of all proceedings and evidence at trials by either electric devices or stenographic means. The Council shall provide suitable quarters for the honor and dignity of the Municipal Court and all supplies and things necessary for the proper functioning of the Court.

Sec. 8.5 Qualifications and appointment of municipal judges, assistant municipal judges, and substitute municipal judges.

The Council shall appoint one or more municipal judges and such assistant municipal judges as may be reasonably necessary to insure the prompt and expeditious determination of Municipal Court matters. Council may also appoint substitute municipal judges as circumstances may require in case of temporary absence, sickness, disqualification, or other inability of the presiding or assistant municipal judges to act. Each municipal judge, assistant municipal judge, and substitute municipal judge shall be admitted to and licensed in the practice of law in Colorado so long as such person acts as judge, shall be at least twenty-five (25) years of age at the time the duties of the office are assumed~~, shall reside within a ten (10) mile radius of the corporate limits of the City~~, and shall take the oath of office as set forth in Article III, Section 6, of this Charter.

Each judge shall be appointed for a term of two (2) years, and any vacancy shall be filled by appointment by the Council for the remainder of the unexpired term. The Council shall provide for the salary of each municipal judge or assistant municipal judge which shall be a fixed annual compensation and payable on a monthly basis. The Council may pay any substitute judge, appointed pursuant to this section, proportionate to the services rendered served by such judge.

(27-79, § 5; 29-91, § 2; 15-07, § 1)

ARTICLE IX. CITY FINANCES

Sec. 9.1 Fiscal year.

The fiscal year for the City and of all its agencies shall begin on the first day of January and end on the thirty-first day of December each year.

Sec. 9.2 Annual budget.

On or before the first regular Council meeting in October of each year, the City Manager shall submit to the Council a complete budget for the City for the next fiscal year.

(24-76, § 5; 15-07, § 1)

Sec. 9.3 Scope of the budget.

The budget adopted by the Council shall contain:

(a) An estimate of anticipated revenue from all sources ~~other than the tax levy~~ for the ensuing year.

(b) An estimate of the general fund cash surplus at the end of the current fiscal year, or of the deficit to be made up by appropriation.

(c) The estimated expenditures necessary for the operation of the several departments, offices, and agencies of the City.

(d) Debt service requirements for the ensuing fiscal year.

(e) A program of proposed capital projects for the ensuing year and the five (5) years thereafter, which shall contain estimates of the cost of such projects, together with suggested methods of financing the same. The City Manager shall include those projects previously considered and not abandoned and give reasons therefor. This report may be a part of the budget or a separate report attached thereto.

(f) A balance between the total estimated expenditures including any deficit to be met, and moneys set aside for public improvements and total anticipated revenue, plus any surplus. All estimates shall be in detail showing revenues by source, and expenditures by organizational units, activities, character and object.

Sec. 9.4 Budget hearing.

On receipt of the proposed budget, the Council shall set a day for the hearing of the budget and shall show that such proposed budget is available~~open~~ for inspection by the public in person or electronically. ~~at the office of the Director of Finance~~. Notice of the time and place of such hearing shall be published at least once ten (10) days prior to such hearing.

(37-81, § 1)

Sec. 9.5 Adoption of the budget.

After said public hearing and on or before the first regular meeting of Council in November of each year, the Council shall adopt by resolution the budget for the ensuing fiscal year.

(30-91, § 2; 15-07, § 1)

Sec. 9.6 Annual appropriation.

After said public hearing and on or before the first regular meeting in December of each year, the Council shall pass the annual appropriation ordinance in which shall be appropriated such sums of money as the Council deems necessary to defray all expenses and liabilities of the City during the ensuing year.

The annual appropriation ordinance shall be based upon the budget as adopted, but need not be itemized further than by departments and the major divisions thereof, and by each independent office and agency.

Sec. 9.7 Certification of tax levy.

Not later than the first regular meeting of Council in December of each year, or such other date required by law, the Council shall fix the amount of tax levy which shall be assessed upon each dollar of assessed valuation of all taxable property within the corporate limits of the City, and shall cause the same to be certified to the County as required by law. If the Council should fail in any year to make such levy as above provided, the rate last fixed shall be the rate for the ensuing fiscal year, which rate shall be levied as by law provided.

(15-07, § 1)

Sec. 9.8 General fund.

There is hereby established a fund to be known as the general fund. All revenues not specifically allocated to any other fund shall be placed in the general fund. All general functions of the City shall be financed by expenditures from the general fund.

Sec. 9.9 Contingencies.

The general fund may contain an item for contingencies. Except in those cases where there is no logical account to which an expenditure can be charged, expenditures shall not be charged directly to contingencies; but instead, the necessary part of the appropriation for contingencies shall be transferred to the logical account, and the expenditure charged to such account. No such transfer shall be made without the express approval of the Council, and then only for expenditures which could not readily be foreseen at the time the budget was adopted.

Sec. 9.10 Special funds.

Additional funds which shall be known as special or enterprise funds shall be created by ordinance to provide for moneys to be held for special purposes, such as: depreciation and obsolescence; debt service; equipment and building replacement; special services; local improvements; City-owned utilities; trust funds and endowments; and such other purposes as the Council may determine.

(15-07, § 1)

Sec. 9.11 Capital project fund.

The Council may create a fund to be known as the capital project fund for the purpose of paying the cost of capital improvements, including purchase of land, buildings or equipment, and the improvement and the construction of public works. The Council shall have power to define the rules and regulations pertaining to such fund by ordinance and shall have power to transfer from time to time moneys from the general fund to the capital project fund; however, no monies may be transferred by the Council at any time from the capital project fund to the general fund. Unless unexpended appropriated monies are carried over to the next fiscal year by resolution of the City Council, all monies remaining for an appropriation in the capital project fund at the end of a fiscal year shall revert to the capital project fund balance. Any such monies not appropriated by Council in the budget for the following fiscal year shall automatically become additional monies in the contingency capital project appropriation for that fiscal year.

(37-81, § 6)

Sec. 9.12 Transfer of funds.

The Council may, by the affirmative vote of five (5) or more of the Council, transfer any unencumbered appropriation balance or portion thereof, from one department to another at any time; except that no transfer shall be made from any sinking fund, encumbered fund, or capital project fund.

Sec. 9.13 Additional appropriation.

The Council may make additional appropriations by ordinance during the fiscal year for unanticipated expenditures required of the City, but such additional appropriations shall not exceed the amount by which actual and anticipated revenues of the year are exceeding the revenues as estimated in the budget, unless the appropriations are necessary to relieve an emergency as set forth in the adopting ordinance endangering the public health, peace or safety.

Sec. 9.14 Investments.

Funds on hand which are not then needed in the conduct of the affairs of the City may be invested in securities which are legal investments for public funds under the statutes in effect at the time of such investments. In investing such funds, all other things being equal, preference shall be given to local financial institutions.

(29-83, § 9)

Cross reference(s)—Charter §13.6

ARTICLE X. BONDED INDEBTEDNESS

Sec. 10.1 General Obligation Bonds, Water Extension Bonds, and Sewer Extension Bonds.

Indebtedness and obligations of the City shall be incurred and limited as provided in Articles XI and XX of the Constitution, as now existing or as may hereafter be amended or modified, applicable to towns and cities, except as otherwise provided in this Charter. The Council shall have power to issue general obligation bonds of the City for any public purpose upon the affirmative vote of a majority of the taxpaying electors of the City voting thereon at any special or general election; provided, however, that sewer bonds as well as water bonds need not be so authorized. The total outstanding general obligation indebtedness of the City, other than water bonds or sewer bonds, shall not at any time exceed ten percent (10%) of the assessed valuation of the taxable property within the City as shown by the last preceding assessment for tax purposes. Bonds of the City, other than water bonds and sewer bonds, shall mature in not more than twenty-five (25) years from date and shall be payable in annual installments commencing not later than five (5) years after the date of issue of said bonds. Water bonds and sewer bonds shall mature and be payable as provided by the ordinance authorizing the issuance of said bonds.

(29-83, § 10)

Sec. 10.2 Refunding bonds.

The Council may authorize, by ordinance, without an election, issuance of refunding bonds for the purpose of paying or providing for the payment of, by escrow deposit or otherwise outstanding bonds of the City, including special improvement bonds.

Sec. 10.3 Special and local improvement districts and construction of improvements therein.

The Council shall have the power to establish, by ordinance, improvement districts for the construction of special or local improvements of every land and character. Such districts shall be established in accordance with the provisions of this section.

A. Necessity of District. Council shall, by resolution, determine that it is necessary to form a district by finding:

(1) Such improvement is necessary for the preservation of the public peace, safety, health or welfare, or

(2) A petition requesting improvements signed by the owners of more than fifty percent (50%) of the area of the proposed district, provided that such majority shall include not less than fifty percent (50%) of the landowners residing in the territory.

B. Public Hearing. Such resolution shall include a date, time and place for a public hearing at which all interested parties may appear and give testimony and shall state the method and manner by which Council proposes to assess the property owners in the proposed improvement district. Such resolution shall be published, not less than seven (7) days nor more than fourteen (14) days, prior to the date of the public hearing, in a newspaper of general circulation in the City. In addition, a copy of such resolution shall be mailed by first class mail, postage prepaid, to each property owner to be included within the proposed special improvement district. At the conclusion of the public hearing, the Council shall consider all protests and shall establish or reject all or any part of the proposed district as the interests of the property owners within the proposed district and the general public may best be served.

C. Ordinance Establishing District. In the event Council determines, after the public hearing, to establish an improvement district it shall do so by ordinance. The establishing ordinance shall prescribe the area to be included in the improvement district and the method and manner of making such improvements and assessing the costs of such improvements. The method of assessment shall bear a rational relationship to the benefits to be conferred upon the property to be assessed and may be based upon front footage, assessed valuation or other methods or combination of methods.

D. Financing Improvements. The Council by the establishing ordinance or by subsequent ordinance or both shall provide for the method by which the costs and expenses of the organization of the district and the construction or installation of the improvements shall be made. Those methods may include the issuance of bonds or the funding of the costs and expenses from current appropriations. In the event the costs and expenses are paid from the current appropriations, the interest rate shall be set by Council in accordance with the interest rate which could be earned by the City should those same funds be invested by the City for the same period given the property owners to repay their assessments to the City.

E. Prepayment of Assessments. Property owners shall have the right to pay their individual assessments in full prior to certification of the assessment to the County and such payment in full shall be subject to a discount in an amount to be set by Council not to exceed its proportional share of the interest plus the cost of annual collection.

(29-83, § 11)

Sec. 10.4 Special or local improvement district bonds-general benefits.

In consideration of general benefits conferred on the City at large from the construction or installation of improvements in special or local improvement districts, the Council may levy annual taxes on the taxable property within the City, not exceeding one mill in any one year, to be disbursed as determined by the Council for the paying of such benefits, for the payment of any assessments levied against the City itself in connection with bonds issued for special or local improvement districts and for the purpose of advancing money to maintain current payments of interest and equal annual payments of the principal amount of bonds issued for any special or local improvement district hereafter created.

Sec. 10.5 Bond sales-limitations.

All the terms and conditions of all bonds issued pursuant to the provisions of this Charter shall be fixed by the authorizing ordinance and such bonds shall be sold to the best advantage of the City, provided that refunding bonds may be exchanged, dollar for dollar, for the bonds being refunded. Each bond issue may contain provisions for the redemption of bonds prior to their respective maturity dates on such terms as may be provided by the Council.

(29-83, § 12)

Sec. 10.6 Sales tax revenue securities.

The Council may authorize, by ordinance, without an election, securities made payable solely out of the proceeds of any sales or use taxes, or from any portion, however determined, or any combination, of sales and use taxes ("Sales Tax Revenue Securities"). Sales Tax Revenue Securities include, without limitation, interim or short term securities, and securities extending or funding such interim or short term securities. Sales Tax Revenue Securities may be refunded in the manner provided in Section 10.2. No Sales Tax Revenue Securities shall be issued for a term longer than twenty-five (25) years from the date thereof. Sales Tax Revenue Securities shall not be subject to any restrictions or limitations contained in Section 10.1. Sales or use taxes, or any portion, however determined, or any combination of sales and use taxes may also be pledged as additional security for any other City securities.

(6-83, § 3)

ARTICLE XI. TAXATION

Sec. 11.1 Authority to levy taxes.

The Council may levy and collect taxes for municipal purposes, and it may levy and collect special assessments for local improvements as provided in this Charter or by ordinance; provided, however, that no income tax, sales tax, or cigarette or tobacco tax shall be levied after the adoption of this Charter until it shall have been approved by a majority of the electorate at a regular or special election. This section shall have no effect on any taxes in existence on the effective date hereof.

Sec. 11.2 Authority to acquire property.

In addition to any other power it has to acquire property, the City is hereby authorized to purchase or otherwise acquire property on which there are delinquent taxes and/or special assessments. The City may sell and

dispose of any property acquired under this authority, provided provision for any such sale or disposal is accomplished by ordinance.

ARTICLE XII. FRANCHISES

Sec. 12.1 Granting of franchises.

Any franchise relating to any street, alley, public place or property of the City shall be subject to the initiative and referendum powers reserved to the people under Article V of this Charter and Sec. 1 of Article V of the Colorado Constitution. Such referendum powers shall be guaranteed notwithstanding a recital in an ordinance granting such franchise that such ordinance is necessary for the immediate preservation of the public peace, health and safety. If such a referendum is ordered to be submitted to the registered electors, the grantee of such franchise shall deposit with the Director of Finance the expense, as determined by the Director of Finance, of such submission.

(24-76, § 6; 47-87, § 2)

Sec. 12.2 Present franchises.

All franchise ordinances of the City in effect at the time this Charter is adopted shall remain in full force and effect, according to their provisions and terms, until the expiration date provided in such ordinances, or until such ordinances are amended in order to comply with state and federal law or upon mutual agreement of the City and the franchisee.

(24-76, § 6)

Sec. 12.3 Extension of territory.

With respect to any franchise, after negotiation or mutual agreement, the Council may by ordinance extend the area to include streets, or public places and property not embraced in such franchise, when public convenience and necessity require, subject to all terms and conditions of such original franchises, and coextensive with the terms thereof, without a vote of the qualified taxpaying electors.

Sec. 12.4 Term, compensation, restriction.

No franchise, lease, or right to use the streets, alleys, or the public places or property of the City shall be granted for longer than twenty (20) years. Council's consideration of franchises or leases or other use of the streets, alleys or public spaces shall incorporate shall incorporate the best practices at that time for granting such rights. Every grant of a franchise shall fix the amount and manner of payment of the compensation to be paid by the grantee for the use of the same. This provision shall not exempt the grantee from any lawful taxation upon grantee or grantee's property, nor from any license, charges, or other impositions, levied by the Council, not levied on account of the use granted by the franchise.

(15-07, § 1)

Sec. 12.5 Revocable permits.

The Council may grant permits for the temporary use or occupation of any street, alley, public place or property of the City and establish conditions and compensation to be paid the City therefor.

Sec. 12.6 Condemnation or purchase.

The right of the City to construct, purchase, or condemn any public utility, work or way, as provided by law, is expressly reserved.

Sec. 12.7 Assignment.

Assigning, selling, leasing, or otherwise alienating a franchise shall be considered a forfeiture unless consent is given by the Council by ordinance.

Sec. 12.8 Books and records.

The Council shall cause to be kept in the office of the Director of Finance an indexed franchise record in which shall be transcribed copies of all franchises granted by the City. The record shall be a complete history of all such franchises and shall include a comprehensive and convenient reference to all actions at law affecting the same, copies of all annual and inspection reports, and such other information as the Council may require.

Sec. 12.9 Control of franchise for use of water reserved to city.

No franchise, right, or privilege shall be granted affecting the use of the water belonging to the City, or affecting its water systems, without retaining complete and absolute control in the City.

Sec. 12.10 Common use of facilities.

The Council shall have the power to require any holder of a franchise from the City, or other public utility, to allow the use of its rights-of-way, poles, and wires by any franchise holder, or the City itself, upon payment of a reasonable rental therefor, and the City may, under the terms prescribed by the Council, allow such franchise holders to use rights-of-way, poles, and wires of City-owned utilities.

ARTICLE XIII. MISCELLANEOUS LEGAL PROVISIONS

Sec. 13.1 Water rights in annexation.

The City shall have the power to purchase, or obtain, such existing water rights as may be used upon, or allotted to, any land which is annexed to the City.

Sec. 13.2 Restriction on sales of land and water rights.

Neither lands owned by the City, nor water rights, shall be sold or conveyed without an affirmative vote of a majority of the qualified electors. Nothing in this provision, however, shall prohibit the City from exchanging, or changing point of diversion of water rights without such vote.

The City shall continue to own, operate, repair, and maintain the Glenwood Springs municipal airport, including its facilities, improvements, and runway, in at least the general condition and configuration that existed on January 1, 2021, unless and until most of the qualified electors of the City approve the sale or permanent closure of the airport. Nothing in this provision shall (i) prohibit the City from constructing a tunnel under the airport runway, improving the airport, or extending the runway, or (ii) compel the City to use non-airport enterprise funds to operate, repair, maintain, or improve the airport.

(Amend. of 4-23-2024)

Editor's note(s)—Charter § 13.2 was amended by the voters in a special municipal mail ballot election held on May 3, 2022 and certified on May 13, 2022.

Sec. 13.3 Reserved.

Editor's note(s)—Ord. No. 37-1981, §7, repealed this section which set forth the notice required to be given the city in the event of negligence action claim against the City.

(Res. No. 77-18A, § 4)

Sec. 13.4 Right of eminent domain.

The City shall have the right of eminent domain as provided by the Constitution and the statutes.

Sec. 13.5 Surety bonds.

Except as otherwise provided in this Charter, all officers of the City whose duties involve the custody of public property or the handling of public funds, either by way of receipt or disbursement or both, and all other officers and employees so required by the Council shall, before they enter upon the duties of their respective office, file with the City an official bond, in such form and amount as the Council shall direct and approve. The requirements of this paragraph may be met by the purchase of one or more appropriate blanket surety bonds covering all or a group of City employees and officers.

All official bonds shall be corporate surety bonds and the premium thereon shall be paid by the City. The Director of Finance shall be custodian of all bonds of all officers or employees, except that the City Manager shall be custodian of any bonds pertaining solely to the Director of Finance.

Sec. 13.6 City depository.

The Council shall designate depositories for City funds and shall provide for the regular deposit of all City moneys. The Council shall provide for such security for the City deposits as is authorized or permitted by statute.

Cross reference(s)—Charter §9.14

Sec. 13.7 Contracts with other governmental units.

The Council may, by resolution or by ordinance, enter into contracts or agreements with other governmental units or special districts for the use of buildings, equipment, or facilities, and for furnishing or receiving commodities or services.

Sec. 13.8 Bequests, gifts or donations.

The Council, on behalf of the City, may receive bequests, gifts, and donations of all kinds of property in fee simple or in trust, for public, charitable or other purposes, and do all things and acts necessary to carry out the purposes of such gifts, bequests, and donations, with the power to manage, sell, lease, or otherwise dispose of the same in accordance with the terms of the gift, bequest or trust.

Sec. 13.9 Competitive bidding.

When the City purchases materials or equipment or retains services for ~~twenty five~~one hundred thousand dollars ($100~~25~~,000.00) or more, ample opportunity shall be given for competitive bidding; however, the City need not engage in competitive bidding when purchasing through or from an agency of the state or federal government which engaged in competitive bidding to purchase the equipment or materials, when the City Council determines an emergency exists or when the City Council determines there is only one source for an item. In addition Council may provide for purchase of used equipment at other than competitive bid if it is determined to be to the best advantage to the City. Council shall provide by ordinance for procedures to implement this section.

(24-76, § 7; Res. No. 77-18A, § 5; 27-79, § 6; 29-83, § 13; 19-03 § 1)

Sec. 13.10 Emergency purchases.

In case of emergency affecting the public peace, health, or safety, the Council may waive all provisions for competitive bidding and direct the City Manager, acting as purchasing agent for the City, to purchase necessary supplies in the open market at not more than commercial prices.

Sec. 13.11 City not to pledge credit.

The City shall not lend or pledge the credit or faith thereof, directly or indirectly, in any manner to, or in aid of, any person, company or corporation, public or private, for any amount, or for any purpose whatever; or become responsible for any debt, contract or liability of any person, company or corporation, public or private, in or out of the State.

Sec. 13.12 Penalties for violation of Charter and Municipal Code.

A. Any violation of a provision of this Charter shall be deemed a misdemeanor. Any person convicted of such violation may be punished by fine of not more than One Thousand Dollars ($1,000.00) or by imprisonment for not more than one (1) year.

B Any violation of a provision of the Glenwood Springs Municipal Code as adopted by the City Council from time to time shall be deemed a misdemeanor. Any person convicted of such violation may be punished by a fine of not more than One Thousand Dollars ($1,000.00) or by imprisonment for not more than one (1) year.

(31-83, § 1)

Sec. 13.13 Article and section headings.

The article and section headings used in this Charter are for convenience only, and shall not be considered as part of the Charter.

Sec. 13.14 Amendments.

This Charter may be amended at any time in the manner provided by the Constitution and the Colorado Revised Statutes. Should two or more amendments adopted at the same election have conflicting provisions, the one receiving the largest affirmative vote shall prevail as to those provisions.

Sec. 13.15 Time for Completion or act.~~Saturdays, Sundays, and holidays.~~

Whenever the date fixed by this Charter, or by ordinance, for doing or completion of any act, except a regular City Council meeting, falls on a day when the City's government is not open for regular business or on a Saturday, Sunday or legal holiday, such act shall be done or completed on the next succeeding day the City government is open for regular business which is not a Saturday, Sunday or a legal holiday. Whenever a regular City Council meeting falls on a legal holiday, such meeting shall be continued until the next regularly scheduled city council meeting.

(37-81, § 8)

Sec. 13.16 Zoning.

The Council shall comply with the procedures and ordinances for zoning now or hereafter amended or enacted.

Sec. 13.17 Interpretations.

(a) All words used in this Charter indicating the present tense shall not be limited to the time of the adoption of this Charter but shall extend to and include the time of the happening of any event or requirement for which provision is made herein.

(b) The singular number shall include the plural, the plural number shall include the singular, and the masculine gender shall extend to and include the feminine gender and the neuter.

(c) Definitions. As used in this Charter:

1. "Ad valorem tax" means only the general property tax levied annually on real or personal property listed with the assessor of Garfield County, Colorado; it shall not include any one or more of the following taxes: income tax, sales tax, use tax, excise tax or specific ownership tax on a motor vehicle or trailer. The generality of this definition shall not be restricted by the listing set forth herein.
2. "City" means the City of Glenwood Springs, Colorado, a municipal corporation.
3. "Constitution" and "statute" mean the Constitution and laws of the State of Colorado, respectively, in effect at the time the provision of the Charter containing the words "Constitution" and "statute" are to be applied.
4. "Council" means the City Council of the City of Glenwood Springs, Colorado.
5. "Elector" means any person who is at least eighteen years of age, a citizen of the United States, and who has resided in the State of Colorado for three (3) months and in a ward of the City for thirty-two (32) days immediately preceding the election at which he offers to vote and who is registered to vote.
6. "Person" may extend and be applied to bodies politic and corporate, and to partnerships, and associations as well as to individuals.
7. "Public utility" when used in this Charter means any person, firm or corporation operating heat, power or light systems, communication systems, water, sewer or scheduled transportation systems, and serving or supplying the public under a franchise granted by the City.
8. "Publication" means publishing in a newspaper of general circulation within the City.
9. "State" and "County" mean the State of Colorado and the County of Garfield, respectively.

10. "Taxpaying elector" and "qualified taxpaying elector" means an elector who owns real or personal property within the City and has paid an ad valorem tax thereon in the calendar year last preceding the election or in the calendar year in which the election is held. An elector who is obligated to pay ad valorem taxes under a contract to purchase real property within the City shall be considered as a taxpaying elector or qualified taxpaying elector within the meaning of this definition.
11. "Ward" means a district, the boundaries of which have been established pursuant to Article 2, Section 5, of this Charter or which will be established by Council pursuant to Article 2, Section 5, of this Charter, from which an elective officer or officers shall be elected.
12. "Written" and "in writing," except in reference to signatures, shall include printing, typewriting, engraving, stencil duplicating, lithographing, electronic processing system or any other similar method.

(Amend. No. 4, 8-7-73; 15-07, § 1)

Sec. 13.18 Severability of charter provisions.

If any provision, section, article or clause of this Charter or the application thereof to any person or circumstances shall be found to be invalid by a court, such invalidity shall not affect any remaining portion or application of the Charter which can be given effect without the invalid portion or application, provided such remaining portions or applications are not determined by the court to be inoperable, and to this end this Charter is declared to be severable.

Sec. 13.19 Growth accountability.

Upon City approval of any annexation, or upon approval of any residential or mixed-use housing to be built on City owned land, Council shall, on its own motion, submit the ordinance, question, or issue to the electorate as provided in Article V of this Charter.

Any application for a development permit which includes more than four new dwelling units shall be subject to review by the Planning and Zoning Commission and by Council, and shall require approval by Council.

(Amend. of 4-23-2024)

ARTICLE XIV. Reserved[1]

Certificate of Charter Convention

We, the undersigned, members of the Glenwood Springs Charter Convention, duly elected by the people of Glenwood Springs, Colorado, at a special election held on July 12, 1966, under authorization of Article XX, Constitution of the State of Colorado, to frame a Home Rule Charter for the City of Glenwood Springs, do hereby certify that the foregoing is the proposed Charter as finally approved and adopted by the members of said Convention on the 9th day of September, 1966, for submission to the people of Glenwood Springs at a special election to be held on October 11, 1966.

Done in triplicate at Glenwood Springs, Colorado, this 9th day of September, 1966.

/s/ E.L. Busby President and Chairman	/s/ Kenneth Hollenbaugh

[1]Editor's note(s)—Ord. No. 07-15, § 1, repealed Art. XIV, which pertained to Transitional periods.

/s/ Florence Hitt Secretary	/s/ John Hooker
/s/ Hal Beattie	/s/ James Kennedy
/s/ Henry Bosco	/s/ Jay Kimball
/s/ Charles Casteel	/s/ Stan Kochevar
/s/ Walker Coleman	/s/ John Samuelson
/s/ Cliff Collings	/s/ Ruben Stroh
/s/ William Crutcher	/s/ Margaret Thrall
/s/ Gene Curtis	/s/ Don Vanderhoof
/s/ Warren Ferrin	/s/ Leo Grange
/s/ Roger Henderson	

State of Colorado)

) ss.

County of Garfield)

Subscribed and sworn to before me this 9th day of September, 1966. Ann F. S Skidmore
City Clerk
City of Glenwood Springs,
Colorado

(Seal)

Certificate of Receipt by City Clerk

State of Colorado)

) ss.

County of Garfield)

I hereby certify that the above and foregoing document is the Proposed Charter delivered to me by the Glenwood Springs Charter Convention on the 9th day of September, 1966. Ann F. S Skidmore
City Clerk
City of Glenwood Springs,
Colorado

(Seal)

Results
Certificate of Election

CITY OF GLENWOOD SPRINGS)

COUNTY OF GARFIELD) ss.

STATE OF COLORADO)

I, ANN F. SKIDMORE, City Clerk of the City of Glenwood Springs, Colorado, do hereby certify that the above and foregoing Proposed Charter for the City of Glenwood Springs, Colorado was submitted to the qualified electorate of the City of Glenwood Springs, Colorado, after having been duly published in full three times and a week apart at a Special Municipal Election held in said City on Tuesday, the 11th day of October, 1966, and approved by a majority of those voting thereon, and that the vote for and against said Charter was as follows:

For: 176

Against: 73

I further certify that said Charter was published in full within ten days following said election, the same being October 19, 1966.

WITNESS my hand and seat of the City of Glenwood Springs, Colorado, this 19th day of October. 1966. Ann F. S Skidmore
City Clerk
City of Glenwood Springs,
Colorado

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: The Glen Fee Waiver Request

Action Requested: Consideration of a 75% waiver of system improvement and building permit fees.

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: "The Glen" is the name given to what was formerly known and approved as "Lofts IV," a proposed multifamily development at the vacant corner of East Meadows Drive and Wulfsohn Road approved in 2020. The original approval was for 36 units, but the current proposal has since been reduced to 28 units. The current owners and developers of the property have a mission to provide affordable or middle-income for-sale condominiums for 75% of the development's units.

The Glen proposes the following mix of for-sale condominiums:
1-bed/1-bath: 9
2-bed/2-bath: 16
3-bed/2-bath: 3

The developer's current plans, which may change, are to deed restrict the following unit mix:
1 bed - 7 units
2 bed - 12 units
3 bed - 2 units

Per CHFA guidelines, current estimated incomes for 100% of Area Median Income (AMI) range from $74,000 (for a one-person household) to $95,100 (for a three-person household), and for 140% AMI range from $103,600 (one-person household) to $133,140 (three-person household).

Issues: The City's inclusionary zoning standards require the developers to deed restrict three units to remain affordable to households earning 100% AMI. However, they intend to restrict an additional 18 units to be affordable to households earning 140% AMI, for a total of 75% (or 21) of the condo units being are deed restricted. To recognize the deep housing investment required to deed restrict this many condos, the developer has requested a 75% reduction in system improvement fees and building permit fees for the project. An estimate of the fee request is broken down by line item here:

Fee	Full amount	Waiver request
Water System Improvement Fee (SIF)	$100,593.80	$75,445.35
Sewer SIF	$108,132.95	$81,099.71
School land dedication	$47,179.44	$35,384.58
Parkland dedication	$115,496.00	$86,622.00
Fire/first responder SIF	$35,532.79	$26,649.59
Public art fee-in-lieu	$200.00	$150.00
Building permit fee	$33,486.25	$25,114.69
Building permit plan review fee	$21,766.06	$16,324.55
Total fees	$462,387.29	

Total requested fee waivers	$346,790.47
Estimated balance due	$115,596.82

Final fees may vary slightly from these estimates.

Workforce Housing Fund Advisory Board Recommendation (WHFAB):

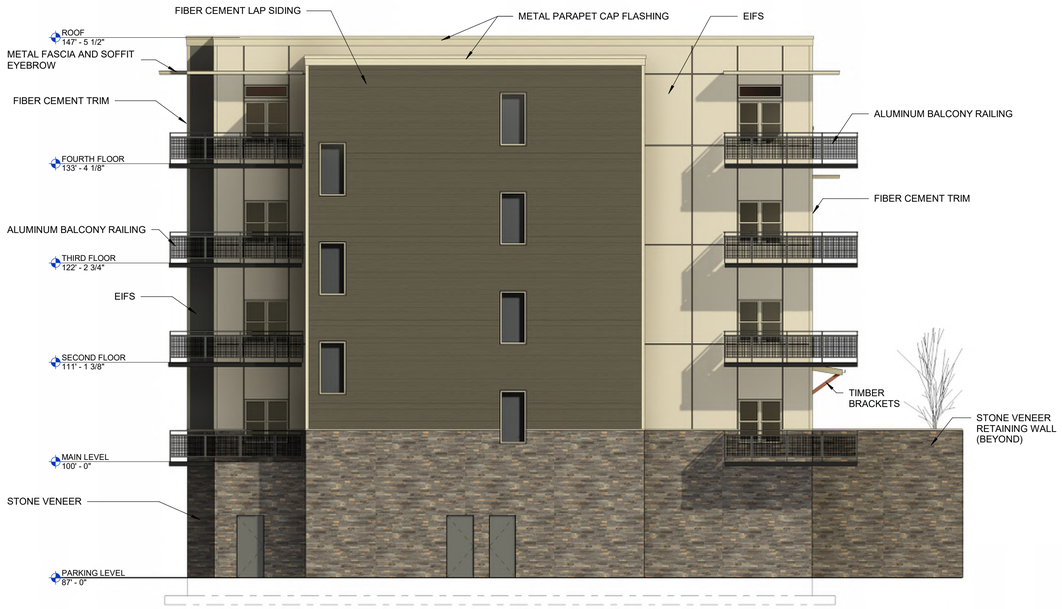
At the WHFAB's March 10 meeting, they unanimously recommended that City Council approve the fee waiver request using the Workforce Housing Fund (WHF) to backfill the fees. Their recommendation was based on the understanding that the project would be condominiumized and deed restricted as described.

City Council has the authority to reject the fee waiver request, to waive the fees while backfilling them from the WHF, or to waive them without backfilling them.

Fiscal Impact: The WHF is projected to have a balance at the end of 2026 of about $969,000, including Canyon Vista and all other expenditures aside from today's request. If today's request were granted at the full amount, the projected balance of the WHF would be $689,721 at the end of 2026. Although uncertainty abounds, Glenwood is seeing strong advance booking for summer lodging, and accommodations tax revenue is forecasted to be marginally better than last year.

Legal Review: Legal will prepare an "affordable housing incentive agreement" between the City and developer if City Council opts to waive fees.

Staff Recommendation: Staff defers to Council.



2 NORTH ELEVATION

1/8" = 1'-0"

1 WEST ELEVATION

1/8" = 1'-0"

pure design
Architecture & Interiors
Pushing the Limits of Modular Design
1330 BURLINGTON STREET, SUITE 201
NORTH KANSAS CITY,
MISSOURI 64116
816.715.1392

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

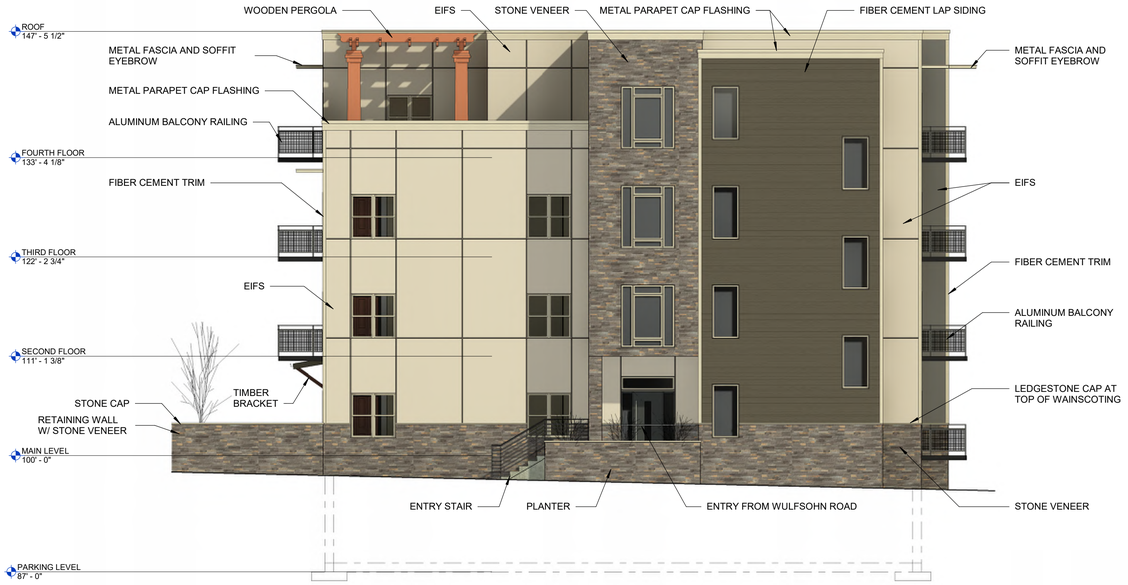
LOT 8

GLENWOOD SPRINGS, CO

JOB NO: 00.000
DATE: 03.17.2025
ISSUE RECORD: SD PACKAGE

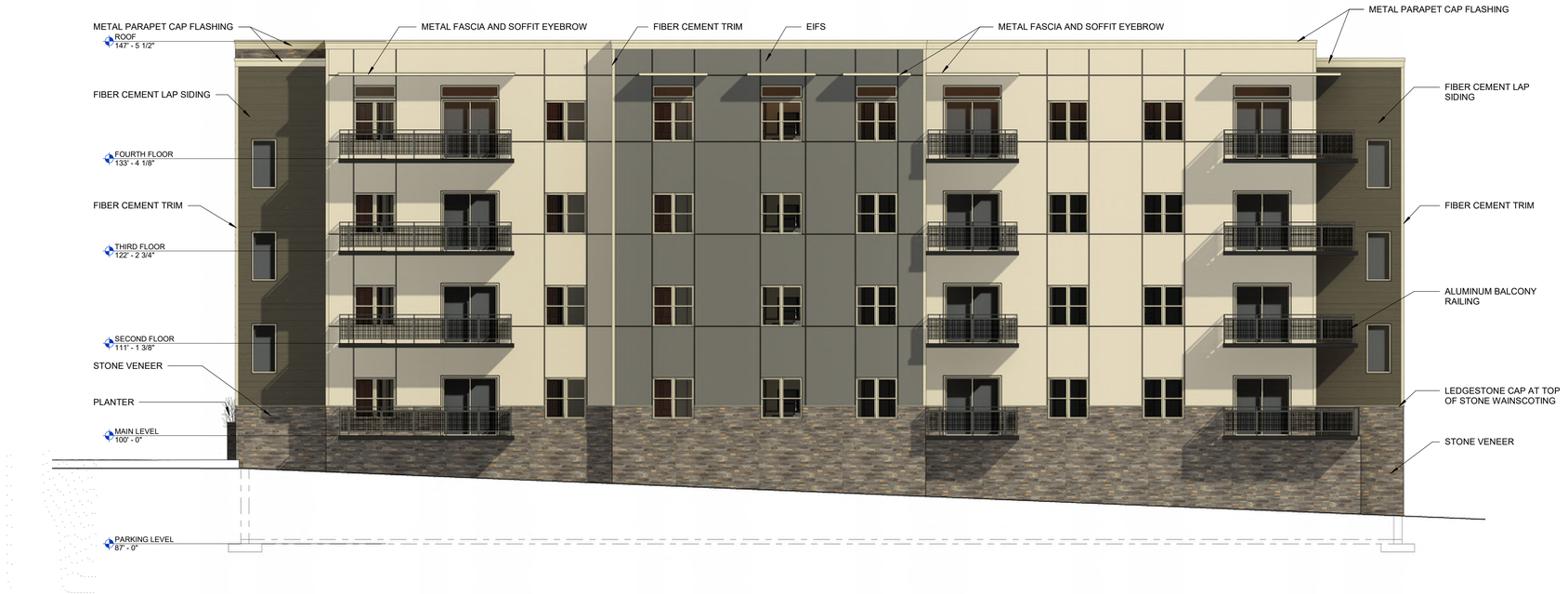
EXTERIOR ELEVATIONS

PA200



1 SOUTH ELEVATION

1/8" = 1'-0"



2 EAST ELEVATION

1/8" = 1'-0"

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Architecture & Interiors
Pushing the Limits of Modular Design
1330 BURLINGTON STREET, SUITE 201
NORTH KANSAS CITY,
MISSOURI 64116
816.715.1302

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

LOT 8

GLENWOOD SPRINGS, CO

JOB NO: 00.000
DATE: 03.17.2025
ISSUE RECORD: SD PACKAGE

EXTERIOR ELEVATIONS

PA201

1 Section 1
1/8" = 1'-0"

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Architecture & Interiors
Pushing the Limits of Modular Design
1330 BURLINGTON STREET, SUITE 201
NORTH KANSAS CITY,
MISSOURI 64116
816.715.1392

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION

LOT 8

GLENWOOD SPRINGS, CO

JOB NO: 00.000
DATE: 03.17.2025
ISSUE RECORD: SD PACKAGE

SECTION

PA401

Fee Waiver Request for "The Glen"

Watkins Fulk-Gray
Housing Development Manager & Senior Planner

April 2, 2026

Project Background

- A 36-unit multifamily project approved in 2020
- Mission-oriented developer and owner took over project in 2024/2025 with intent to build and condominiumize
- Adjusted to 28 units in 2026
- Project unit mix:
  - 1-bed/1-bath: 9 units
    2-bed/2-bath: 16 units
    3-bed/2-bath: 3 units
- Affordability:
  - 3 units deed restricted to 100% AMI, 18 at 140% AMI

Affordability

# proposed units	AMI	1-person gross annual income limit	2-person gross annual income limit	3-person gross annual income limit
7	Free market	None	None	None
21	140%	$103,600	$118,300	$133,140
3	100%	$74,000	$84,500	$95,100

Household Size	AMI	Maximum Sales Price
1-person	100%	$263,414
2-person	100%	$280,864
3-person	100%	$316,097

Household Size	AMI	Maximum Sales Price
1-person	140%	$368,779
2-person	140%	$393,210
3-person	140%	$442,535

Estimated Project Fees and Waiver Requests

Fee	Full amount	Waiver request
Water System Improvement Fee (SIF)	$100,593.80	$75,445.35
Sewer SIF	$108,132.95	$81,099.71
School land dedication	$47,179.44	$35,384.58
Parkland dedication	$115,496.00	$86,622.00
Fire/first responder SIF	$35,532.79	$26,649.59
Public art fee-in-lieu	$200.00	$150.00
Building permit fee	$33,486.25	$25,114.69
Building permit plan review fee	$21,766.06	$16,324.55
Total	**$462,387.29**	**$346,790.47**

Estimated balance due: **$115,596.82**

Action Item

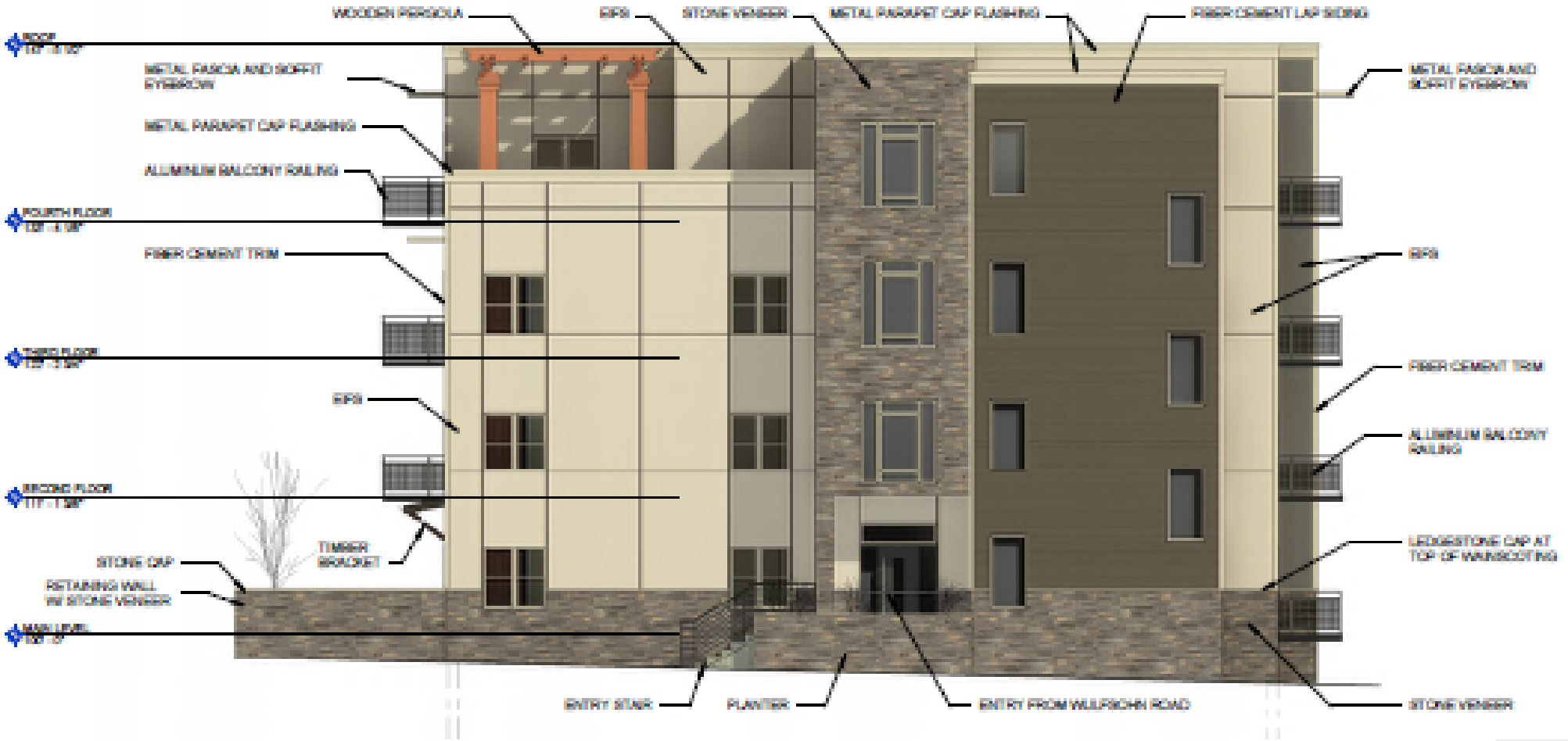
- Consideration of a fee waiver of $346,790.47 for The Glen, based on estimated fees for the project and affordability parameters as presented.

  - To consider and include in motion: whether to backfill fees or waive entirely. Backfilled fees could come from Workforce Housing Fund or general fund.

Workforce Housing Fund Advisory Board Recommendation

Approve the full developer request of an estimated $346,790.47 fee waiver, based on proposed project and affordability parameters. (3/10/2026)

Questions


WOODEN PERGOLA
RPS
STONE VENEER
METAL PARAPET CAP FLASHING
FIBER CEMENT LAP SIDING
METAL FASCIA AND SOFFIT
METAL PARAPET CAP FLASHING
ALUMINUM BALCONY RAILING
FOURTH FLOOR
FIBER CEMENT TRIM
RPS
STONE CAP
RETAINING WALL W/ STONE VENEER
TIMBER BRACKET
ENTRY STAIR
PLANTER
ENTRY FROM WULFSOHN ROAD
STONE VENEER
FIBER CEMENT TRIM
ALUMINUM BALCONY RAILING
LEDGESTONE CAP AT TOP OF WAINSCOTING

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Planning File ARC-000130-2025, Minor Site and Architectural Plan and ROWENC-000028-2026 210 8th Street

Action Requested: Consideration of a Minor Site and Architectural Plan and Right-of-Way Encroachment License

Department: Economic and Community Development

Presented By: Emery Ellingson

Strategic Goals: Generate Sustainable Economic Development
Provide Efficient and Responsive City Government

Background Info: Whipple Development LLC (the "Applicant") has submitted a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Per Section Per Table 060.1/Section 070.060.020 of the *Glenwood Springs Municipal Code* (the "Code"), City Council (Council) is the deciding body for Minor Site/Architectural Plans for mixed use projects with more than 5 residential units, as described in Action Item 1 below.

Action 1 – Minor Site and Architectural Plan – Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed-use building with 24 residential units and two first floor commercial spaces.

Planning and Zoning Commission Recommendation: At the February 24, 2026, Planning and Zoning Commission meeting, the Commission voted 4-0 to recommend approval of the Minor Site and Architectural Plans. The Commission also approved six design variances related to design standards of Section 070.040.090 Nonresidential and Mixed-Use Design. For more details on the design variances, please refer to the Planning and Zoning Commission Staff Report included in the packet.

In association with the Minor Site and Architectural Plan, the applicant has also submitted an application for a Right-of-Way Encroachment license for an awning on the north side of the building which would extend over the sidewalk and public right-of-way. Per Section Per Table 060.1/Section 070.060.020 of the *Glenwood Springs Municipal Code* (the "Code"), the City Council (Council) is the deciding body for Right-of-Way Encroachment Licenses as described in Action Item 2 below.

Action 2 – Right-of-Way Encroachment License– Consideration of a Right-of-Way Encroachment License for an awning to encroach upon the City Right-of-Way on the north side of the building over the sidewalk.

Staff Recommendation: Staff recommends approval with findings and conditions described in this staff report.

PROJECT SUMMARY

The applicant proposes the construction of a four-story, 30,000-square-foot mixed-use building with first floor retail, three upper residential floors, and a basement primarily used for tenant storage. The table below describes the number and approximate square footage of the different units proposed.

Unit Type	Number	Square Footage
Retail Space 1	1	2200 sf
Retail Space 2	1	1585 sf
1 Bedroom Units	15	532-643 sf
2 Bedroom Units	9	804-912 sf

This project, based on its size, is required to first obtain approval of the Minor Site and Architectural Plan, for which Council is the deciding body. If this plan is approved, the applicant would then proceed to the Final Plans process, during which City staff reviews final technical drawings to ensure compliance with the Development Code and Engineering Standards. Once the Final Plans are approved, the applicant would then submit a building permit for the structure itself, where the plans are then reviewed by the Building Department for final approval and permit issuance.

LOCATION

The project site is at 210 8th Street in downtown Glenwood Springs (depicted below from the south), which is a privately owned 15-space surface parking lot. The lot was created in 2003 when the previous structure, a bank constructed in 1959, was demolished. The subject property is also within the boundaries of several different downtown districts, which are described as follows:

M2 Mixed Use Core Zoning District

This district is intended to accommodate walkable and dense development and allows for a wide variety of residential, commercial, and institutional uses. This district has no building setback requirements, which allows buildings to have a strong connection to the streetscape and sidewalk.

General Improvement District (GID)

The GID was created in 1980 following a petition by registered electors of the City to create a special tax district to provide funds for improvements within the district, including and not limited to parking facilities, landscaping, and pedestrian improvements. The GID is funded by a property tax assessed to all properties within the district. The funds collected by the GID are then utilized for improvements within the district area. The most recent expenditure from this fund is a $250,000 contribution for repairs to the 9th and Grand public parking garage, which are scheduled for 2026. The geographic boundaries of the district are also used as a boundary for some development code standards, including the exemption of off-street parking requirements within its boundaries. The subject property's location in the GID means that this property pays an additional amount of property tax which goes towards the specific GID fund.

Downtown Commercial Overlay District (DCOD)

The DCOD was established in 2023 as an overlay intended to promote sales tax revenue generating uses on the first floor of buildings as well as encourage design which creates downtown vibrancy and pedestrian engagement. The subject property is located within this overlay and, as such, any commercial uses on the first floor would have to be one of the following uses:

- Food and beverage establishment
- Retal
- Indoor recreation and entertainment
- Commercial outdoor recreation use
- Personal Service

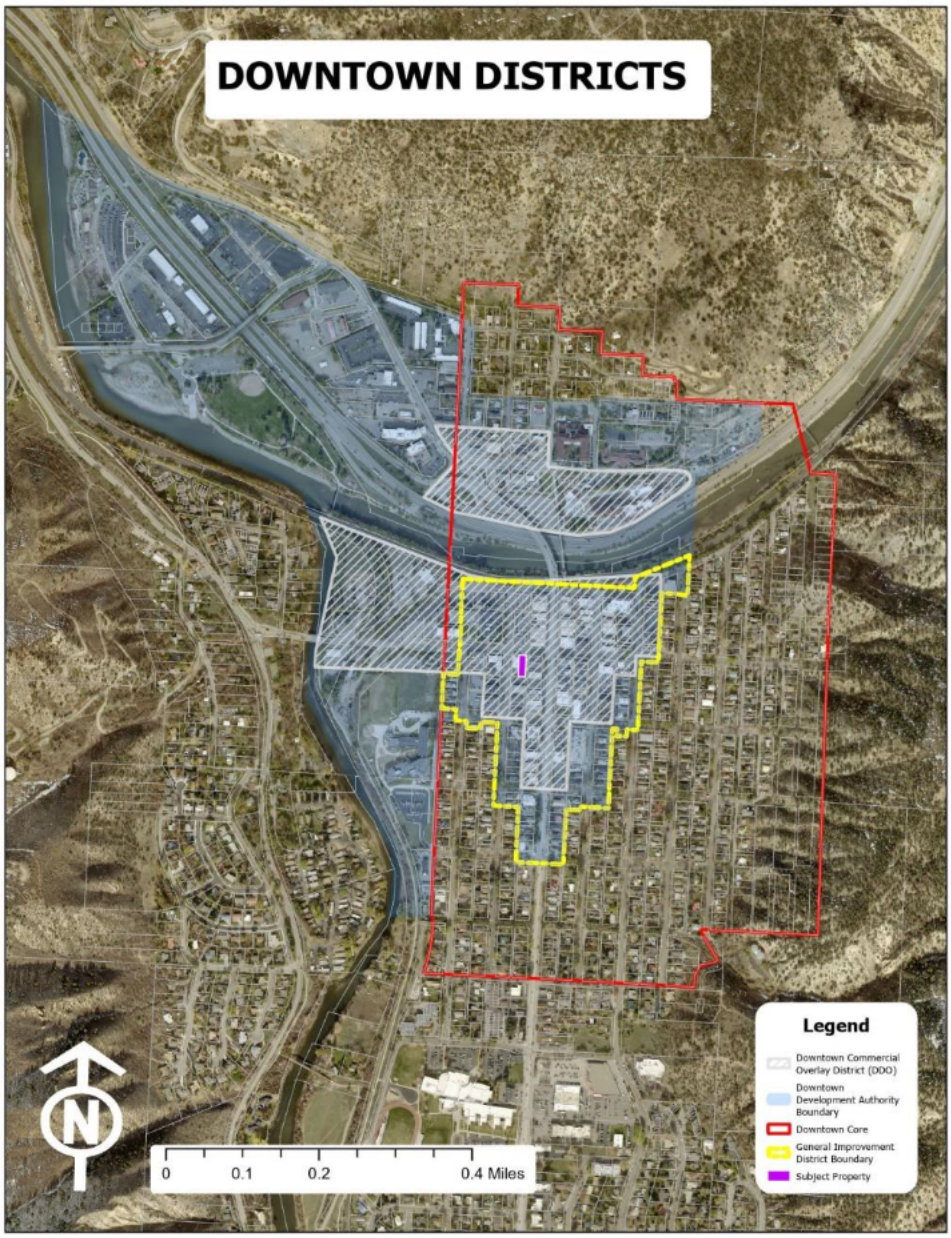
The uses proposed for the retail spaces are considered at the time of a business license application. Any use permitted in the M2 Mixed Use Zoning District but not permitted within the overlay, such as an attorney's office or a hotel, would have to obtain a Special Use Permit from the Planning and Zoning Commission in order to operate on the first floor.

Downtown Core

The property is located within the Downtown Core which is an area used as a geographic boundary for the supplemental Downtown Design standards. This area includes most of the Original Town Site lots platted in the late 19th century as well as the South Addition which was platted in 1936.

Downtown Development Authority (DDA)

The property is located within boundaries of the Downtown Development Authority. The DDA is a tax-funded district which seeks to enhance and broaden the downtown. Revenues for the DDA come from a tax increment financing (TIF) arrangement where additional revenues collected from sales and use tax are split between the City and the DDA fund. The subject's property within the DDA does not change the amount of sales or use tax collected, it only affects how those collected revenues are spent.



Issues:

A Minor Site/Architectural Plan Review application must meet the approval criteria outlined in Section 070.060.050(a)(5) of the code as outlined below. Staff analysis follows each criteria.

1. *The site/architectural plan is consistent with the general purpose and intent of this Code;*

2. *The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;*

3. *The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval;*

4. *The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.*

Criteria Analysis

a. The site/architectural plan is consistent with the general purpose and intent of this Code;

b. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;

Section 070.040 of the Code outlines various development standards applicable to the proposal. The table below provides more detail on the associated standards and compliance therewith.

CODE STANDARD		PROPOSED	STANDARD MET?
Dimensional Requirements			
Lot Standards	None	7,500 square feet	Not applicable
Lot Coverage	No limit	85% (6,378 square foot footprint)	Not applicable
Setbacks			
Front Minimum	None	0’ to 3’	YES
Side	None	6” to 5’	YES
Rear	None	5’	YES
Building Height			
Maximum Height	40’	40’	YES

Parapet Walls	Maximum 30” above maximum buil ding height	30” above maximum building height	YES
Elevator Tower	May extend up to 10’above maximum building height.	6’ above maximum building height	YES
Common Open Space			
Common Open Space	Properties in M2 Zoning District exempt	None	Not applicable
Landscaping			
Total Landscaping	No landscaping requirements for properties in the M2 Zoning District	None	Not applicable
Trees			
Shrubs			
Perennials			
Native and Drought Resistant Species			
Off-Street Parking			
Vehicle Parking	Properties in GID are exempt from providing off-street parking.	Some offsite offerings are provided to tenants by the applicant	Not applicable
Bicycle Parking	3 spaces	21 spaces inside the building	YES
Parking Area Landscaping			

Surface Area Landscape	Properties in GID are exempt from providing off-street parking.	None	Not applicable
Interior Landscape			
Trees			
Access and Circulation			
Sidewalks	8’ in nonresidential zone districts	Approximately 12’ from the building face to the back of the curb.	YES

Nonresidential and Mixed-Use Site and Building Design Standards			
Staff has identified six design variances for vertical and horizontal articulation, glazing, and roofline variation.			YES, per Planning and Zoning Commission approval of design variances.
Downtown Commercial Overlay District Standards			
Design meets requirements and any future business would have to be an approved use			YES
Community Housing Standards			
Deed Restricted Resident Occupancy (RO) Units	20% of total units (5 units)	5 units	YES
Deed Restricted Affordable Units	20% (5 units)	5 units	YES

Section 070.020.180 Downtown Commercial Overlay District

This application meets the following applicable requirements of the Downtown Commercial Overlay District

- ***Section 070.020.180(c)(2)(a)*** statesthat *"75% of the building's linear street frontage must be an approved use."* As shown on the plans, the residential use frontage is 10' 6.5" which is 21% of the linear frontage. This means that the remaining 79% of the building's linear street frontage to beutilizedfor retail is an approved use.

- ***Section 070.020.180(c)(2)(b)*** states that "public *entrances must be a minimum of 10' apart".* The plans show the two public entrances to the retail spaces approximately 24' feet apart.

Section 070.020.020 Measurements and Exceptions

This section provides exceptions to dimensional standards, such as building height. Table 020.21 Authorized Exceptions to Maximum Height standards allows for parapet walls to exceed 30" above the maximum building height and for elevator towers to exceed up to 10' above maximum height requirement (see graphic below). The proposed parapet walls are 30" above the maximum 40' limit and the elevator tower is 6' above the maximum 40' height. The dimensions of these elements are both within the allowed exception.

Section 070.040.020 Sensitive Area Protection

The project site is not within any identified geohazard zones, floodways, or areas of hillside development.

Section 070.040.030 Site Development and Improvement Standards

This site has existing access to City utilities including water, sewer, and electric as well as gas service provided by Black Hills. Existing electric infrastructure, located on the southeast corner of the property, will be used for the proposed development. The development also proposes relocation of a private sewer line which connects the neighboring property at 804 Colorado Avenue to the City sewer main located in the alley to the east of the subject property.

Section 070.040.040 Common Open Space

Common open spaces are areas which are set aside for the use and enjoyment of a development's residents, employees, and users. However, properties within the M2 Zoning District are exempt from this requirement.

Section 070.040.050 Landscaping, Screening, and Fencing

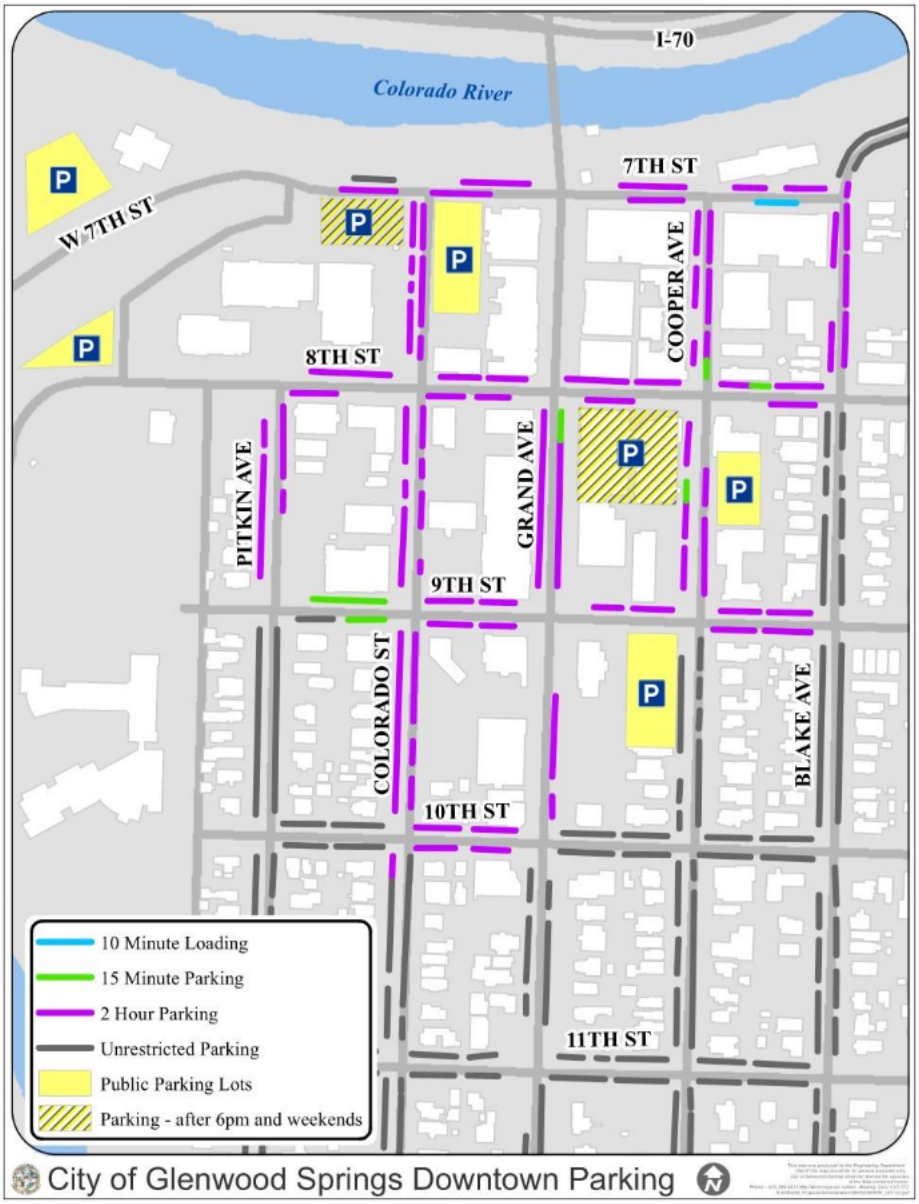
Properties within the M2 Zoning District are not required to provide site landscaping. This is a reflection of the fact that the majority of properties in the M2 Zoning District are located in the downtown area which has been densely developed, with many lots entirely covered by buildings.

Section 070.040.060 Off-Street Parking and Loading

Properties within the General Improvement District are exempt from off-street parking requirements so this project is code compliant in this regard. In addition, the applicant will have available parking spaces for lease at a neighboring property at the Western Hotel residential project at 716 Cooper and the applicant is working with nearby private parking lot owners for additional parking options. Tenants would also be able to utilize public off-street parking and on-street parking subject to time limits of each specific area.

The building would also be eligible for 2 total parking permits through the City's downtown parking permit program. These permits which are issued and enforced by the Police Department allow downtown residents to stay parked downtown in excess of the timed limits as marked. These permits are only available to downtown residential units on an annual basis, and the building would only be allowed 2 parking permits. In total, there are currently 72 issued permits within the downtown.

The development has also proposed a large storage area specifically for bicycle parking with 21 spaces which exceeds the 3 spaces required for a development of this size.



Section 070.040.070 Access and Circulation

The applicant has provided a traffic assessment letter with traffic generation estimates. This letter estimates 201 combined total trips on a weekday, with an AM and PM peak of 15 trips per hour. Of that total, the residential use alone was estimated at 70 trips per day with an AM peak of 5 trips. Based on this assessment, this project will not trigger any required improvements to nearby intersections.

Construction would involve removal of the existing sidewalk, which will be replaced with a new sidewalk of matching dimensions. During the construction, pedestrian traffic will at times need to be either rerouted away from the site or protected if traveling through the site. As with any permit, especially one in the downtown, construction traffic would be managed through a Construction Management Plan which is reviewed, approved, and enforced by the Engineering Department at the time of a building permit submittal.

Section 070.040.090 Nonresidential Mixed-Use Site and Building Design

This building is subject to the general requirements of this section as well as the supplemental Downtown Core standards. A total of six design variances from this section were approved by the Planning and Zoning Commission at their February 24, 2026 meeting. For analysis of these variances, please refer to the Planning and Zoning Commission staff report.

Section 070.040.100 Exterior Lighting

A lighting plan which shows that the development meets all exterior lighting requirements will be submitted at time of Final Plans application. This includes meeting all general lighting requirements as well as the supplemental lighting standards for Lighting District 2 which require that:

- All freestanding fixtures be full cut-off fixtures
- Exterior fixtures which are not full cut off must have frosted lenses or lamps with a total light output of less than 505 lumens.
- Exterior fixtures which are full cut off must have frosted lenses or lamps with a total light output of less than 750 lumens.

Section 070.040.110 Signs

The approval of a Minor Site and Architectural Plan does not include approval of any signage. This would be completed at a later time with a separate sign permit. Any signage shown on the plans or renderings is conceptual. Interior illuminated signs, with the exception of neon signs, are not allowed in the Downtown Core.

Section 070.045 Community Housing Standards and Guidelines

The project proposes a total of 24 residential units which will be rental units. Community Housing standards require rental unit projected deed restrict 20% of total units for resident occupied (RO) units and 20% deed restricted as affordable units. Based on the number of units offered, the development is required to deed-restrict 5 units as RO units and 5 units as affordable. The same units can be used to fulfill both requirements, but it is not required for the RO units and affordable units to be the same.

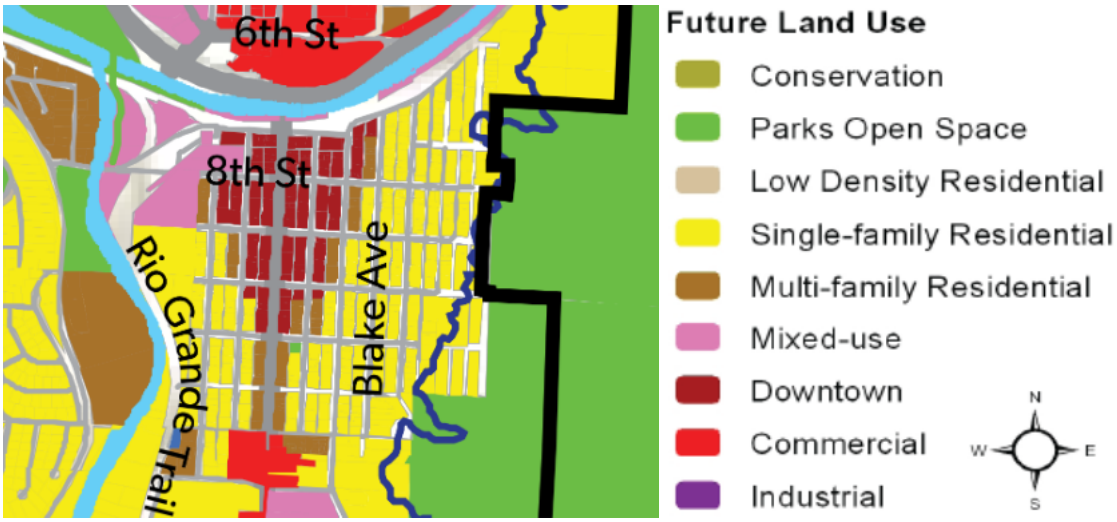
- **Resident Occupied Units (RO):**Units which are deed restricted as RO must be rented to tenants which meet all the requirements of City's Community Housing guidelines which give priority for residents who are employed within City limits. RO units do not have rental or sales caps.
- **Affordable Units.** Units which are affordable to households earning no more than 100% of average median income (AMI) averaged over the total required deed restricted units. Based on 2025 income limits, the maximum rent for a 1-bedroom apartment at 100% AMI in Garfield County is $1,981per monthand the maximum rent for a 2-bedroom apartment at 100% AMI is $2,377per month.

c. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval;

There are no previous precedent land use approvals for this property.

d. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

The subject property is shown on the Future Land Use Map (FLUM) in the Comprehensive Plan as Downtown The Comprehensive Plan's definition of the "Downtown" future land use designation states "This designation is intended to reflect the character of the historic Downtown while allowing additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, lodging, and civic uses" The project's mixed use development concept meets the Future Land Use Map



The following describes how the proposed project supports specific goals, policies, and actions from the Comprehensive Plan.

- **Policy Action 1.1 Promote Transit Oriented Development (TOD)**

<u>Analysis and Findings</u>: Transit oriented development (TOD) is a type of development which seeks to maximize the amount of commercial and residential space within walking distance of public transit. There are two nearby Roaring Fork Transportation Authority (RFTA) within 350' of the proposed development, which means this proposed project aligns with the goals of Transit Oriented Development.

- **Policy Action 1.1.B Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit**
- <u>Analysis and Findings</u>: This development is within a location served by high-frequency transit in the form of both the nearby RFTA Bus Rapid Transit and Local lines as well as Ride Glenwood.

- **Policy Action 1.2 Encourage a compact urban form**

Analysis and Findings: This development helps to encourage a compact urban form through infill development in a location which is already served by existing utility, pedestrian, and street infrastructure.

- **Policy Action 1.2.C Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing**

Analysis and Findings: This proposed project exemplifies vertical mixed use which combines residential and commercial uses within one structure.

- **Policy Action 2.1Support appropriate mass, scale and density of new development**

Analysis and Findings: The mass, scale, and density are comparable to nearby structures and within the dimensional standards of the M2 Zoning District.

- **Policy Action 2.1.A Prioritize downtown development that includes retail space at the street level, commercial office space at a second level and residential development above.**

Analysis and Findings: This development generally aligns with this goal as it proposes ground floor retail with residential development above.

- **Policy Action 5.1 Increase Housing Density**

Analysis and Findings: This development would increase housing density by adding 24 residential units to a location close to public transit, employment, and civic facilities.

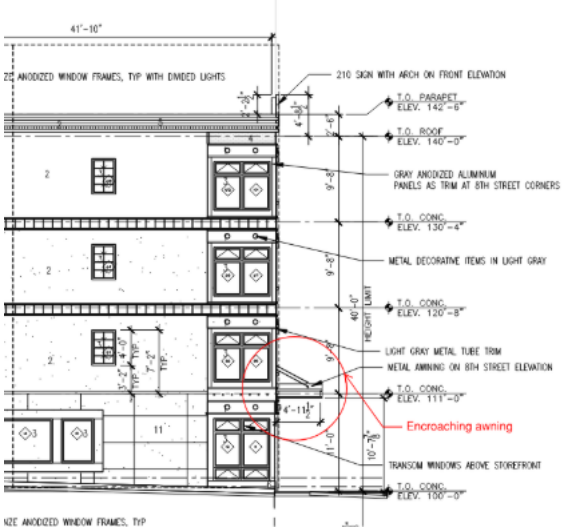
- **Policy Action 5.5 Promote Mixed-Use Development**

Analysis and Findings: This development aligns with this goal as the development is planned as a mixed-use development.

Right-of-Way Encroachment License

The preliminary plans include an awning above the entrance to the residential part of the building. Any encroachment which is permanent in nature or projects more than 1'

into the right-of-way requires City Council approval. The criteria for approval and staff analysis are as follows:



i. Further the City's land use and utility goals and objectives

Analysis and Findings: The awning helps achieve these land use objectives as it provides a benefit to pedestrians and helps contribute to a vibrant downtown.

ii. Could be reasonably accommodated on the applicant's own property and outside of the City's right of way

Analysis and Findings: The City's non-residential and mixed-use design standards within the Downtown Core require that 75% of the building's edge to be adjacent to the sidewalk and the property line. This creates a situation where any type of awning or overhang would on the City Right-of-Way. Given this design standard, it would be unreasonable to expect awnings to be fully accommodated on private property within the Downtown Core.

iii. Compromises public safety, health, and welfare of the community

Analysis and Findings: Construction of the awning will need to pass all applicable building and fire inspections, and the owner will be required to maintain a general liability insurance policy to the amount of $1 million with the City listed as an insured party which mean this encroachment will not compromise public safety, health, and welfare. An awning also provides cover for pedestrians from the sun, rain, and snow.

iv. Compromises access to other public and/or private lands

Analysis and Findings: No access will be compromised

v. Is necessary based on a hardship created by the applicant

Analysis and Findings: Design standards encourage building to the lot line which does not leave room for an awning on private property. Therefore, staff finds this encroachment is not resulting from a hardship created by the applicant.

REVIEWING AGENCY COMMENTS

An overview of any comments received from referral agencies is provided below. Comments are also attached with application information.

Engineering Department – The Engineering Department commented that compliance with stormwater requirements would be reviewed at time of Final Plans.

BOARD AND COMMISSION COMMENTS

Historic Preservation Commission

The applicant met with the Historic Preservation Commission (HPC) on Monday, February 2 for a courtesy review. As a new building not within a local historic district, this review was not required and was voluntary by the applicant. The HPC had questions regarding lighting, use of concrete block, height, proposed uses for ground floor, mechanical systems, cornice material, and reconstruction of sidewalk on the north side of the property.

Downtown Development Authority

The applicant voluntarily met with the Downtown Development Authority (DDA) on Tuesday, February 17. The DDA had questions about trash, proximity to nearby buildings, construction methods, options for making the units into condominiums, building height, parking, and traffic.

PUBLIC COMMENT

The applicant completed all three forms of required public notice which includes:

- Letters mailed to all neighboring property owners within 300'
- Posted sign on site posted at least 10 days prior to the hearing
- Two published notices published in the Post Independent on March 6 and 13.

The applicant also completed all three forms of public notice listed above prior to the February 24, 2026 Planning and Zoning Commission meeting.

In addition to the required public noticing, the applicant also voluntarily organized a neighborhood meeting on February 20, 2026 which was held at the Glenwood Springs Public library. This application, as a Minor Site and Architectural Plan, was not required to hold a neighborhood meeting but chose to include an invite to this meeting with the notice sent to all neighboring property owners with 300'.

Public comment has been included in the packet and outlines concerns regarding the addition of more rental units to the community.

Fiscal Impact: Further development of this site would likely result in a higher property valuation resulting in additional property taxes being collected in addition to potential sales tax revenues for the two ground floor retail spaces. Any increase in property taxes on this property would also increase revenues collected for the General Improvement District and the increase in

sales tax revenues would increase revenues collected for the Downtown Development Authority.

The proposed development would also be required to pay system improvement fees and impact fees which help offset the impact the new residential and commercial development upon city services. These fees are assessed at time of building permit and include fees for water, sewer, school, parks, fire/emergency services, and public art.

The total amount for these fees is determined by the exact type of development, square footages of uses, number of residential units, and number of bedrooms and bathrooms within those residential units. These amounts are charged with a building permit in addition to the building permit fee, plan review fee, and use tax. A summary of the estimated development fees is shown below:

FEE TYPE	ESTIMATED FEE*
Water System Improvement Fee	$62,950.39
Sewer System Improvement Fee	$67,668.29
Parkland Dedication Fee-In-Lieu	$98,996.57
School Land Dedication Fee-In-Lieu	$40,439.52
Fire and Emergency Services System Improvement Fee	$31,261.51
Public Art Fee-in-Lieu	Not applicable
Total System Improvement Fees	$301,316.28

*Final amount would be calculated at time of building permit application

Legal Review:

Staff Recommendation:

Action 1 – Minor Site and Architectural Plan – Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Planning and Zoning Commission Recommendation: At the February 24, 2026 Planning and Zoning Commission meeting, the Commission voted 4-0 to recommend approval of the Minor Site and Architectural Plans with finding and conditions below.

Suggest Motion for Approval

I move to approve the application, Planning File ARC-000130-2025, as it meets the approval criteria for a Minor Site and Architectural Plan with the findings and conditions outlined in the staff report.

Suggested Findings:

1. The site/architectural plan is consistent with general purpose and intent of the Code;
2. The site/architectural plan is consistent with dimensional, design, development, and all other standards of this Code;
3. The site/architectural plan is not in conflict with precedent land use approvals;
4. The site/architectural plan is consistent the Comprehensive Plan and other adopted City policies and plans.

Suggested Conditions

a. The development shall comply with the requirements of the Code. Any future physical changes or improvements to the property or buildings are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
b. The owner shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions approved by the Community Development Director.
c. The applicant shall comply with recommendations identified in the technical reports submitted as part of the application, including but not limited to the drainage report and subsoil study.
d. The Final Plan Review submission shall include a photometric plan and other plan details showing that all lighting standards in 070.040.100 Exterior Lighting are met.
e. The Final Plan Review submission shall include a housing plan showing compliance with standards of Article 070.045 Community Housing Standards and Guidelines
f. Prior to submitting a building and/or grading permit, the applicant shall:
    a. Submit a Final Plans application in accordance with Municipal Code Section 070.060.050(c)
    b. Enter into a Development Agreement that memorializes the development approvals. The Development Agreement shall be recorded with Garfield County Clerk and Recorder at cost to the applicant.

7. Prior to issuance of a building permit, the applicant shall:
    a. Pay all required system improvement fees including and not limited to water, sewer, parkland, school land, and emergency services.
    b. Provide security at a rate of 125% of the Engineer's Estimate of public improvements

8. Prior to issuance of the Certificate of Occupancy, applicant shall:

a. Submit and record the deed restriction agreement for all units satisfying Section 070.045 Community Housing Standards for all Resident Occupied and Deed Restricted units to the satisfaction of the City or its designee.
b. Provide as-built plans and an Improvement Survey Plat for the completed improvements per the City's Engineering Standards.

Action 2 – Right-of-Way Encroachment License– Consideration of a Right-of-Way Encroachment License for an awning to encroach upon the City Right-of-Way on the north side of the building over the sidewalk.

Staff Recommendation: Staff recommends approval with findings and conditions described in this staff report.

Suggest Motion for Approval

I move to approve the application, Planning File ROWENC-000028-2026, as it meets the approval criteria for a Right-of-Way Encroachment License with the findings and conditions outlined in the staff report.

Suggested Findings:

1. The encroachment furthers the City's land use and utility goals andobjectives
2. The encroachment could not bereasonably accommodatedon the applicant's own property and outside of the City's right-of-way
3. The encroachment does not compromise public safety, health, and welfare of the community
4. The encroachment does not compromise access to other public and/or private lands; and
5. The encroachment is not necessary based on a hardship created by the applicant.

Suggested Conditions

1. Applicant shall comply with all verbal representations made in the public hearing, as outlined in all application materials, and/or revised conditions here in and approved by the Community Development Director
2. Any future changes or improvements to the awning are subject to review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code
3. Except where specific variances have been granted, the construction shall comply with Municipal Code requirements
4. Applicant shall maintain an active general liability insurance policy to the amount of $1 million dollars with the City named as an additional insured party
5. Applicant shall execute and record an indemnity agreement that indemnifies the City from any and all damages to property or persons resulting from the encroachment. The agreement shall be recorded with Garfield County Clerk and Recorder at cost to the applicant.

Alternative Motions

If the Council does not believe the application meets the Code's minimum standards, its denial motions should be based on one or more of the same approval criteria applicable to the application. Findings should be supported with information that show the shortcomings of the request as illustrated in the example below:

Motion to Deny Minor Site and Architectural Plan

I move to for **denial** of the application, Planning File ARC-000130-2025, as it does not meet the approval criteria for a Minor Site and Architectural Plan, specifically:

1. The site/architectural plan is **NOT** consistent with general purpose and intent of the Code because**[insert reasoning]**;
2. The site/architectural plan is **NOT** consistent with dimensional, design, development, and other standards of thisCode ;and**[insert reasoning]**;

3. The site/architectural plan **IS** in conflict with precedent land use approvals;and**[insert reasoning]**;
4. The site/architectural plan is **NOT** in conformance with the Comprehensive Plan and other City plans and policies.**[insert reasoning]**;

Motion to Deny Right-of-Way Encroachment License

I move to for **denial** of the application, Planning File ROWENC-000028-2026 as it does not meet the approval criteria for a Right-of-Way Encroachment license as the proposed encroachment:

1. **DOES NOT** further the City's land use and utility goals and objectives**[insert reasoning]**;
2. Could **NOT be reasonably** accommodated on the applicant's own property and outside the City's right-of-way**[insert reasoning]**;
3. **DOES** compromise public safety, health, and welfare**[insert reasoning]**;
4. **DOES** compromise access to other public and/or private lands**[insert reasoning]**;
5. **IS**necessary based on a hardship created by the applicant

Motion to Continue

I move to **continue** consideration of the application, Planning File ARC-000130-2025 and/or ROWENC-000028-2026, to [**enter date certain**] to gather additional information before making a decision.

210 8TH Street – A mixed use project proposed for downtown Glenwood Springs

Whipple Development, LLC is submitting the design for a Mixed-use Project with Retail Use on the Ground Floor, 3 Floors of Apartments with a basement designed by Steve Hopkins for your review and preliminary approval. This building will be beneficial to Glenwood Springs in a number of ways: Primarily it will provide 24 Apartment Units with a mix of 1, 2 & 3 Bedroom layouts. It will also provide 2 Retail Units for businesses to occupy on the 8th Street frontage with separate entrances and expansive glass storefronts. The building is designed to be a slightly modernized version of the traditional architectural style found in the City of Glenwood Springs and uses a mixture of Brick, Limestone and Stucco with Stone and Metal Accents.

The First Floor includes the following:
2 Retail Spaces of 2208 sf and 2206 sf. Each with an office and a restroom
1 Lobby for the Apartment tenants with a mail room
1 Property Management Office with a restroom
1 Laundry Room and a Trash room for the tenants
2 Sets of Stairs and an Elevator

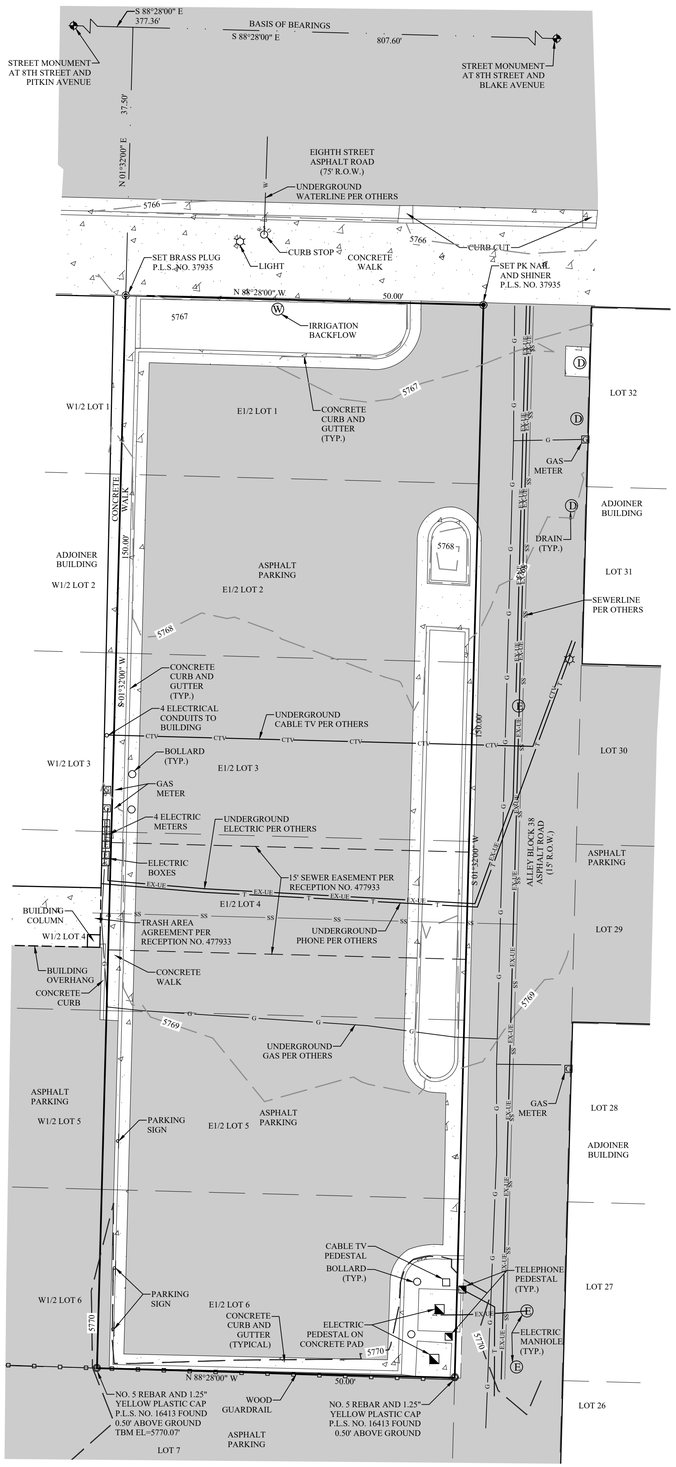
The Basement includes the following:
2 Storage rooms for the retail tenants.
Private Secure Storage for all of the apartment tenants
Ample Space for Electrical and Mechanical Systems
2 Sets of Stairs and an Elevator

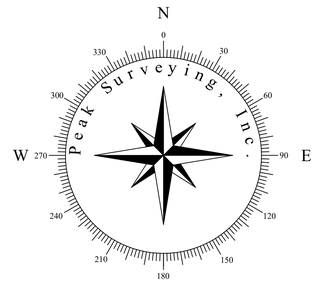
The 2nd, 3rd and 4th Floors will each provide the following:
6 One Bedroom, 1 Bathroom Apartments with areas from 479 sf to 574 sf.
1 Two Bedroom, 1 Bathroom Apartment with 915 sf
1 Three Bedroom, 2 Bathroom Apartment with 1181 sf

We will include 5 affordable/deed restricted 1 bedroom units

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF:
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

NOTICE: ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO.
24012

1 OF 1

EXHIBIT "B"

A UTILITY AND ACCESS EASEMENT ON:
THE EASTERLY HALF OF EVEN WIDTH OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 38, GLENWOOD SPRINGS ORIGINAL TOWNSITE, GARFIELD COUNTY, COLORADO

EASEMENT DESCRIPTION

AN AREA OF LAND SITUATED IN THE EASTERLY HALF OF EVEN WIDTH OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 38,GLENWOOD SPRINGS ORIGINAL TOWNSITE, GARFIELD COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38, WHENCE THE NORTHEAST CORNER OF SAID LOT 1 BEARS N 01°32'00" E, A DISTANCE OF 133.00 FEET ALONG SAID WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38 TO A FOUND PK NAIL & SHINER PLS#37935;
THENCE N 88°28'00" W, A DISTANCE OF 10.00 FEET; THENCE S 01°32'00" W, A DISTANCE OF 12.00 FEET; THENCE N 88°28'00" W, A DISTANCE OF 35.00 FEET; THENCE N 01°32'00" E, A DISTANCE OF 87.00 FEET; THENCE N 88°28'00" W, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY HALF OF EVEN WIDTH OF LOT 2; THENCE S 01°32'00" W ALONG THE WESTERLY LINE OF THE EASTERLY HALF OF EVEN WIDTH OF SAID LOTS 2, 3, 4, 5 AND 6, A DISTANCE OF 92.00 FEET;
THENCE S 88°28'00" WALONG THE SOUTH LINE OF SAID LOT 6 TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38, A DISTANCE OF 50.00 FEET ; THENCE N 01°32'00" E ALONG THE WESTERLY RIGHT-OF-WAY OF ALLEY BLOCK 38, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 805 SQUARE FEET, MORE OR LESS.

Steven L Smith

PROFESSIONAL LAND SURVEYOR
STEVEN L. SMITH , PLS 25642
FOR AND ON BEHALF OF BOUNDARIES UNLIMITED INC.

COLORADO LICENSED
STEVEN L. SMITH
8/27/25
25642
PROFESSIONAL LAND SURVEYOR

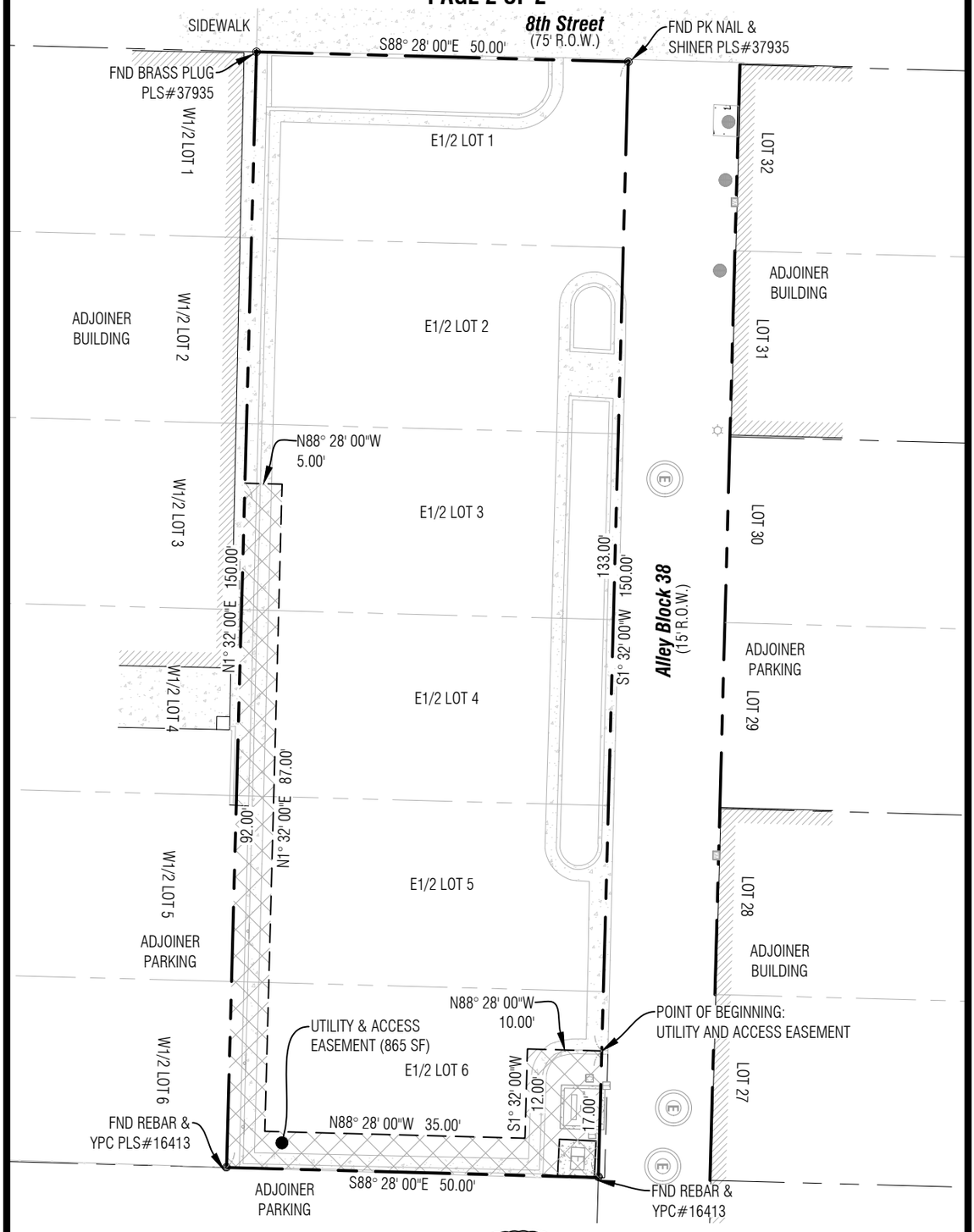
BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Scale: N/A
Date: 8/8/25
Proj #: 24011
File: 24011-c-easement.dwg

EXHIBIT "B"

A UTILITY AND ACCESS EASEMENT ON:
THE EASTERLY HALF OF EVEN WIDTH OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 38, GLENWOOD SPRINGS ORIGINAL TOWNSITE, GARFIELD COUNTY, COLORADO

PAGE 2 OF 2



Steven L Smith

PROFESSIONAL LAND SURVEYOR
STEVEN L. SMITH , PLS 25642
FOR AND ON BEHALF OF BOUNDARIES UNLIMITED INC.

COLORADO LICENSED
STEVEN L. SMITH
8/27/25
25642
PROFESSIONAL LAND SURVEYOR

0 300' 600'
Scale: 1" = 300'

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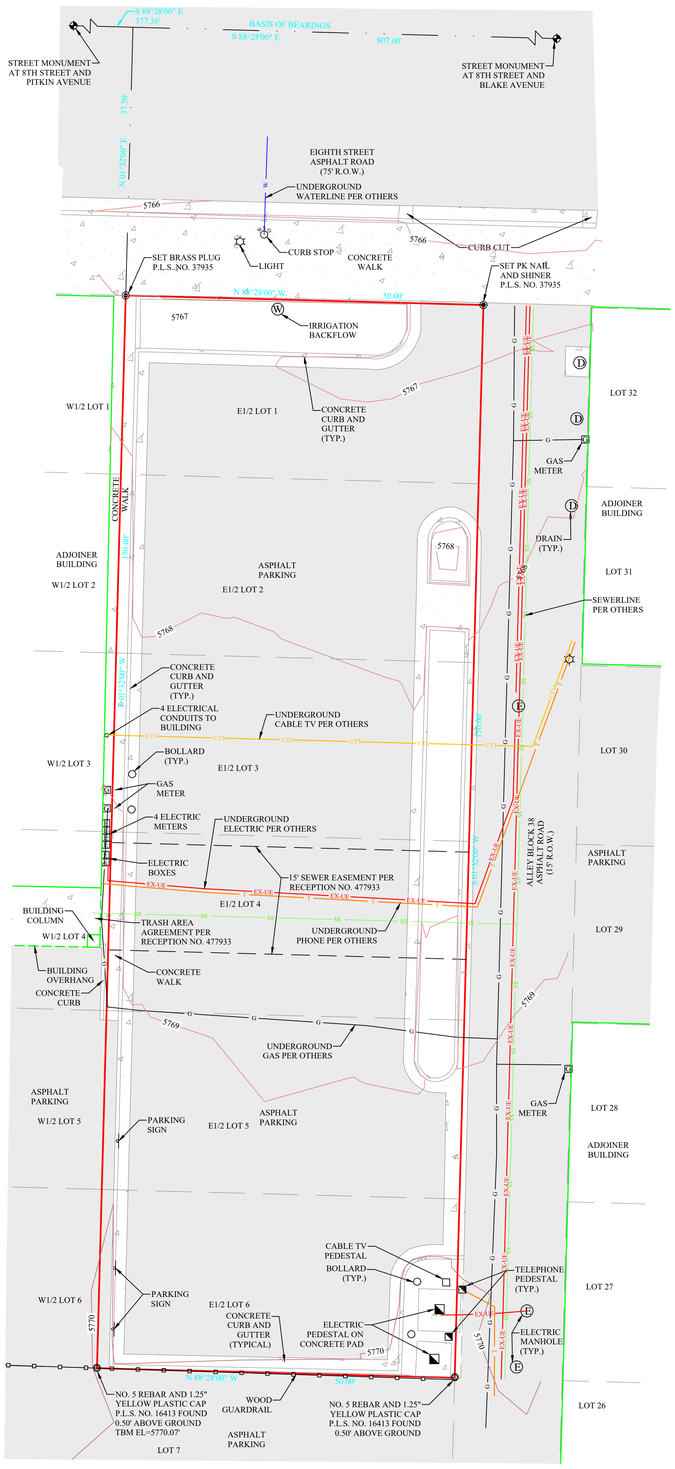
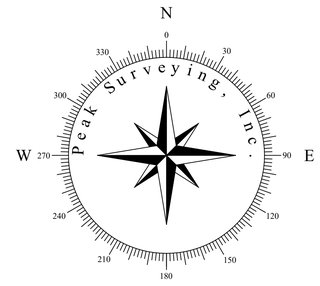
Scale: *1"=20'*
Date: *8/8/25*
Proj #: *24011*
File: *24011-c-easement.dwg*

Page 2 of 2
PID:2185-094-11-002
Exhibit "B"
Utility & Access Easement

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

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7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

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Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

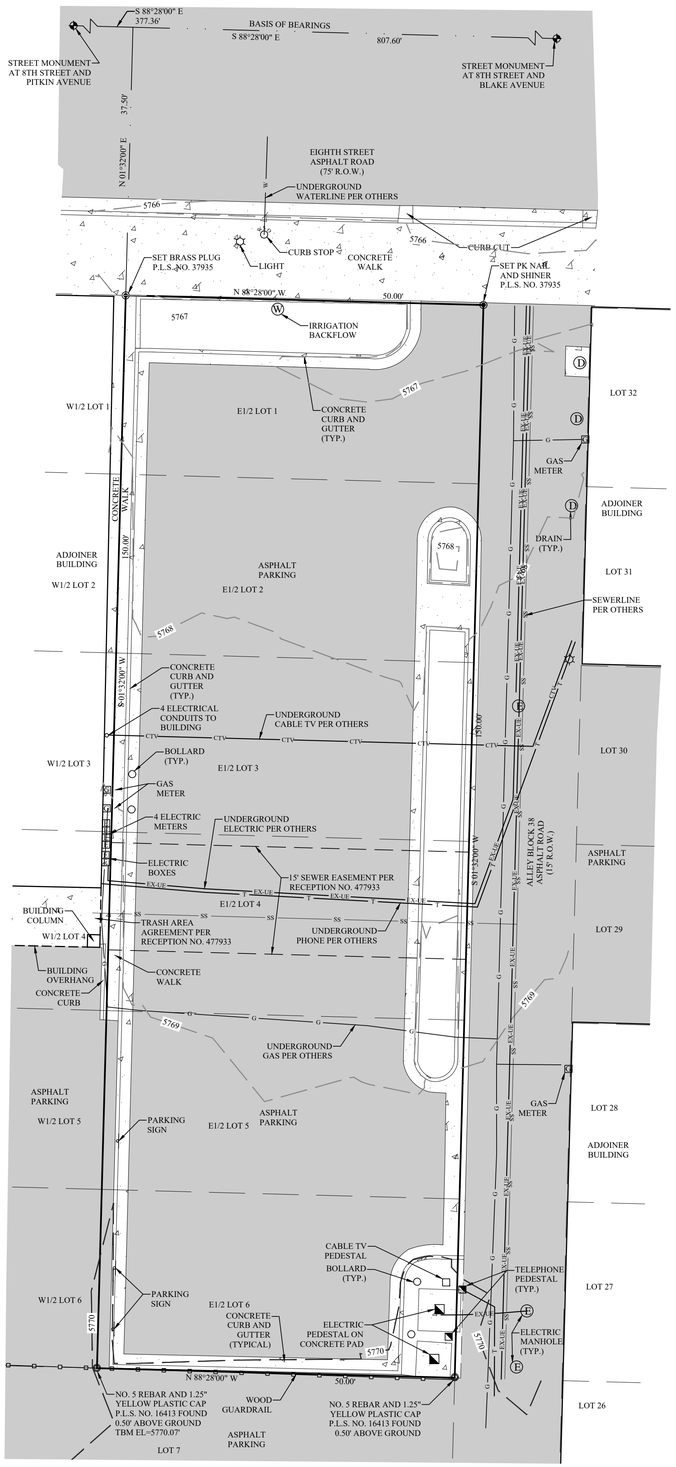
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

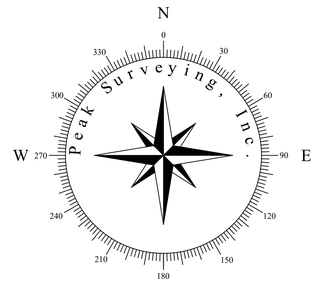
Project NO.
24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





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PROPERTY DESCRIPTION

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DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF:
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

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Date: FEBRUARY 22, 2024
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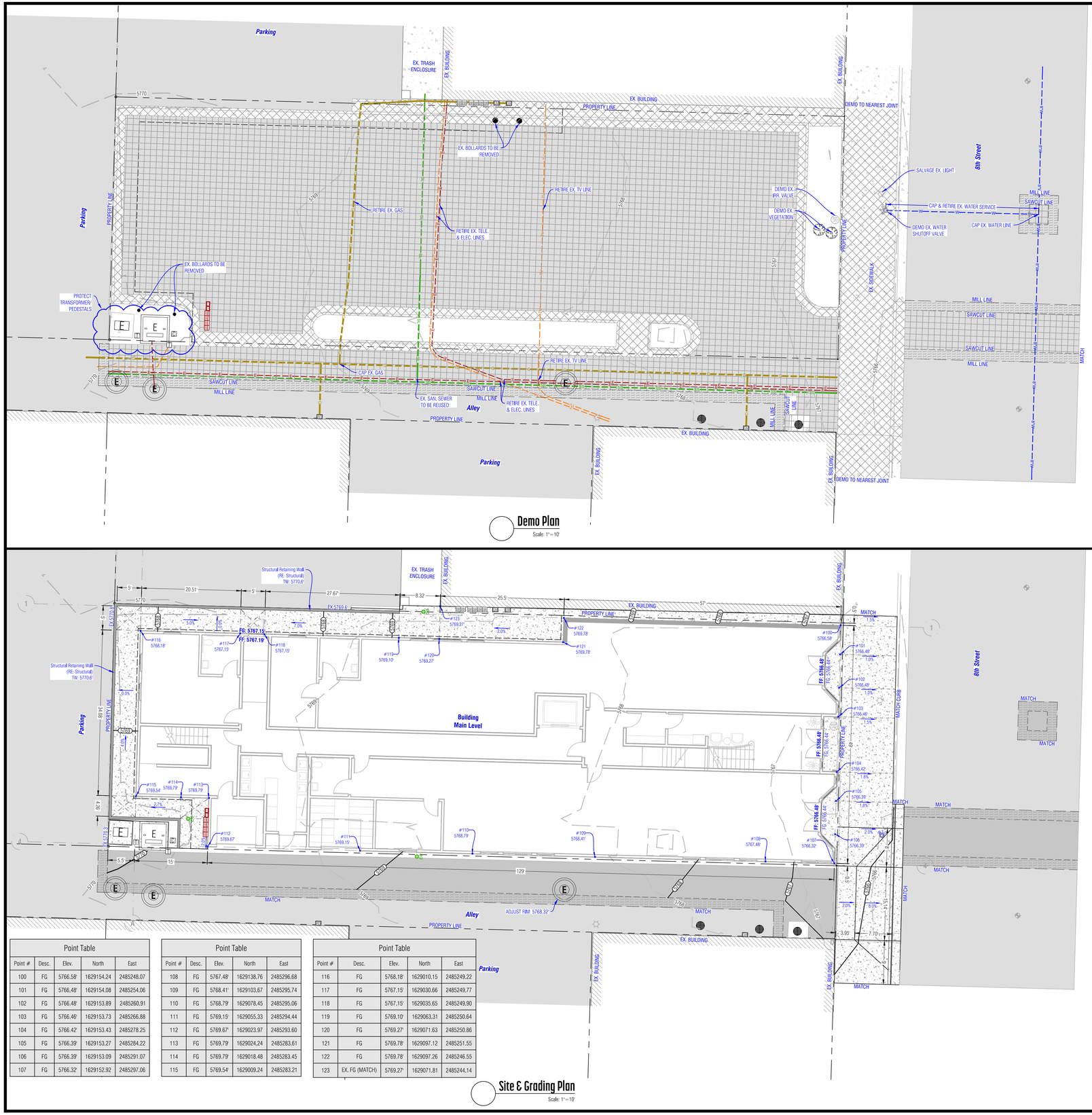
NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO. 24012

1 OF 1



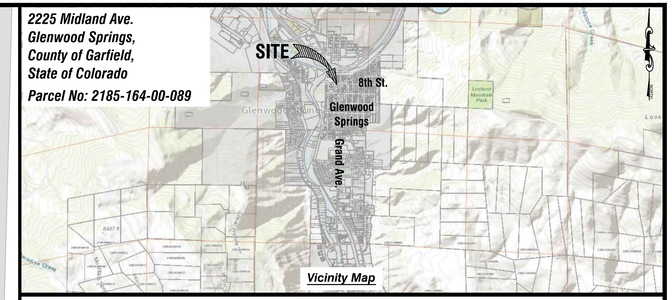
Point Table				
Point #	Desc.	Elev.	North	East
100	FG	5766.58'	1629154.24	2485248.07
101	FG	5766.48'	1629154.08	2485254.06
102	FG	5766.48'	1629153.89	2485260.91
103	FG	5766.46'	1629153.73	2485266.88
104	FG	5766.42'	1629153.43	2485278.25
105	FG	5766.39'	1629153.27	2485284.22
106	FG	5766.39'	1629153.09	2485291.07
107	FG	5766.32'	1629152.92	2485297.06

Point Table				
Point #	Desc.	Elev.	North	East
108	FG	5767.48'	1629138.76	2485296.68
109	FG	5768.41'	1629103.67	2485295.74
110	FG	5768.79'	1629078.45	2485295.06
111	FG	5769.15'	1629055.33	2485294.44
112	FG	5769.67'	1629023.97	2485293.60
113	FG	5769.79'	1629024.24	2485283.61
114	FG	5769.79'	1629018.48	2485283.45
115	FG	5769.54'	1629009.24	2485283.21

Point Table				
Point #	Desc.	Elev.	North	East
116	FG	5768.18'	1629010.15	2485249.22
117	FG	5767.15'	1629030.66	2485249.77
118	FG	5767.15'	1629035.65	2485249.90
119	FG	5769.10'	1629063.31	2485250.64
120	FG	5769.27'	1629071.63	2485250.86
121	FG	5769.78'	1629097.12	2485251.55
122	FG	5769.78'	1629097.26	2485246.55
123	EX. FG (MATCH)	5769.27'	1629071.81	2485244.14

2225 Midland Ave.
Glenwood Springs,
County of Garfield,
State of Colorado

Parcel No: 2185-164-00-089



CIVIL LEGEND

EXISTING 1' CONTOUR	PROPOSED 1' CONTOUR
EXISTING 5' CONTOUR	PROPOSED 5' CONTOUR
EXISTING DITCH/SWALE FLOW LINE	PROPOSED DITCH/SWALE FLOW LINE
EASEMENT (TEMPORARY)	PROPOSED TELECOMMUNICATION
EASEMENT (PERMANENT)	PROPOSED TELEVISION
RIGHT-OF-WAY LINE	PROPOSED FIBER & CONDUIT SIZE
PROPERTY LINE	PROPOSED ELECTRIC & CONDUIT SIZE
CENTERLINE	PROPOSED OVERHEAD CAFE LIGHT STRAND
EXISTING FENCE	PROPOSED GAS & SIZE
EXISTING UNDERGROUND ELECTRIC	PROPOSED WATER MAIN/VALVE & SIZE
EXISTING OVERHEAD ELECTRIC/POLE	PROPOSED WATER SERVICE/SHUT OFF VALVE
EXISTING TELECOMMUNICATION	PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING TELEVISION	PROPOSED SEWER MAIN/MANHOLE & SIZE
EXISTING FIBER	PROPOSED SEWER SERVICE & CLEANOUT
EXISTING GAS	PROPOSED FORCE MAIN
EXISTING WATER MAIN/VALVE	PROPOSED STORM DRAIN/CULVERT & SIZE
EXISTING WATER SERVICE/SHUTOFF/METER PIT	PROPOSED IRR. MAIN/METER/BACKFLOW PREVENTER
EXISTING FIRE HYDRANT ASSEMBLY	PROPOSED IRR. CONTROL CONDUIT/PANEL
EXISTING SEWER MAIN/MANHOLE	PROPOSED TEMP. SEDIMENT CONTROL FENCE
EXISTING SEWER SERVICE & CLEANOUT	PROPOSED TEMP. CONSTRUCTION FENCE
EXISTING FORCE MAIN	PROPOSED TEMP. ROCK SOCK
EXISTING STORM SEWER/CULVERT & SIZE	EXISTING/PROPOSED AREA INLET
EXISTING RAW WATER MAIN/VALVE	REMOVAL OF ASPHALT
EXISTING/PROPOSED STREET SIGN	PROPOSED/EXISTING CONCRETE
EXISTING/PROPOSED PEDESTRIAN LIGHT	PROPOSED ASPHALT/OVERLAY
EXISTING/PROPOSED AT-GRADE JUNCTION BOX	REMOVAL OS ASPHALT MAT (MILLING)
EXISTING/PROPOSED TRANSFORMER	REMOVAL OF CONCRETE, CURB, GUTTER AND SIDEWALK
EXISTING/PROPOSED ELEC./TELE./CABLE PEDESTAL	
EXISTING/PROPOSED ELEC./TELE. SPLICE VAULT	
EXISTING/PROPOSED ELECTRIC METER (PED./WALL)	
EXISTING/PROPOSED GAS METER	
DIRECTION OF FLOW	

NOTES:

1. THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
2. SURVEY INFORMATION BASED ON THE TOPOGRAPHY SURVEY PROVIDED BY PEAK SURVEYING, INC, JOB NO. 24012.
3. ARCHITECTURAL SITE PLAN PREPARED BY STEVE HOPKINS - CADD SERVICES, DATED 11/23/25
4. GEOTECHNICAL SUBSOIL STUDY PREPARED BY T.B.D.
5. SEE ARCHITECTURAL, LANDSCAPING, STRUCTURAL AND MECHANICAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
6. SEE ADDITIONAL NOTES ON REMAINING PLAN SHEETS.
7. ALL DEMOLITION AND CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE COUNTY AND BE SUBJECT TO OBSERVATION BY THE COUNTY AND THE PROJECT ENGINEER.
8. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE
9. INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
10. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, ALONG WITH WORK IN GENERAL, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE. NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO,
11. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE OWNER AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. THE MINIMUM COMPACTION STANDARD SHALL BE 95% STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE GEOTECHNICAL ENGINEER.
12. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
15. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE CITY/COUNTY OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE COUNTY OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
16. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
17. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
18. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
19. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
20. FOUNDATION DESIGNS TO BE OBTAINED FROM THE PROJECT STRUCTURAL ENGINEER.
21. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
22. ANY STORM DRAIN PIPES SHALL BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, AREA DRAINS, TRENCH DRAINS AND GRATED STRUCTURES.
23. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED
24. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 10' 20'
Scale: 1" = 10'

Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Demolition, Site & Grading Plan

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 2401
Filename: 2401-s-topo.dwg
Designer: DJW
Drafter: RTC
Date: 12/1/25

Sheet C.1

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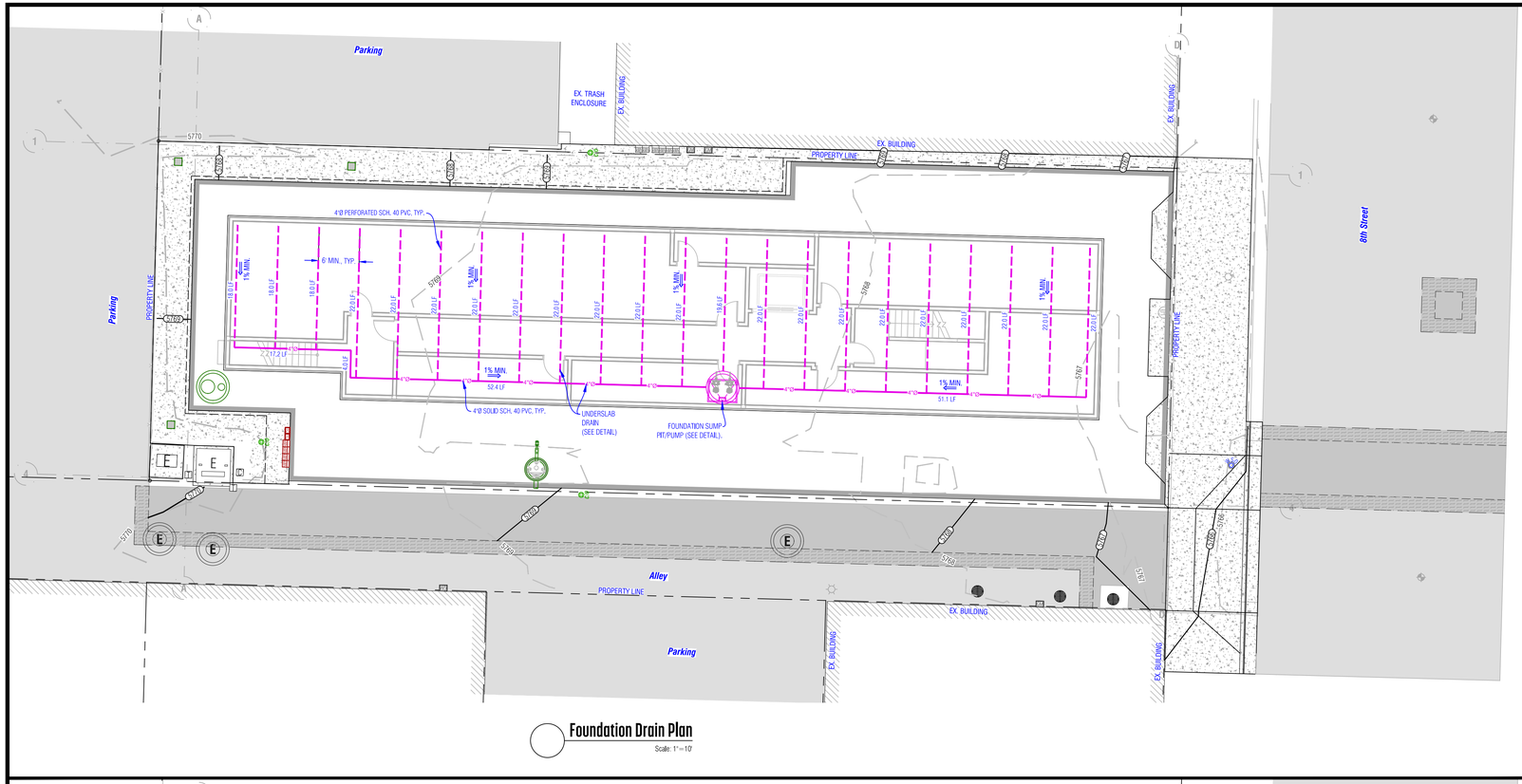
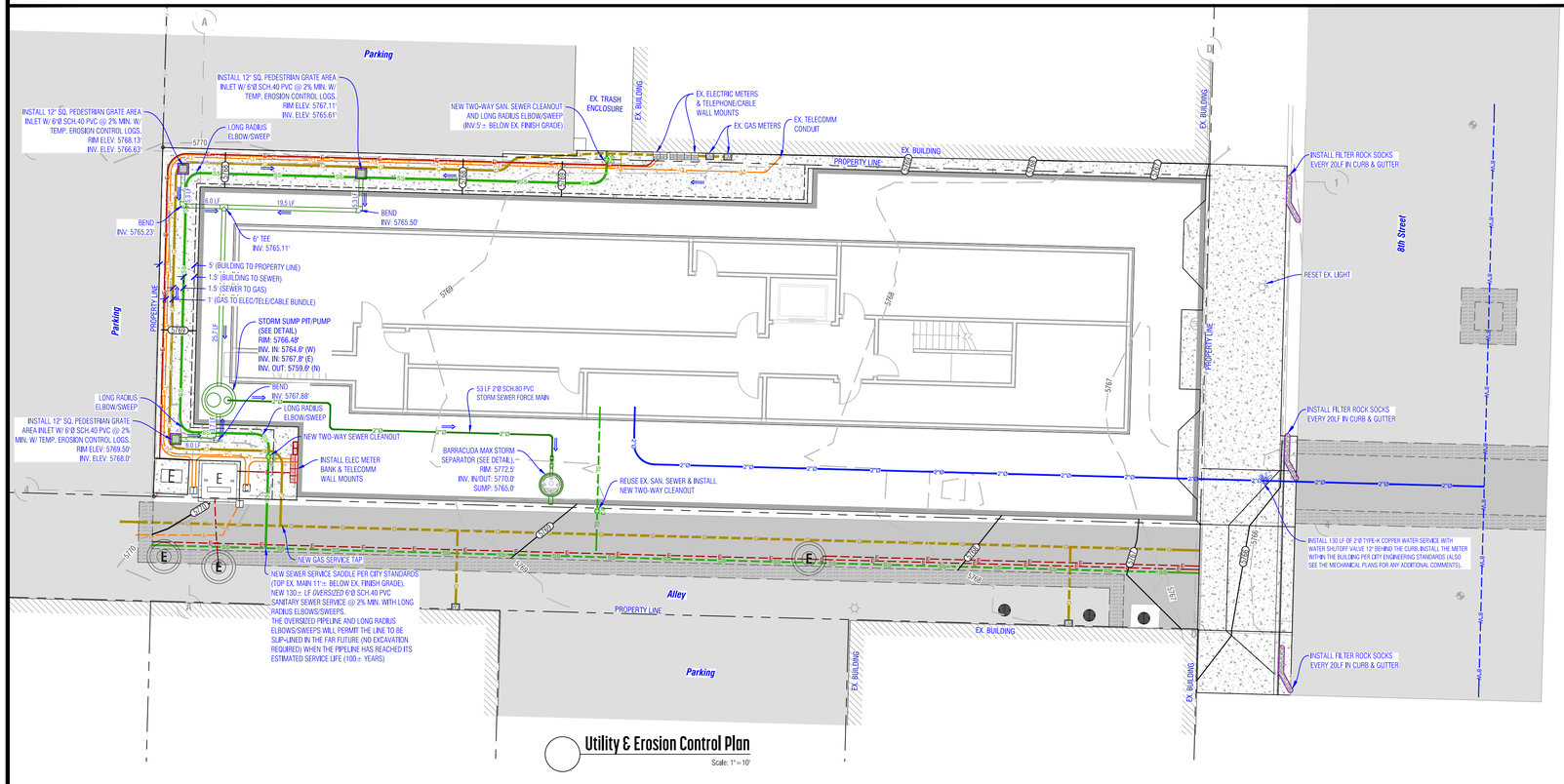


Foundation Drain Plan

Scale: 1"=10'



Utility & Erosion Control Plan

Scale: 1"=10'

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BOUNDARIES UNLIMITED INC.
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Glenwood Springs, CO 81601
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Client Information:
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1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Foundation & Utility Plan

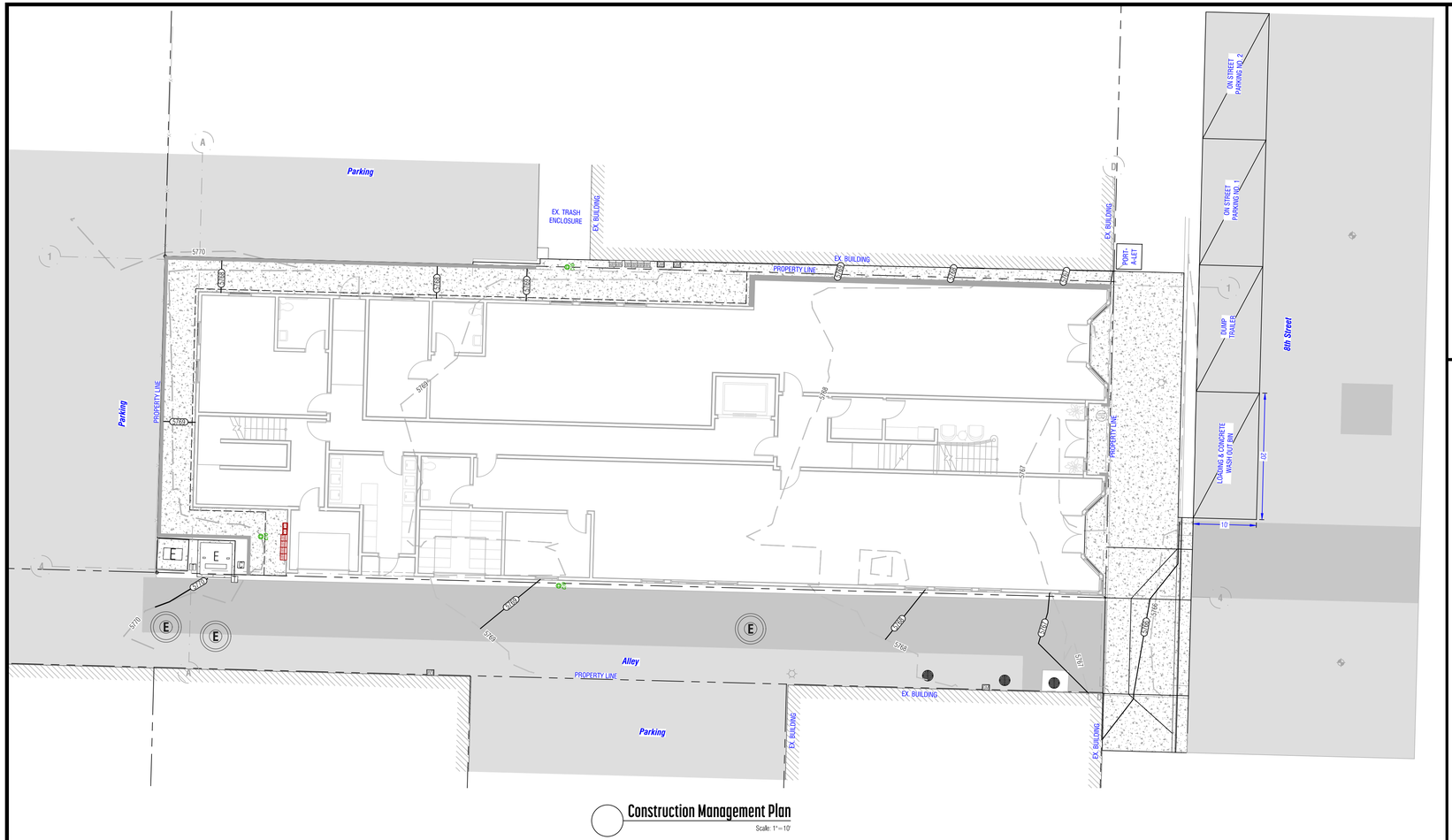
210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24011
Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: RTC
Date: 12/1/25

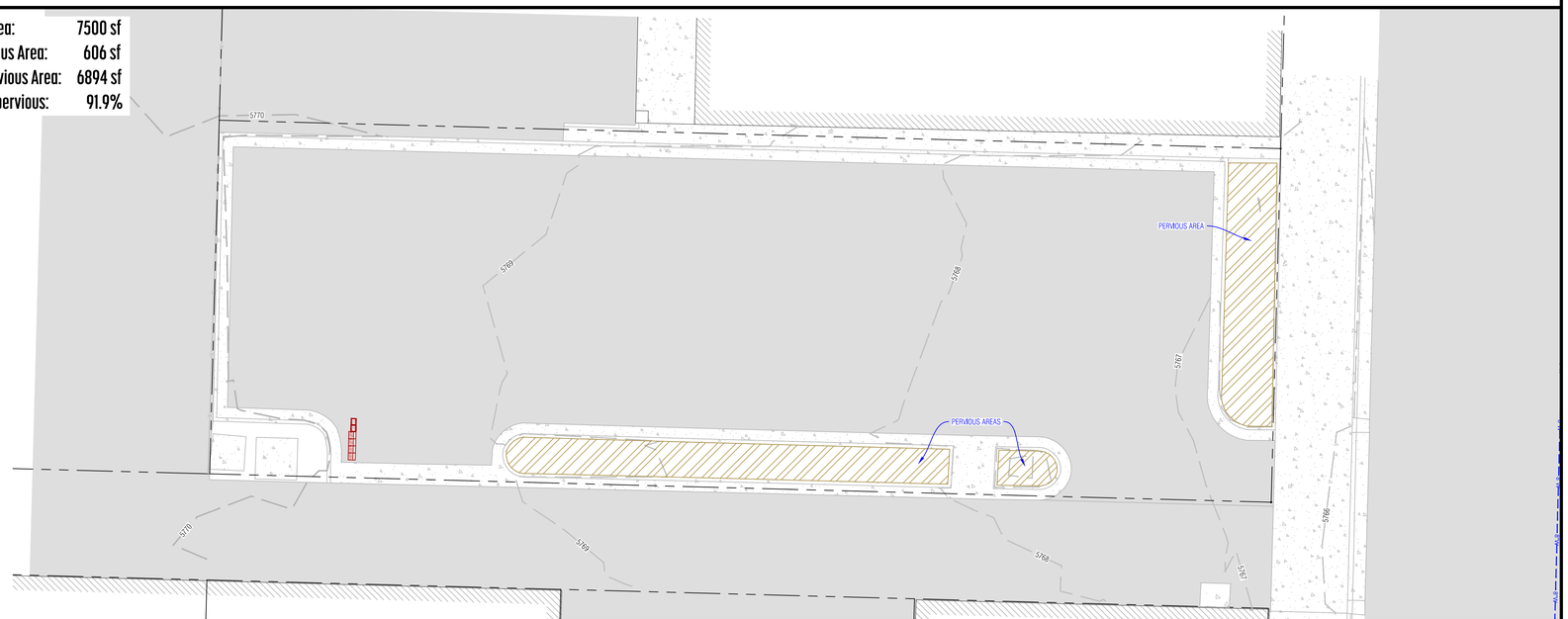
Sheet C.2



Construction Management Plan

Scale: 1" = 10'

Lot Area: 7500 sf
Pervious Area: 606 sf
Impervious Area: 6894 sf
% Impervious: 91.9%



Existing Lot Coverage

Scale: 1" = 10'

STANDARD NOTES FOR CONSTRUCTION MANAGEMENT PLANS:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Clearing or grading shall not begin until all control measures have been installed.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction and establishing any required permanent control measures to prevent release of pollutants from the project site.
4. Control measures shall be used, modified, and maintained whenever necessary to reflect current conditions. Control measures shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from control measures when the sediment level reaches ½ the height of the control measure.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
6. All ingress and egress access points on to the disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSP.
7. Temporary soil stabilization measures shall be implemented where ground disturbances have temporarily or permanently ceased for 14 days or for areas of land disturbance within one growing season.
8. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials shall not be allowed to enter state waters.
9. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
10. Emergency access must be kept obstacle free and passable at all times.
11. For any work to be done in the Right of Way, coordinate with the City ROW Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.
12. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
13. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

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Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Management & Coverage Plan

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision
*****	
*****	
*****	
*****	
*****	

Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: DJW
Drafter: DTC
Date: 07/1/25

Sheet C.3

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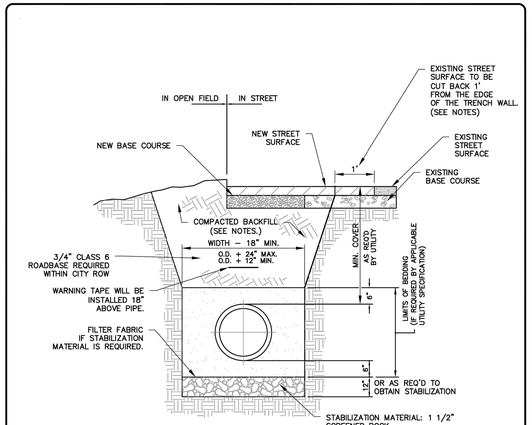


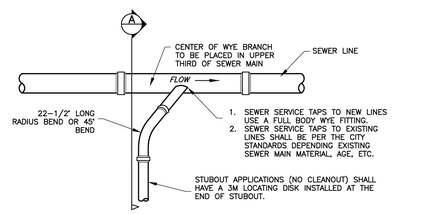
NOTES:

1. RIGHT OF WAY & EASEMENT AREAS SHALL BE GRADED (CUT & FILL) TO SUBGRADE (+/-0.5) AT UTILITY LOCATIONS INCLUDING SERVICES, PRIOR TO UTILITY INSTALLATION.
2. BACKFILL TO BE COMPACTED TO 95% AND WITHIN TWO (2)% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY A.S.T.M. D-698 DENSITY IN ALL AREAS UNLESS OTHERWISE NOTED.
3. TRENCH EXCAVATION SHALL COMPLY WITH ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. A ONE FOOT CUT BACK IS NOT REQUIRED IF FLOW FILL IS USED FOR BACKFILL.

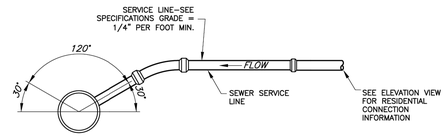
TRENCH EXCAVATION & BACKFILL DETAIL

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Trench Excavation & Backfill Detail Division: Water Standard Details	Approved: XX Date: 2/23/16 Modified: 2/23/16 File: Trench Excavation & Backfill Detail	Drawing # W13



PLAN



SECTION A

NOTES:

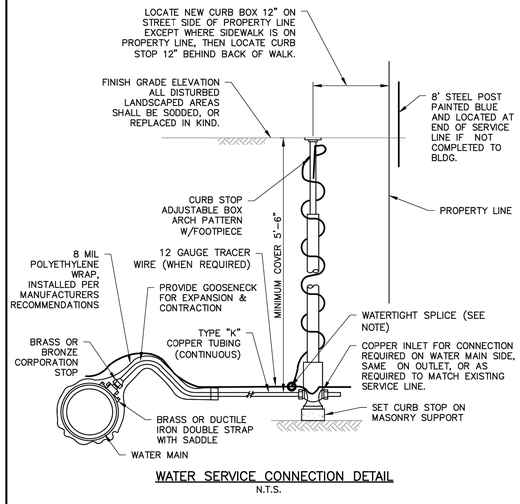
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 5' PER STANDARDS.
2. BACKFILL UNDER WYE TO BE ROADBASE AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D-698.

SEWER SERVICE CONNECTION

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Sewer Service Connection Detail Division: Sewer Standard Details	Approved: XX Date: 3/22/16 Modified: 3/22/16 File: SewerServiceDetail	Drawing # S06

NOTE:
LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.



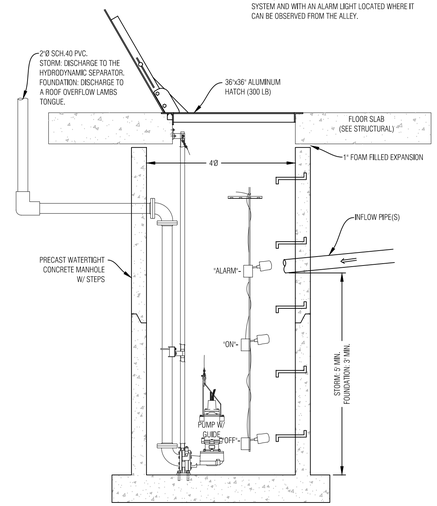
WATER SERVICE CONNECTION DETAIL

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Water Service Connection Detail Division: Water Standard Details	Approved: XX Date: 2/23/16 Modified: 2/23/16 File: WaterServiceDetail	Drawing # W08

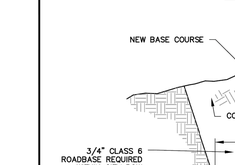
NOTES:

1. PRECAST MANHOLE SECTIONS SHALL MEET ASTM C-478 AND BE H-20 LOAD RATED.
2. BACKFILL EXCAVATION AROUND STRUCTURE WITH CLASS 6 ABC COMPACTED TO TO 95% STANDARD PROCTOR.
3. INLET AND OUTLET PIPES SHOULD ENTER DRYWELL AWAY FROM THE DRYWELL STEPS.
4. CATCH BASIN AND CONNECTING PIPES SHALL BE OF WATERTIGHT CONSTRUCTION.
5. SUMP PUMP SHALL BE A CAPABLE OF DELIVERING WASTEWATER AT A RATE OF 50 GPM AND 46-FEET OF HEAD.
6. USE EXPANSION HANDLES & STAINLESS STEEL CHAINS FOR PUMP REMOVAL, SECURE THE CHAINS TO THE LID FRAME.
7. SWITCHES TO BE MERCURY FLOAT TYPE.
8. SWITCH SETTINGS:
   - 8.1. STORM PUMP
     - 8.1.1. ON=24"
     - 8.1.2. OFF=12"
     - 8.1.3. ALARM=60"
   - 8.2. FOUNDATION DRAIN PUMP
     - 8.2.1. ON=24"
     - 8.2.2. OFF=12"
     - 8.2.3. ALARM=42"
9. ALARM SHALL BE BATTERY OPERATED, BOTH AUDIBLE AND VISIBLE, CONNECTED TO THE WHOLE BUILDING ALARM SYSTEM AND WITH AN ALARM LIGHT LOCATED WHERE IT CAN BE OBSERVED FROM THE ALLEY.



Sump Pit & Pump (Storm & Foundation)

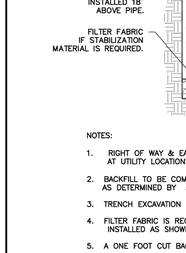
Scale: N.T.S.



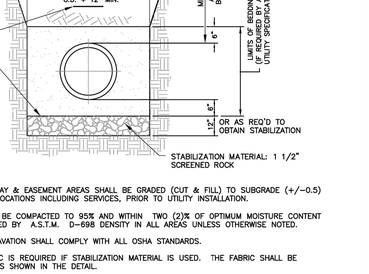
AREA DRAIN

SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.



PLAN VIEW



PLAN VIEW

SECTION D-D

TEMPORARY EROSION CONTROL LOGS

Scale: N.T.S.

EROSION CONTROL NOTES:

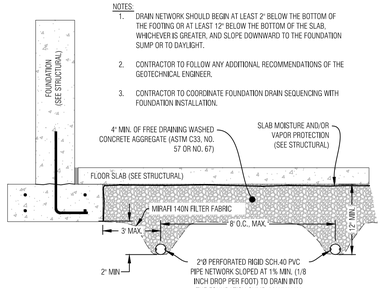
1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.

TEMPORARY SEDIMENT CONTROL FENCE

Scale: N.T.S.

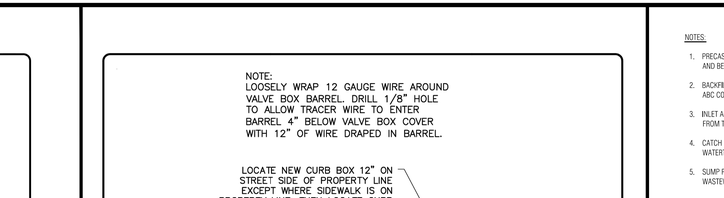
NOTES:

1. DRAIN NETWORK SHOULD BEGIN AT LEAST 2' BELOW THE BOTTOM OF THE FOOTING OR AT LEAST 12" BELOW THE BOTTOM OF THE SLAB, WHICHEVER IS GREATER, AND SLOPE DOWNWARD TO THE FOUNDATION SUMP OR TO DAYLIGHT.
2. CONTRACTOR TO FOLLOW ANY ADDITIONAL RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
3. CONTRACTOR TO COORDINATE FOUNDATION DRAIN SEQUENCING WITH FOUNDATION INSTALLATION.



Underslab Drain

Scale: N.T.S.



PLAN VIEW

* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.,	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)

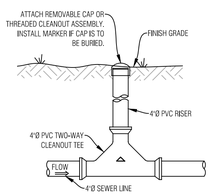
ROCK SOCK PROTECTION

Scale: N.T.S.

PLAN VIEW

SECTION A-A

AGGREGATE BAGS AT DROP INLET



IN LANDSCAPE

Two-Way Cleanout

Scale: N.T.S.

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Glenwood Springs, CO 81601
tele: 970.945.5252
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Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 1' 2
Scale: 1" = 1'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24011
Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: BTC
Date: 02/25

Sheet
C.4

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PRODUCT SPECIFICATIONS

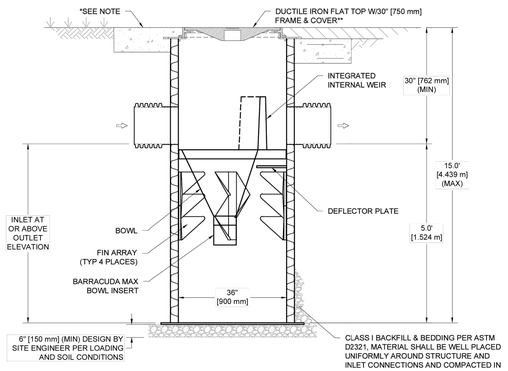
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

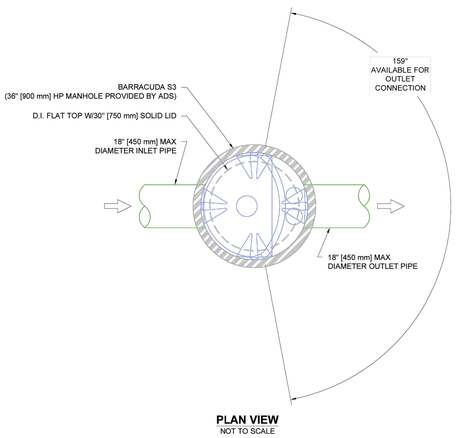


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93. SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S3
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 08/05/24 | DRAWN: JLM | CHECKED: SMW
DRAWING #: S31-1305

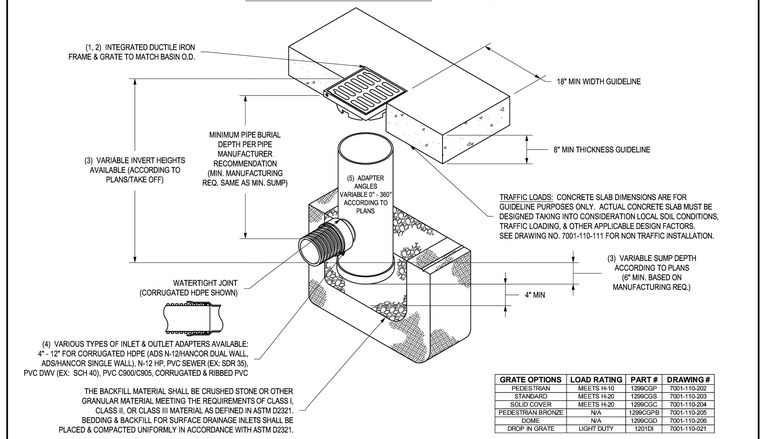
DATE	BY	DESCRIPTION
04/01/25	JLM	LED LEADER
	AT	DRAWN CHKD

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS BY PERSONNEL UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO REVIEW THIS DRAWING PRIOR TO SUBMISSION AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ENSURE THAT THE PRODUCTS SPECIFIED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS. ADS PROVIDES APPROVAL FOR FINAL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION.

Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

SHEET 1 OF 2



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

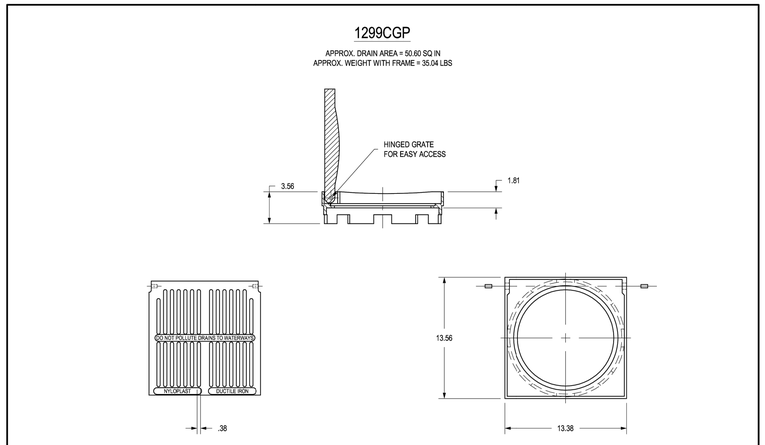
1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-189 REV E



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-29-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN PEDESTRIAN GRATE ASSEMBLY
DWG NO. 7001-110-202 REV D

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 1' 2
Scale: 1" = 1'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

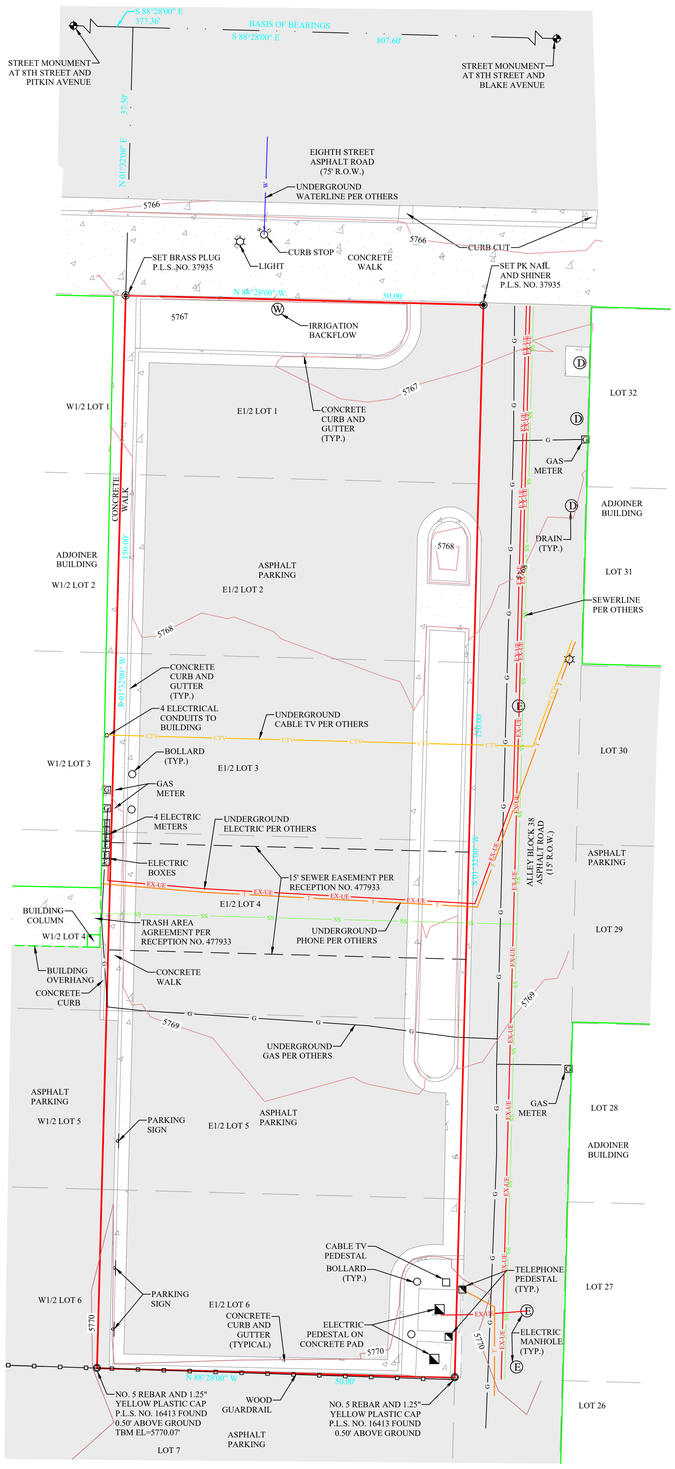
Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: BJW
Drafter: RTC
Date: 9/10/25

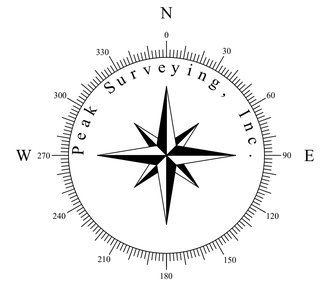
Sheet C.5

N:\PROJECTS\2024\24001-210 8th Street\dwg\24001-V-Topo.dwg 12/2/2025 8:28 AM

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

NOTICE: ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By: SMS
Checked By: JRN
Date: FEBRUARY 22, 2024
Computer File: 012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

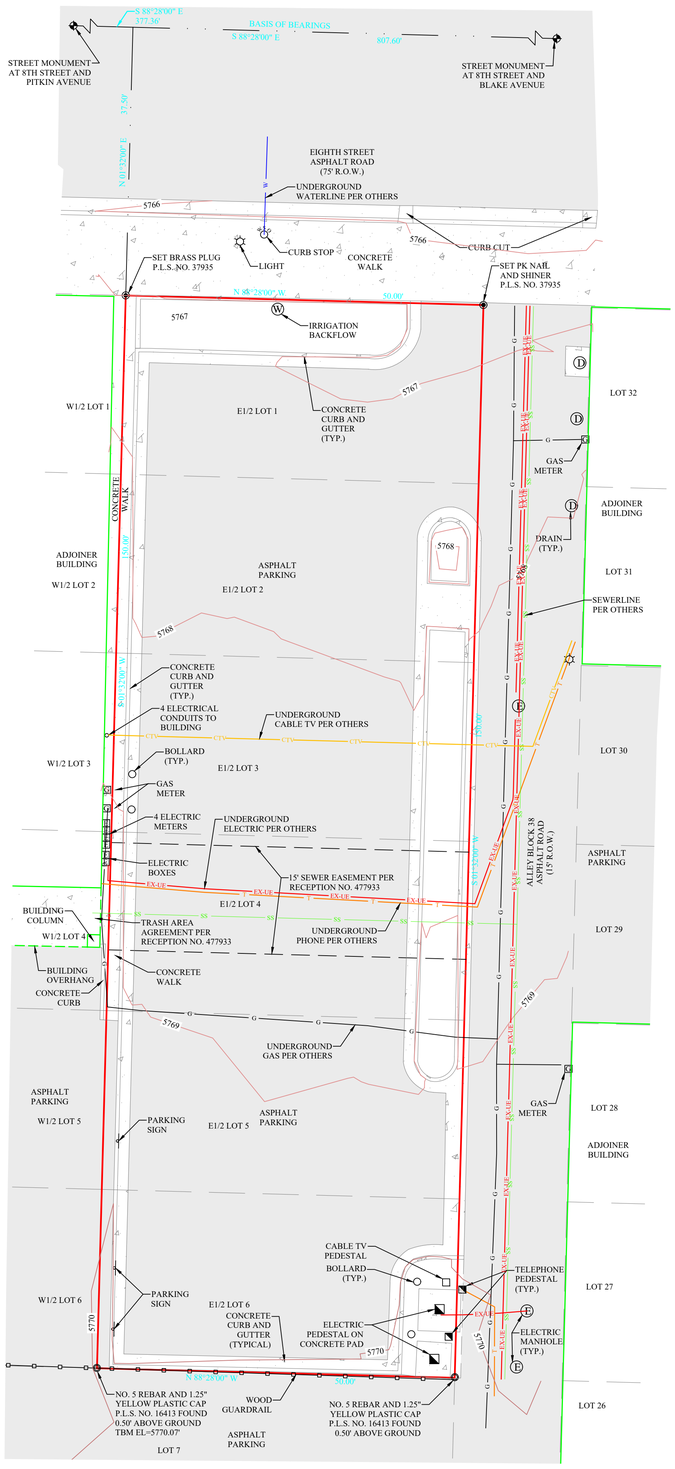
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

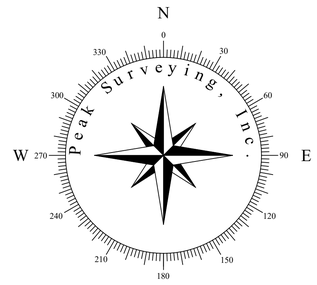
Project NO. 24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

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7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

NOTICE: ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	NO.	Date	Revision	By
SMS	1	11/24/2025	ADD TOPOGRAPHY	JRN
Checked By:				
JRN				
Date:				
FEBRUARY 22, 2024				
Computer File:				
012.DWG				

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

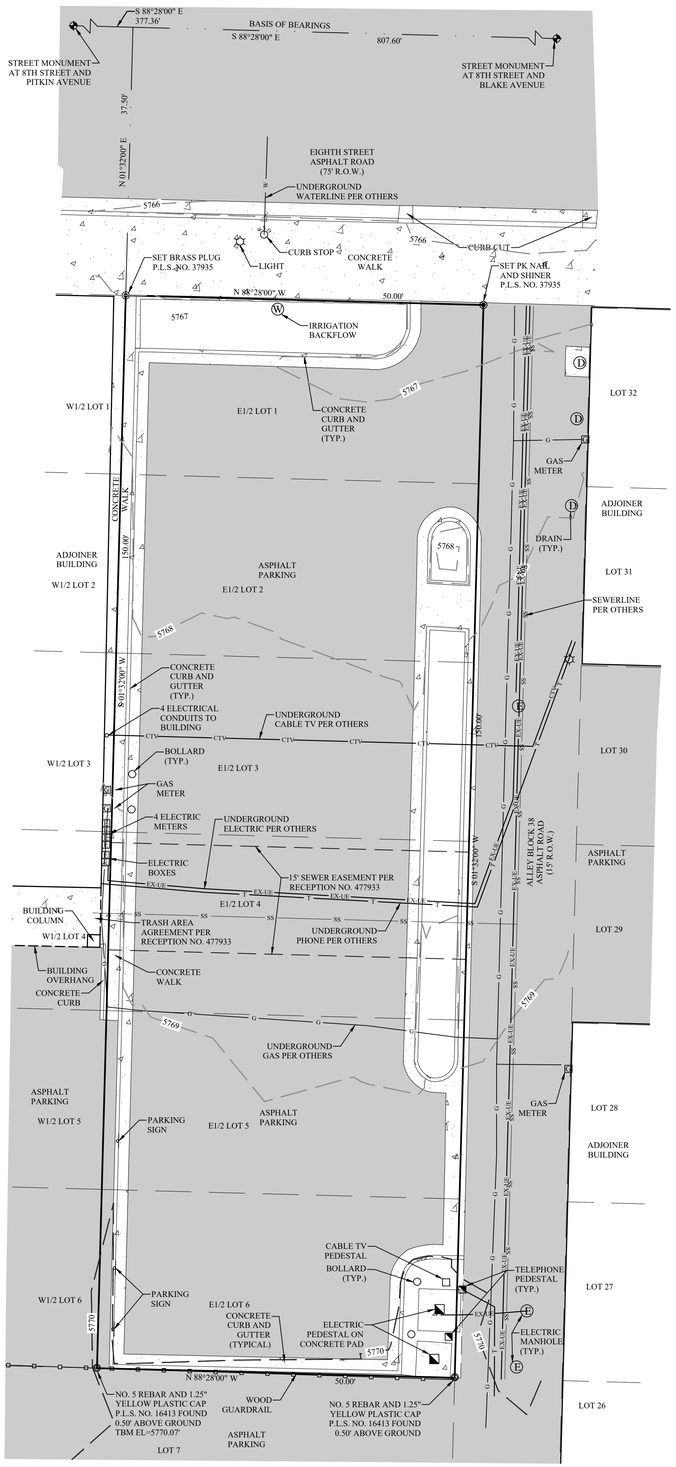
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

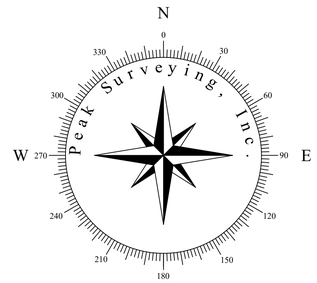
Project NO.
24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

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2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

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DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF:
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO.
24012

1 OF 1

A NORTHEAST PERSPECTIVE

B NORTHWEST PERSPECTIVE

C SOUTHEAST PERSPECTIVE

D SOUTHWEST PERSPECTIVE

PROJECT DATA

STEVE HOPKINS
CADD SERVICES
P.O. Box 1794
Anaheim, CA 92815
(949) 861-0464
caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

210 8th Street
Glenwood Springs, CO 81601
Garfield County

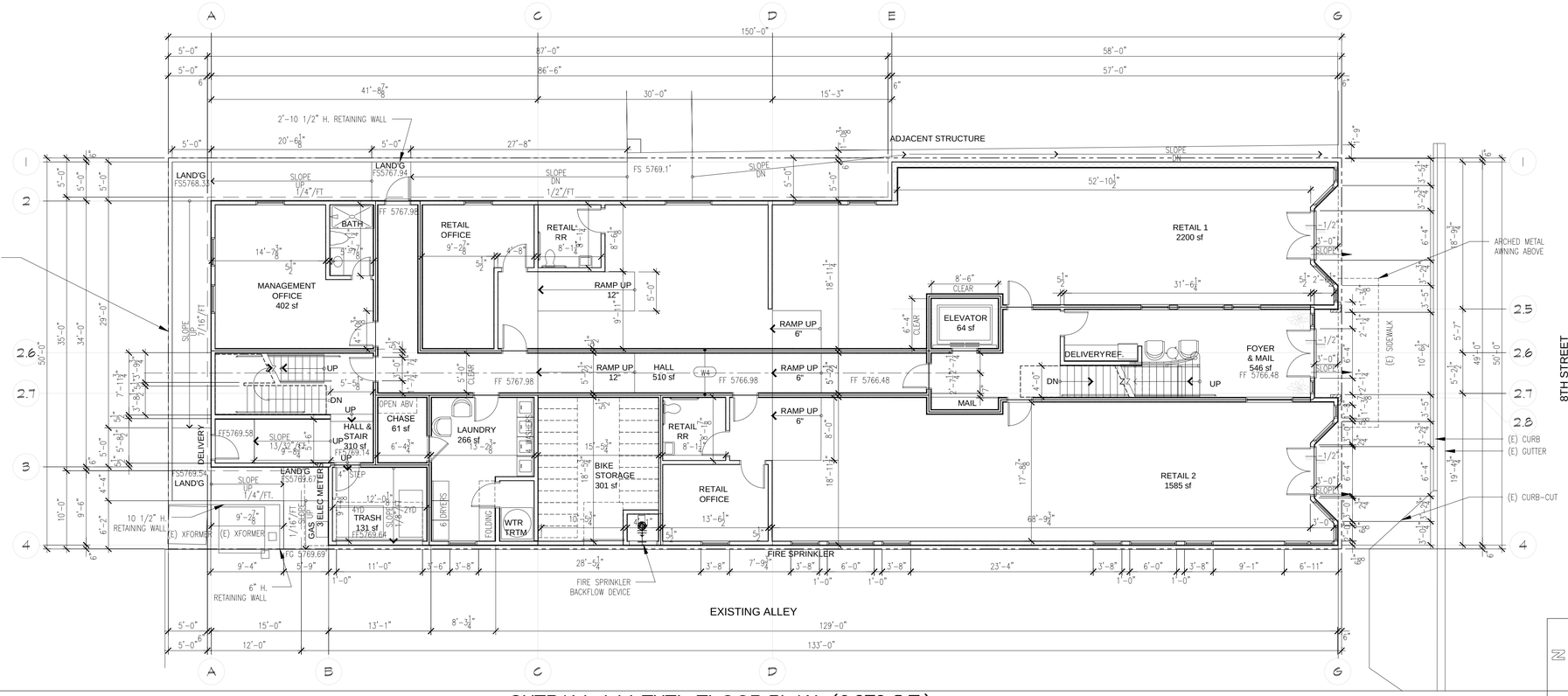
REVISIONS

All designs, ideas, arrangements and plans indecated by these drawings and specifications are the property and copyright of the Designer and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Designer prior to commencement of work.

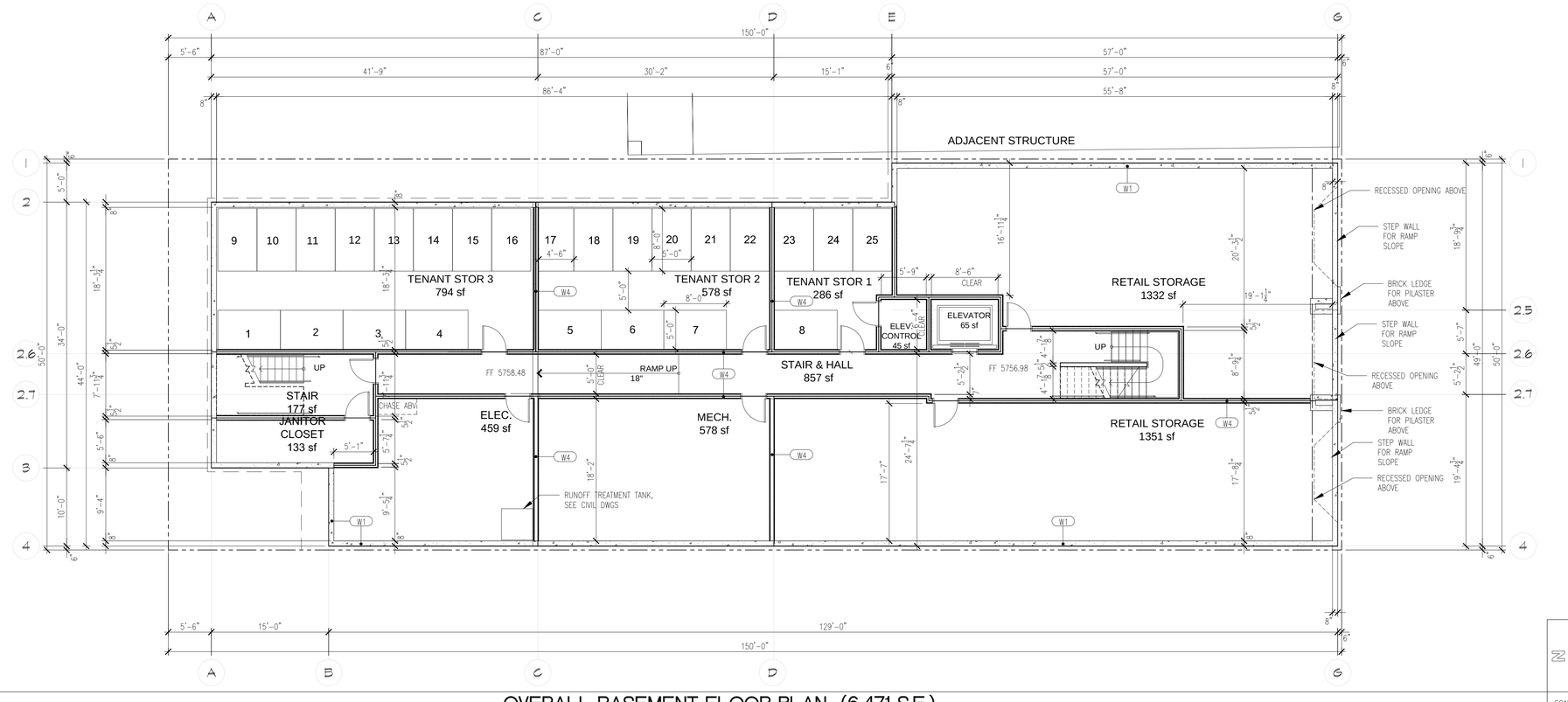
PROJECT NO. 2024-05
DRAWN BY S.H.
CHECKED BY S.H.
ISSUE DATE 2/10/26

SHEET TITLE
COVER SHEET

A0.1



OVERALL 1st LEVEL FLOOR PLAN (6,378 S.F.)



OVERALL BASEMENT FLOOR PLAN (6,471 S.F.)

KEYNOTES

MAIL BOXES
(24) 6X12X15
(4) 12x12X15
(4) 24X12X15
(2) 24X24X15

WALL TYPES

- W1 — 8" CONC. WALL W/STL. REINF. PER STRUCT.
- W2 — 5 ½" STUD WALL W/½" PWD., 1" SYNTH. BRICK W/5/8" GWB. INSIDE
- W3 — 5 ½" STUD WALL W/½" PWD., 1" SYNTH. STUCCO W/5/8" GWB. INSIDE
- W4 — 5 ½" STUD WALL W/2 LAYERS ⅝" GYP. BD. EA. SIDE
- W5 — 5 ½" STUD WALL W/ ⅝" GYP. BD. EA. SIDE
- W6 — 3 ½" STUD WALL W/ ⅝" GYP. BD. EA. SIDE
- W7 — DBL 3 ⅝" STAGGARED STUD WALL IN 5 ½" SPACE W/2 LAYERS ⅝" GYP. BD. EA. SIDE
- W8 — 8" CMU WALL W/1 ½" FURRING ⅝" GYP. BD. INSIDE

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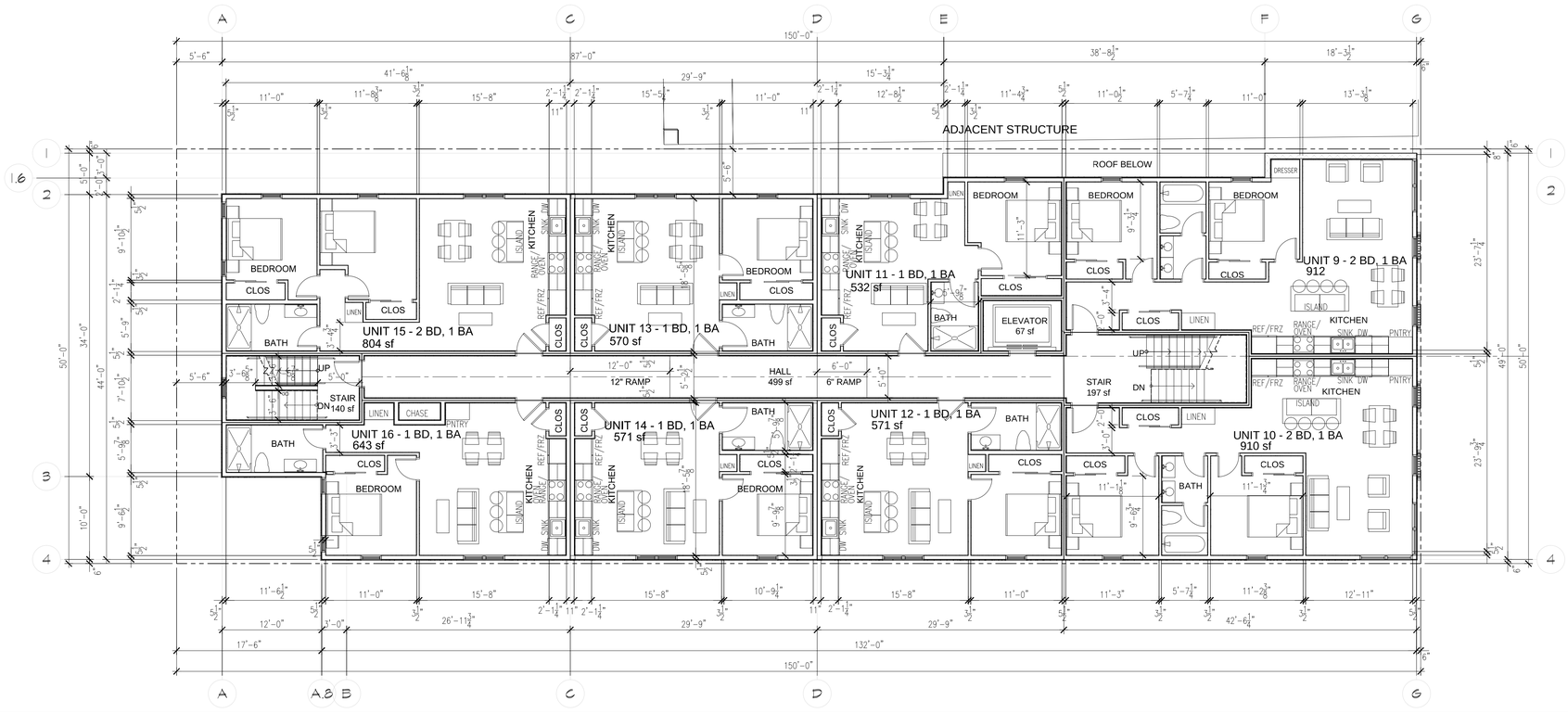
PROJECT NO. 2024-05
DRAWN BY S.H.
CHECKED BY S.H.
ISSUE DATE 12/29/25

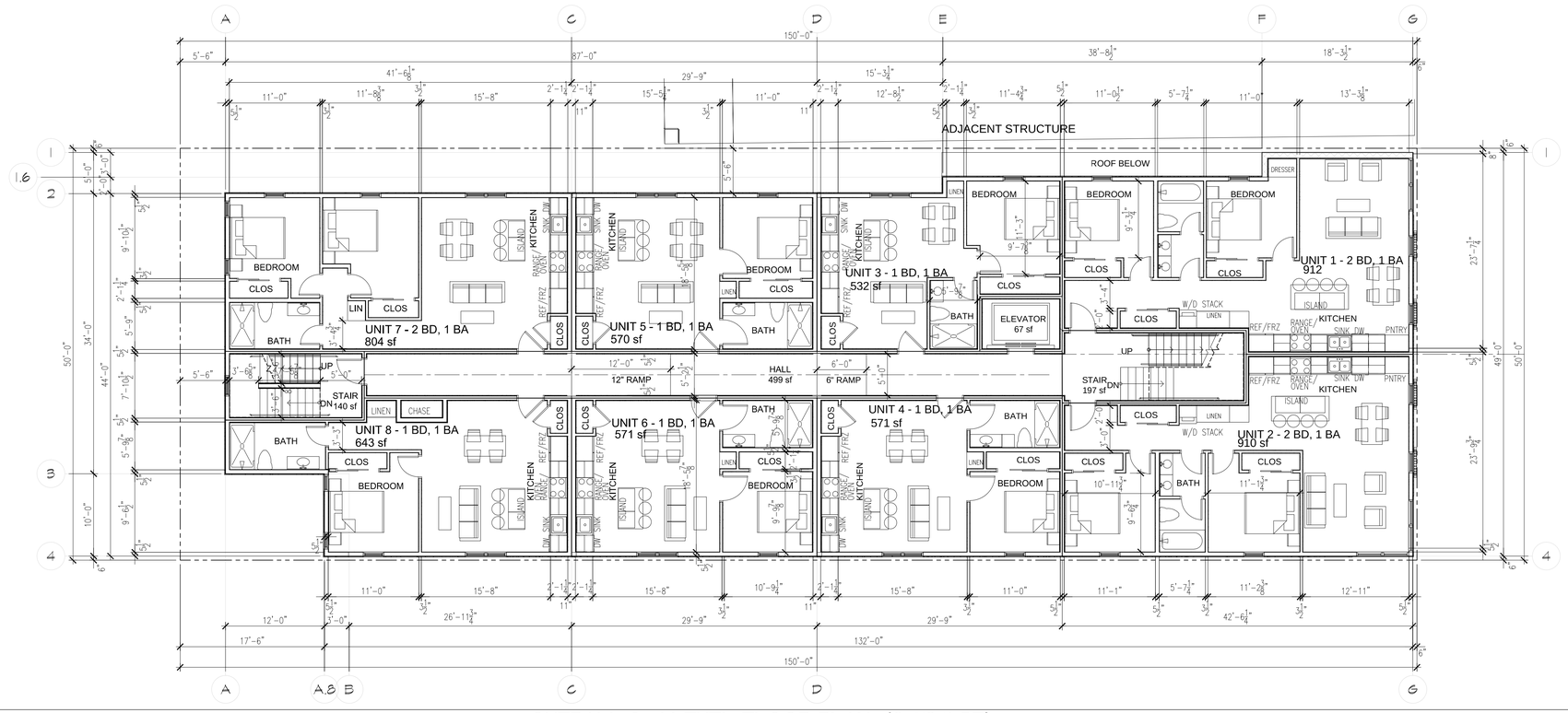
SHEET TITLE
OVERALL BASEMENT + 1ST LEVEL FLOOR PLANS

A2.1



OVERALL 3rd LEVEL FLOOR PLAN (6,419.11 SF)

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



OVERALL 2nd LEVEL FLOOR PLAN (6,419.11 SF)

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

KEYNOTES

WALL TYPES

- W1 — 8" CONC. WALL W/STL. REINF. PER STRUCT.
- W2 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. BRICK W/5/8" GWB. INSIDE
- W3 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. STUCCO W/5/8" GWB. INSIDE
- W4 — 5 1/2" STUD WALL W/2 LAYERS 5/8" GYP. BD. EA. SIDE
- W5 — 5 1/2" STUD WALL W/ 5/8" GYP. BD. EA. SIDE
- W6 — 3 1/2" STUD WALL W/ 5/8" GYP. BD. EA. SIDE
- W7 — DBL 3 1/2" STAGGARED STUD WALL IN 5 1/2" SPACE W/2 LAYERS 5/8" GYP. BD. EA. SIDE
- W8 — 8" CMU WALL W/1 1/2" FURRING 5/8" GYP. BD. INSIDE

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MIXED USE DEVELOPMENT

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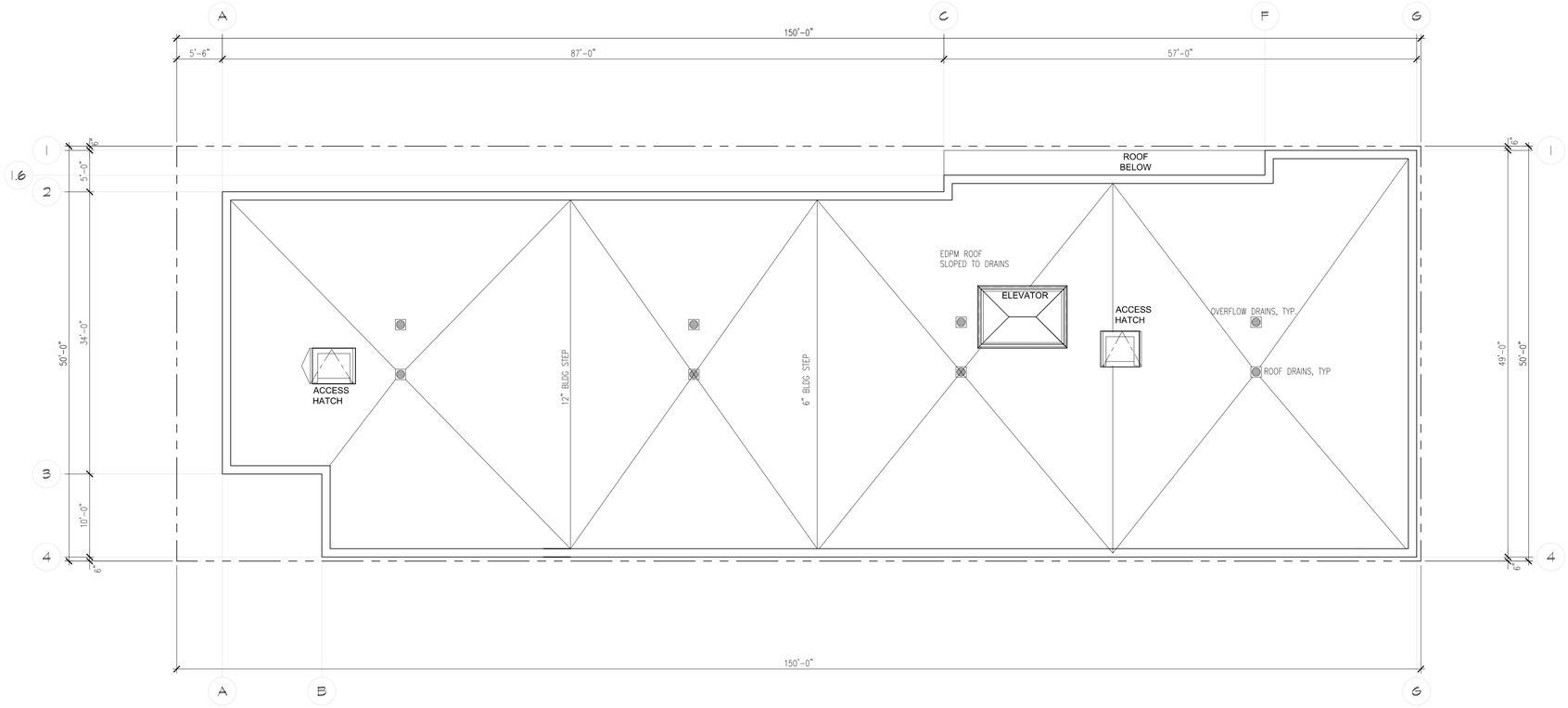
DRAWN BY S.H.
CHECKED BY S.H.
ISSUE DATE 12/29/25

SHEET TITLE
OVERALL 2ND + 3RD LEVEL FLOOR PLANS

A2.2

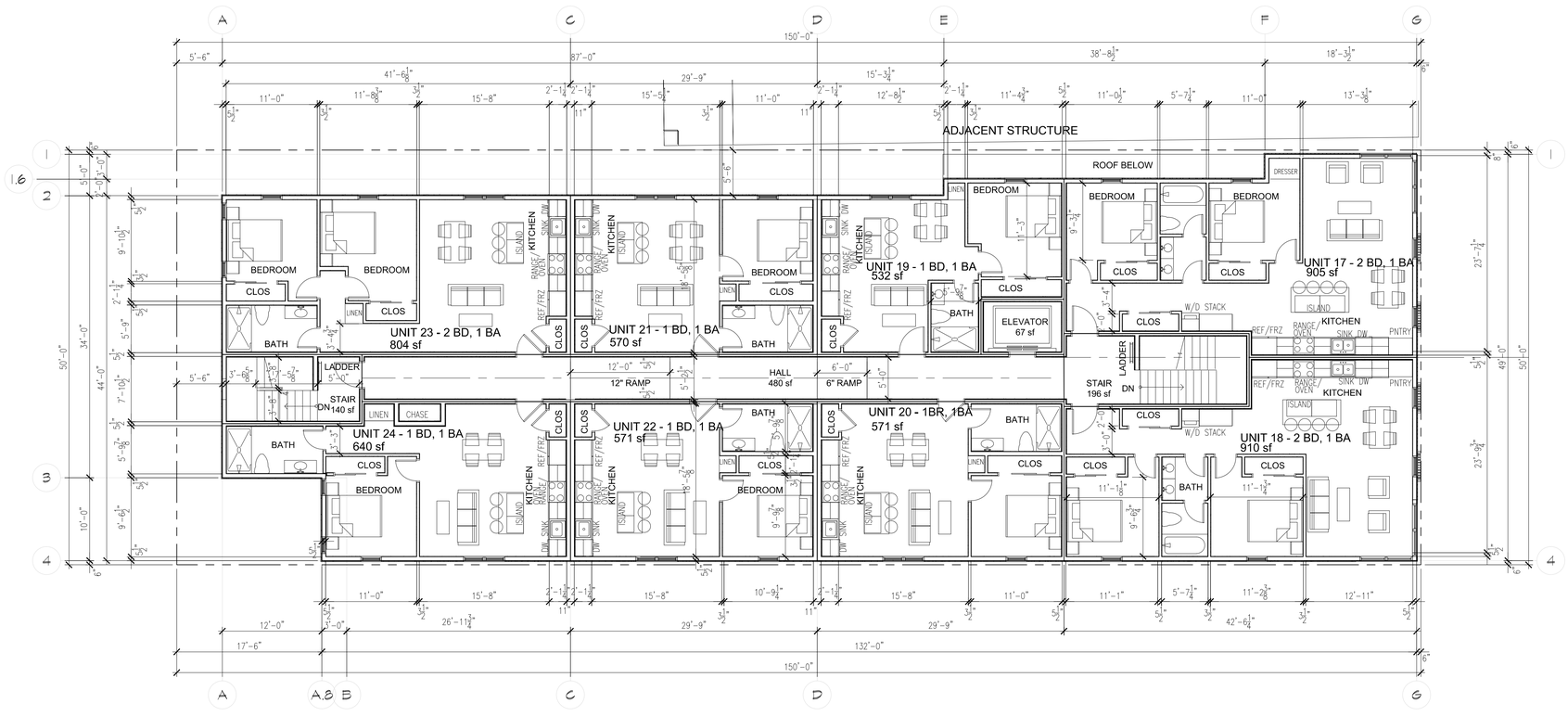


N

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

ROOF PLAN

B



N

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

OVERALL 4th LEVEL FLOOR PLAN (6,385.8 SF)

A

KEYNOTES

WALL TYPES

- W1 — 8" CONC. WALL W/STL. REINF. PER STRUCT.
- W2 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. BRICK W/5/8" GWB. INSIDE
- W3 — 5 1/2" STUD WALL W/1/2" PWD., 1" SYNTH. STUCCO W/5/8" GWB. INSIDE
- W4 — 5 1/2" STUD WALL W/2 LAYERS 5/8" GYP. BD. EA. SIDE
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- W7 — DBL 3 1/2" STAGGARED STUD WALL IN 5 1/2" SPACE W/2 LAYERS 5/8" GYP. BD. EA. SIDE
- W8 — 8" CMU WALL W/1 1/2" FURRING 5/8" GYP. BD. INSIDE

STEVE HOPKINS

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MIXED USE DEVELOPMENT

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Garfield County

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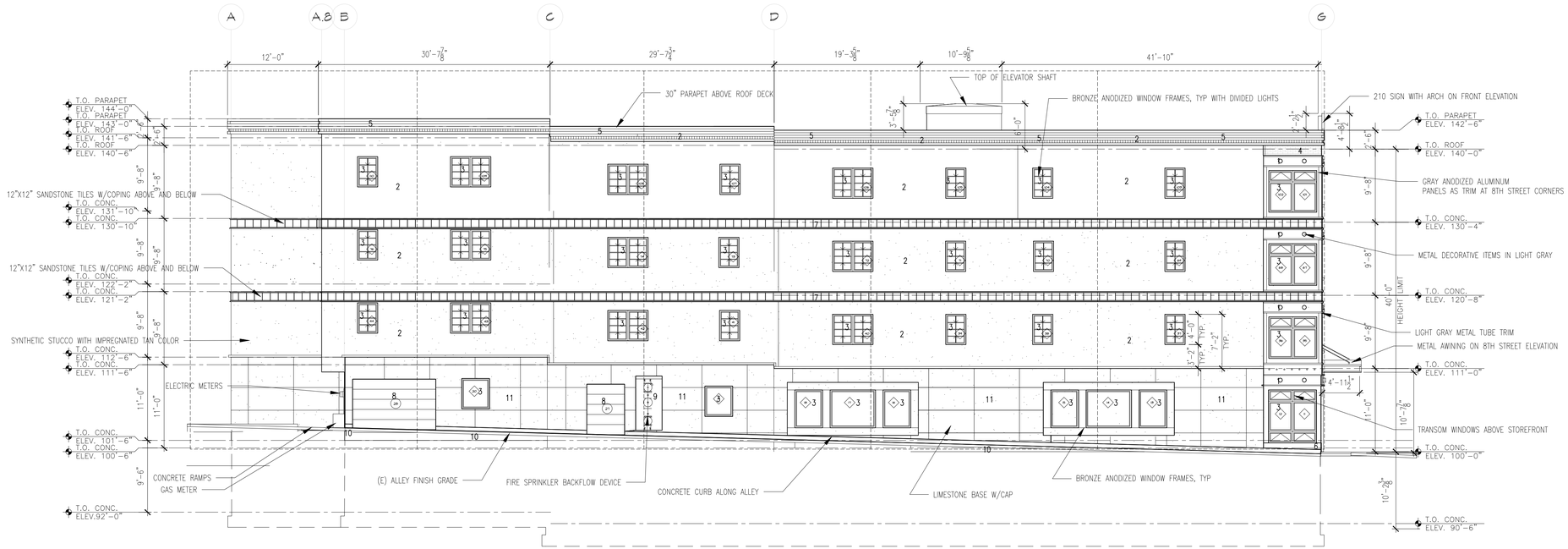
CHECKED BY S.H.

ISSUE DATE 12/29/25

SHEET TITLE

OVERALL 4TH LEVEL + ROOF PLANS

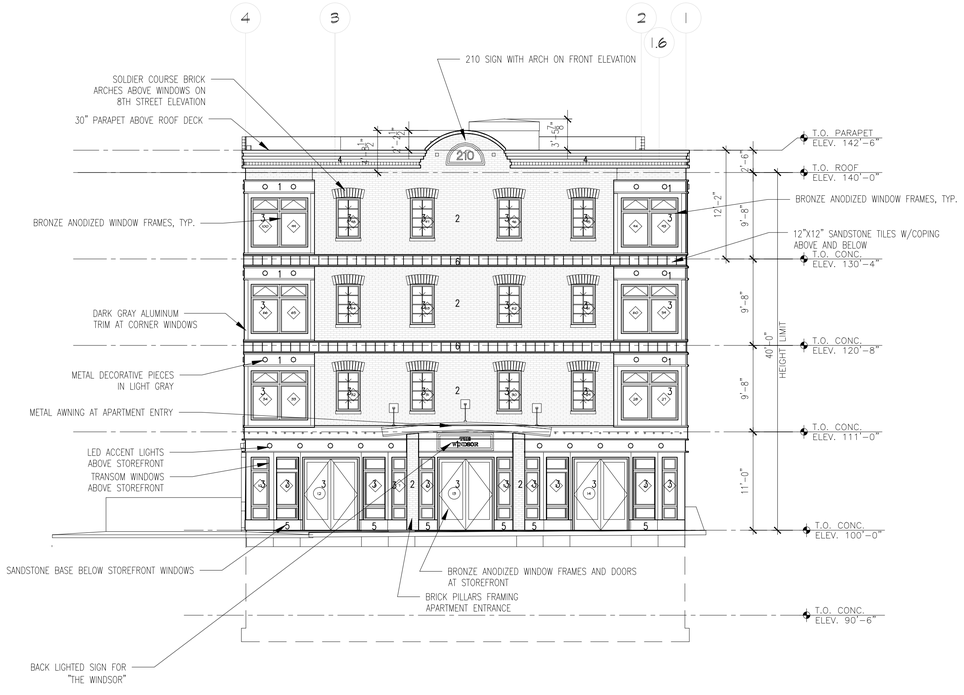
A2.3



A

EAST ELEVATION

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



B

NORTH ELEVATION

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

ELEVATION MATERIAL PERCENTAGES

NORTH ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	2115	NA
1 NET ALUM TRIM	403	19.1%
2 NET BRICK	810	38.3%
3 NET GLAZING	656	31.0%
4 NET PARAPET	84	4.0%
5 NET BASE	30	1.4%
6 NET BAND	132	6.2%
	2115	100.0%

FIRST FLOOR PERCENTAGE OF GLAZING ON NORTH ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	524	NA
1 NET ALUM TRIM	144	27.5%
2 NET BRICK	26	5.0%
3 NET GLAZING	324	61.8%
5 NET BASE	30	5.7%
	524	100.0%

ELEVATION MATERIAL PERCENTAGES

EAST ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	5464	NA
1 NET ALUM TRIM	123	2.3%
2 NET STUCCO	3078	56.3%
3 NET GLAZING	663	12.1%
4 NET BRICK	10	0.2%
5 NET PARAPET	266	4.9%
6 NET BASE	6	0.1%
7 NET BAND	353	6.5%
8 NET GARAGE DOORS	106	1.9%
9 SPRINKLER RECESS	25	0.5%
10 NET CURB	61	1.1%
11 NET LIMESTONE 1ST LEVEL	773	14.1%
	5464	100.0%

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

KEYNOTES

STEVE HOPKINS

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Garfield County

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2024-05

DRAWN BY
S.H.

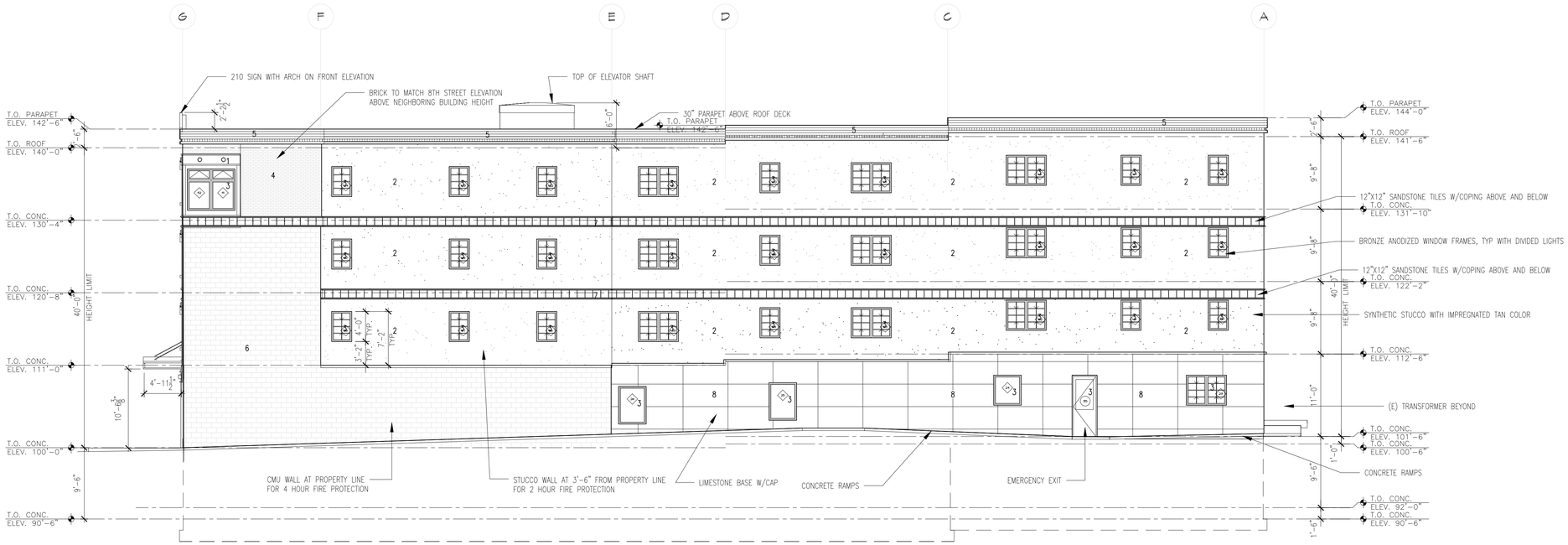
CHECKED BY
S.H.

ISSUE DATE
2/10/26

SHEET TITLE

EXTERIOR ELEVATIONS

A3.1



A

WEST ELEVATION

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

ELEVATION MATERIAL PERCENTAGES

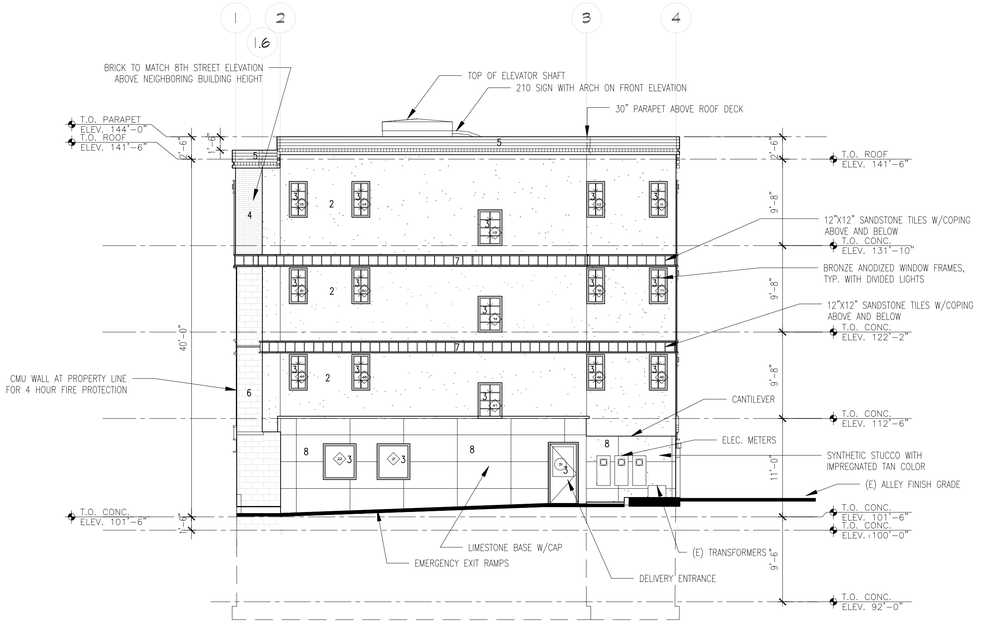
WEST ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	5980	NA
1 NET ALUM TRIM	123	2.1%
2 NET STUCCO	2847	47.6%
3 NET GLAZING	549	9.2%
4 NET BRICK	115	1.9%
5 NET PARAPET	290	4.8%
6 NET CMU	916	15.3%
7 NET BAND	360	6.0%
8 LIMESTONE BASE	780	13.0%
	5980	100.0%

ELEVATION MATERIAL PERCENTAGES

SOUTH ELEVATION

	SURFACE AREA SF	PERCENTAGE OF NET
GROSS OF WALL	2024	NA
1 NET ALUM TRIM	0	0.0%
2 NET STUCCO	1155	57.1%
3 NET GLAZING	180	8.9%
4 NET BRICK	29	1.4%
5 NET PARAPET	100	4.9%
6 NET CMU	94	4.6%
7 NET BAND	97	4.8%
8 LIMESTONE BASE	369	18.2%
	2024	100.0%



B

SOUTH ELEVATION

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

KEYNOTES

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DRAWN BY S.H.

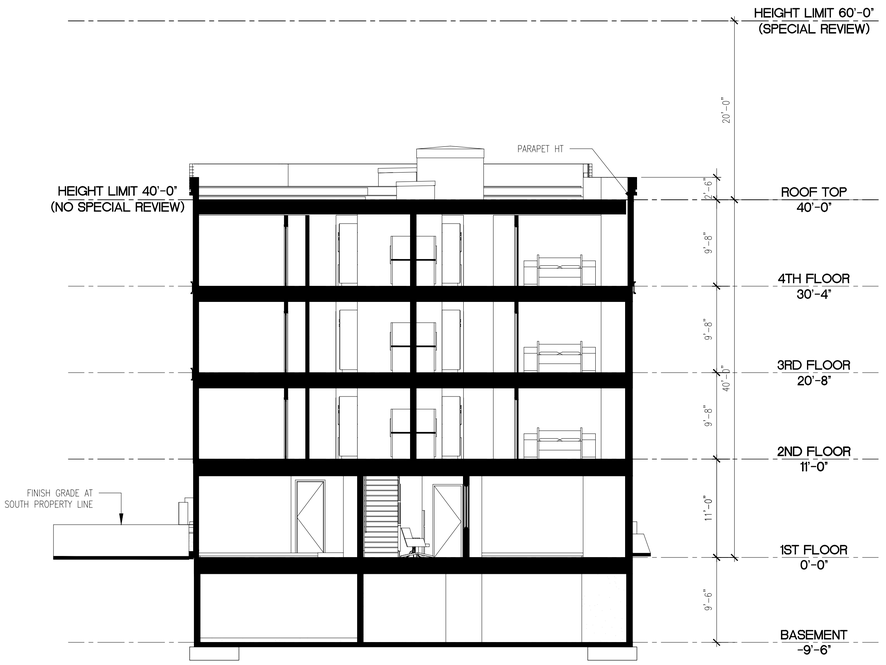
CHECKED BY S.H.

ISSUE DATE 2/10/26

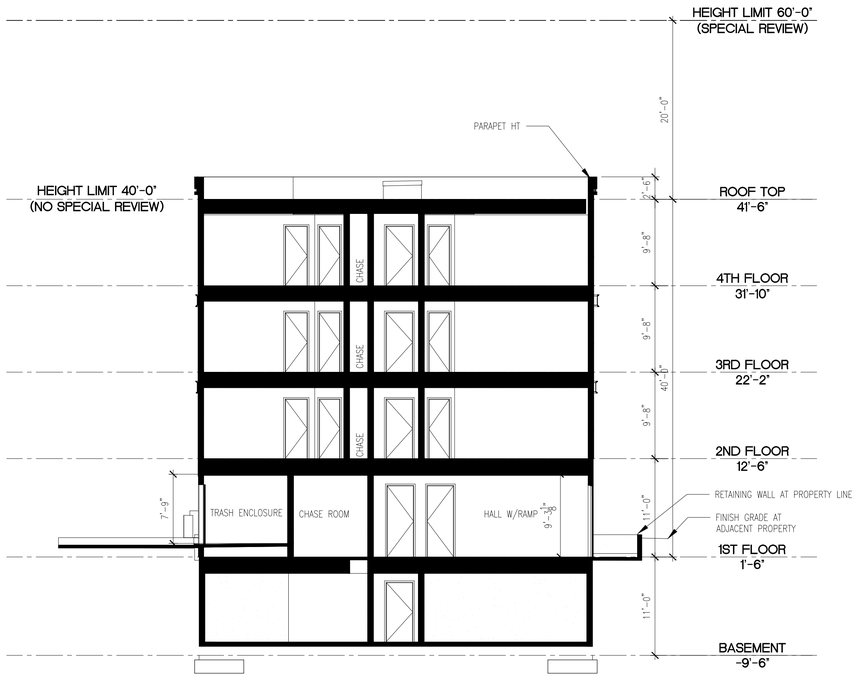
SHEET TITLE

EXTERIOR ELEVATIONS

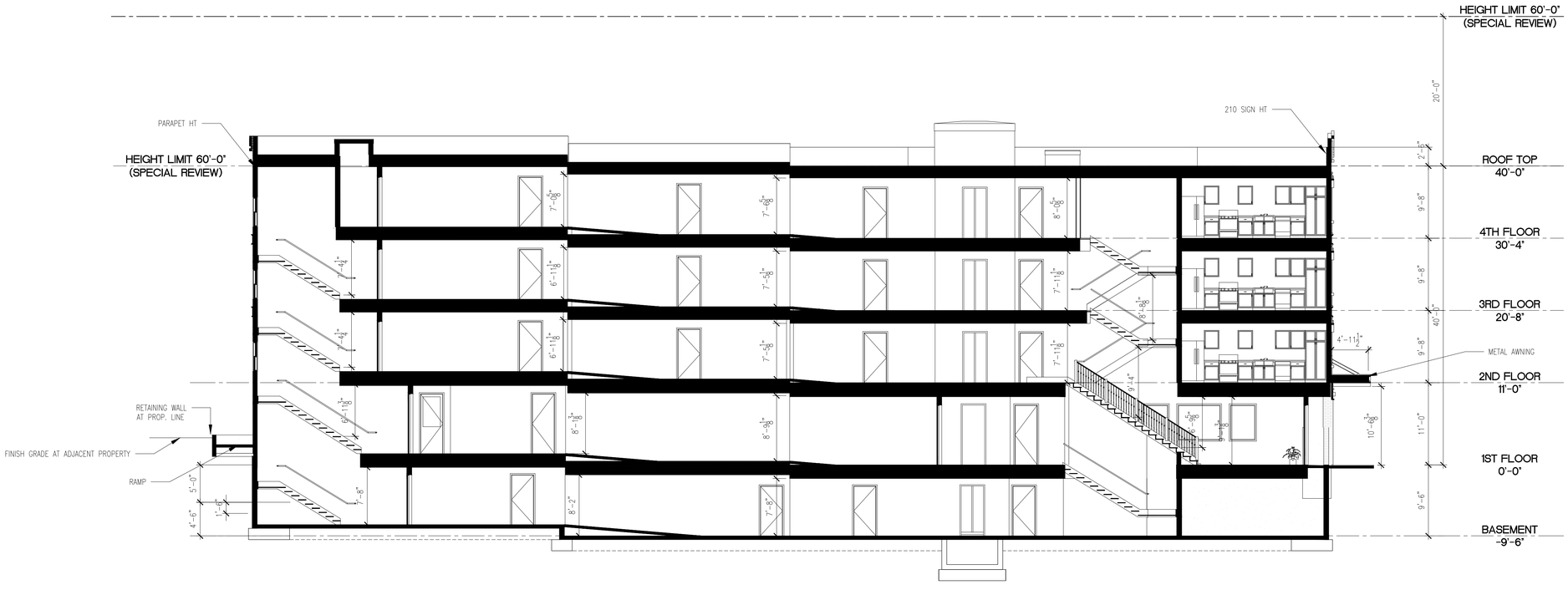
A3.2



A CROSS SECTION - A SCALE: 1/8" = 1'-0"



B CROSS SECTION B SCALE: 1/8" = 1'-0"



C LONGITUDINAL SECTION C SCALE: 1/8" = 1'-0"

KEYNOTES

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2024-05
DRAWN BY
S.H.
CHECKED BY
S.H.
ISSUE DATE
12/29/25

SHEET TITLE
BUILDING SECTIONS

A4.1

210 8th Street Mixed Use Project by Wipple Development—Materials/Color Board

1. Red Brick
2. Soldier Course Brick Arch over Windows
3. Dark Gray Aluminum Panels
4. Light Gray Aluminum Tube Trim
5. Aluminum Storefront & Doors
6. Single Hung Window with Divided Lights and Anodized Bronze Frames

6. 12”x12” Sandstone Tiles w/Turned Trim Above and Below

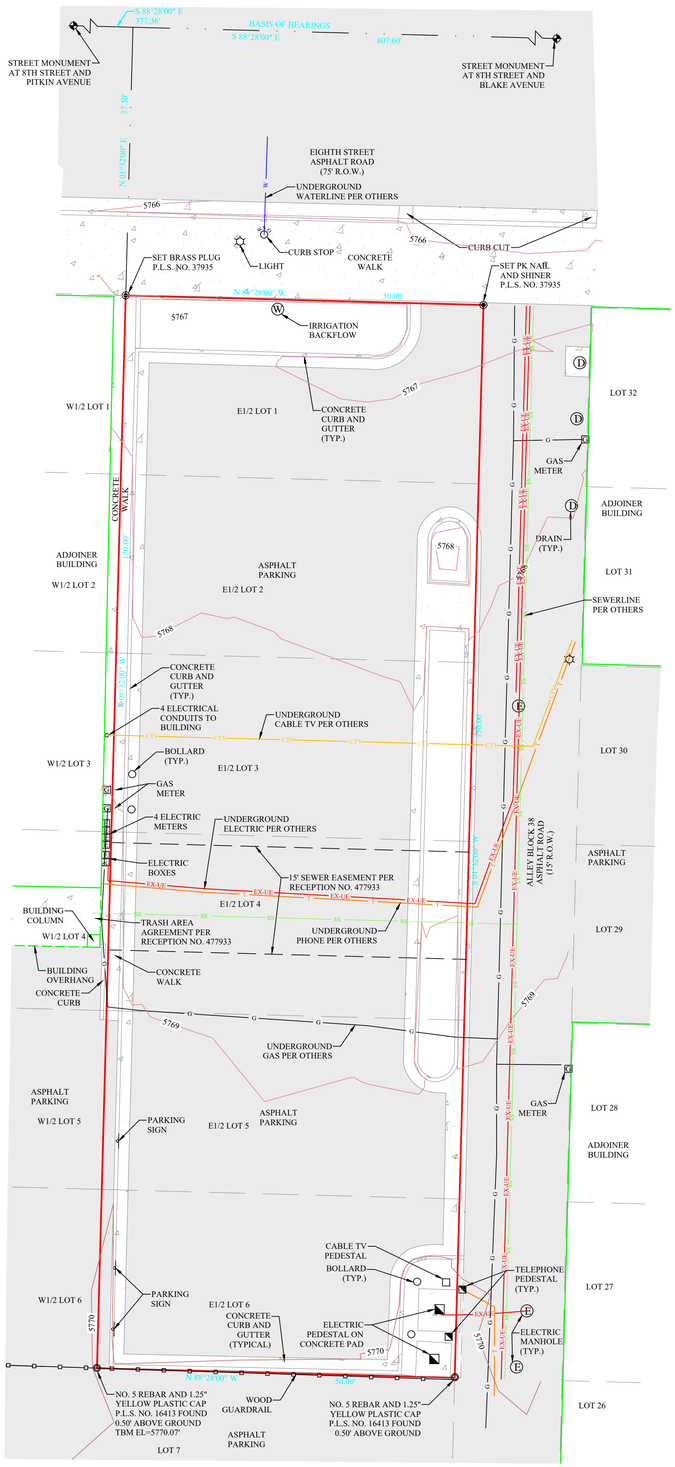
7. 12” Sandstone Base below Storefront Windows
8. Smooth Coat Synthetic Stucco with Tan Color Impregnated
9. Multi-Level Foam Shape Parapet Cap w/Dark Gray, Light Gray and Black Paint

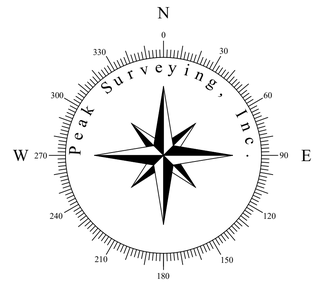
10 LED Lights above Storefronts

11. Decorative Metal Ornaments
12. LED Backlight Signs “The Windsor” and “210”

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____ DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

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Est. 2007

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Checked By: JRN
Date: FEBRUARY 22, 2024
Computer File: 012.DWG

NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

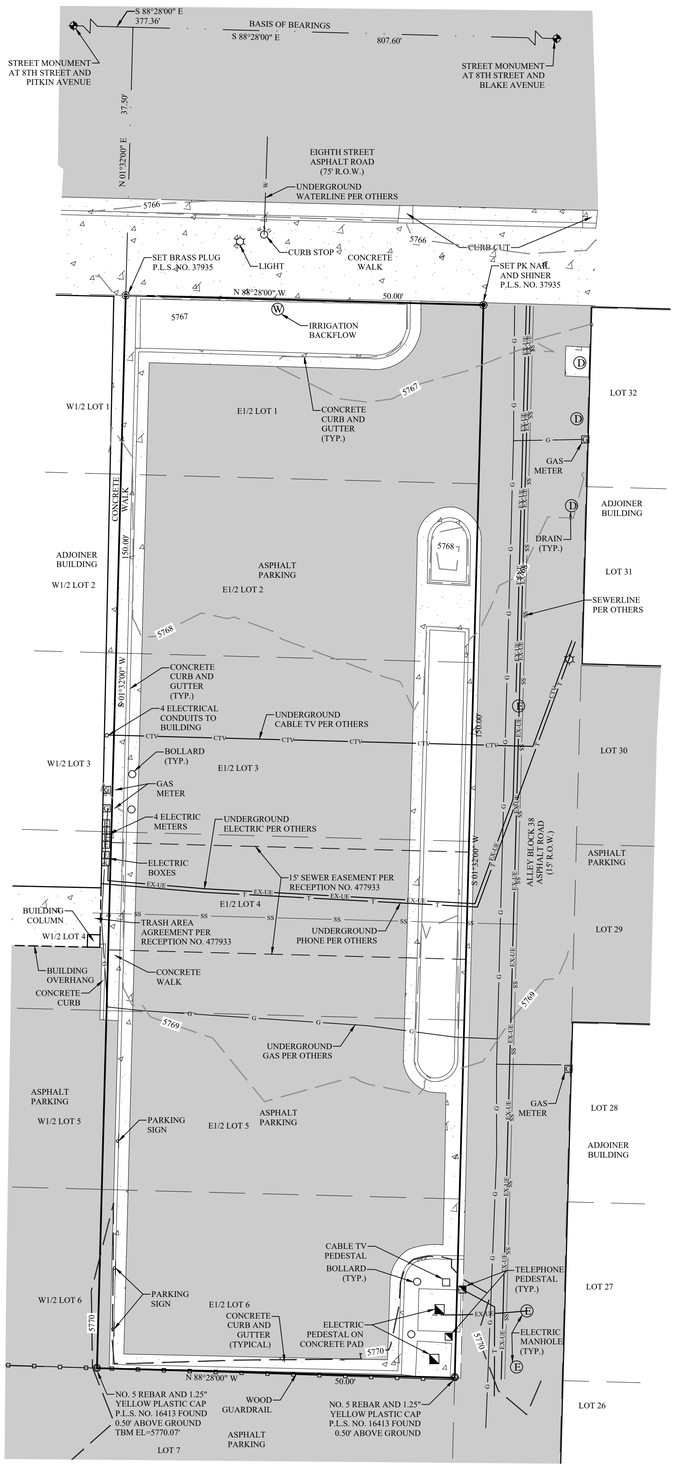
IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

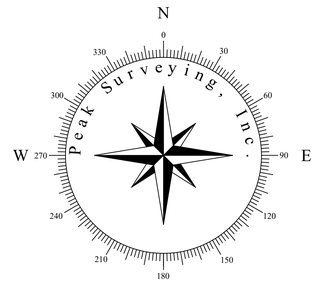
Project NO. 24012

1 OF 1

IMPROVEMENT SURVEY PLAT

EAST HALF OF LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38, THE ORIGINAL TOWNSITE OF GLENWOOD SPRINGS CITY OF GLENWOOD SPRINGS, COUNTY OF GARFIELD, STATE OF COLORADO





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

PROPERTY DESCRIPTION

THE EASTERLY HALF OF EVEN WIDTH OF:
LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 38,
GLENWOOD SPRINGS ORIGINAL TOWNSITE
COUNTY OF GARFIELD
STATE OF COLORADO

NOTES:

1) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD, OR IN PLACE AND EXCEPTIONS TO TITLE SHOWN IN THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024.

2) THE DATE OF THIS SURVEY WAS FEBRUARY 20, 2024 AND NOVEMBER 21, 2025.

3) BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF S 88°28'00" E BETWEEN THE STREET MONUMENT AT 8TH STREET AND PITKIN AVENUE FOUND IN PLACE AND THE STREET MONUMENT FOUND AT 8TH STREET AND BLAKE AVENUE FOUND IN PLACE.

4) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.

5) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED FEBRUARY 18, 2022 AS RECEPTION NO. 971314, AND THE AMENDED TOWNSITE MAP OF GLENWOOD SPRINGS RECORDED AS RECEPTION NO. 1715 AND THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 06, 2025 AS RECEPTION NO. 1012717 IN THE GARFIELD COUNTY CLERK AND RECORDER'S OFFICE AND CORNERS FOUND IN PLACE.

6) THIS PROPERTY IS SUBJECT TO AN ACCESS EASEMENT OVER AND ACROSS FOR THE PURPOSE OF VEHICLES REACHING AND EMPTYING TRASH RECEPTACLE AND OTHER MATTERS DESCRIBED IN RECEPTION NO. 477933.

7) UNDERGROUND UTILITY LOCATIONS AS SHOWN WERE MARKED PRIOR TO SURVEY FOR ADJOINERS OR PROVIDED BY OTHERS. THE ACCURACY OF LOCATIONS IS UNKNOWN.

IMPROVEMENT SURVEY STATEMENT

I, JASON R. NEIL, HEREBY CERTIFY TO WHIPPLE DEVELOPMENT, LLC., THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS IMPROVEMENT SURVEY PLAT IS TRUE, CORRECT AND COMPLETE BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF AS LAID OUT AND SHOWN HEREON; THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME FROM AN ACCURATE SURVEY OF THE REAL PROPERTY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION ON FEBRUARY 20, 2024 AND NOVEMBER 21, 2025; THAT THIS IMPROVEMENT SURVEY PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED; THAT, IN THE PREPARATION OF THIS IMPROVEMENT SURVEY PLAT, I RELIED UPON THE TITLE COMMITMENT PREPARED BY TITLE COMPANY OF THE ROCKIES AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 0604612-C, DATED EFFECTIVE JANUARY 26, 2024; THAT THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, IMPROVEMENTS, EASEMENTS, RIGHTS OF WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS BY OR ON THE REAL PROPERTY AND MATTERS REFERENCED IN SAID TITLE COMMITMENT CAPABLE OF BEING SHOWN ARE ACCURATELY SHOWN, AND THAT THIS PLAT IS IN ACCORDANCE OF AN IMPROVEMENT SURVEY PLAT AS SET FORTH IN C.R.S. §38-51-102(9).

DATED: NOVEMBER 24, 2024

BY: _____
JASON R. NEIL, P.L.S. NO. 37935
FOR AND ON BEHALF OF:
PEAK SURVEYING, INC.

COUNTY SURVEYOR'S CERTIFICATE OF DEPOSIT:

DEPOSITED THIS _____DAY OF _____ 202__, AT _____ .M., IN THE GARFIELD COUNTY INDEX FOR INFORMATIONAL LAND SURVEY PLATS AT PAGE NO. _____.

BY: _____
GARFIELD COUNTY SURVEYOR

DATE: _____

FILING INFORMATION:

SECTION 9, TOWNSHIP 6 SOUTH, RANGE 89 WEST, OF THE SIXTH PRINCIPAL MERIDIAN.

NOTICE: ACCORDING TO COLORADO LAW, YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Peak Surveying, Inc.
P.O. Box 1746
Rifle, CO 81650
Phone (970) 625-1954
Fax (970) 579-7150
www.peaksurveyinginc.com
Est. 2007

Drawn By:	SMS
Checked By:	JRN
Date:	FEBRUARY 22, 2024
Computer File:	012.DWG

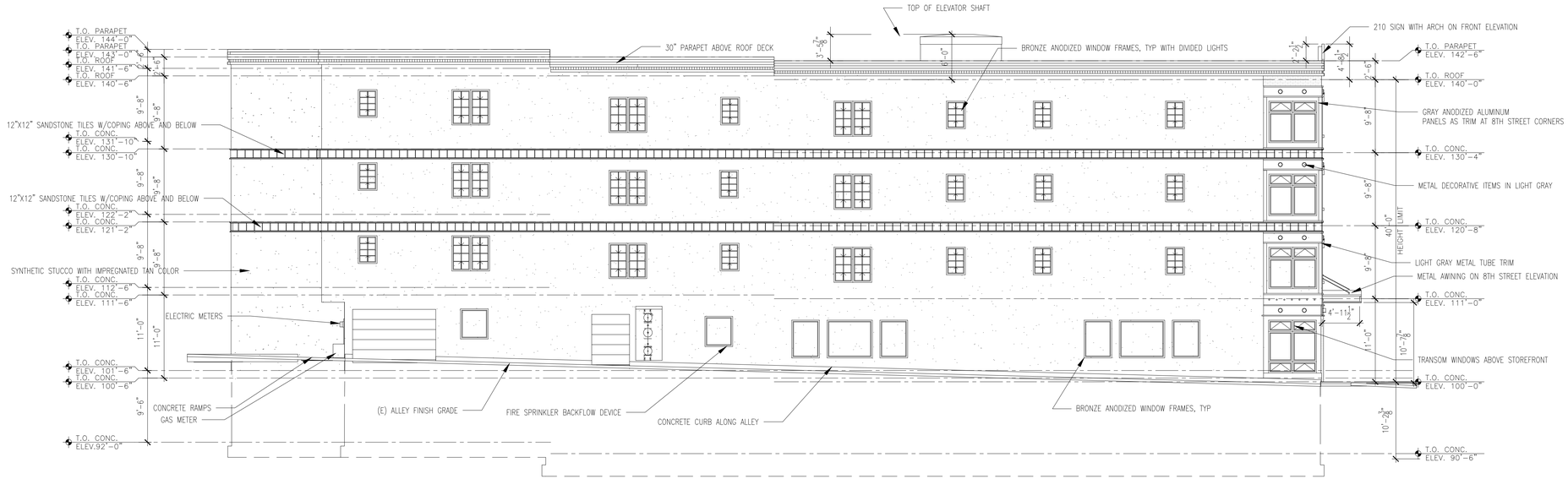
NO.	Date	Revision	By
1	11/24/2025	ADD TOPOGRAPHY	JRN

WHIPPLE DEVELOPMENT. LLC.
GLENWOOD SPRINGS, COLORADO

IMPROVEMENT SURVEY PLAT
E 1/2 OF LOTS 1-6, BLOCK 38
210 8TH STREET

Project NO.
24012

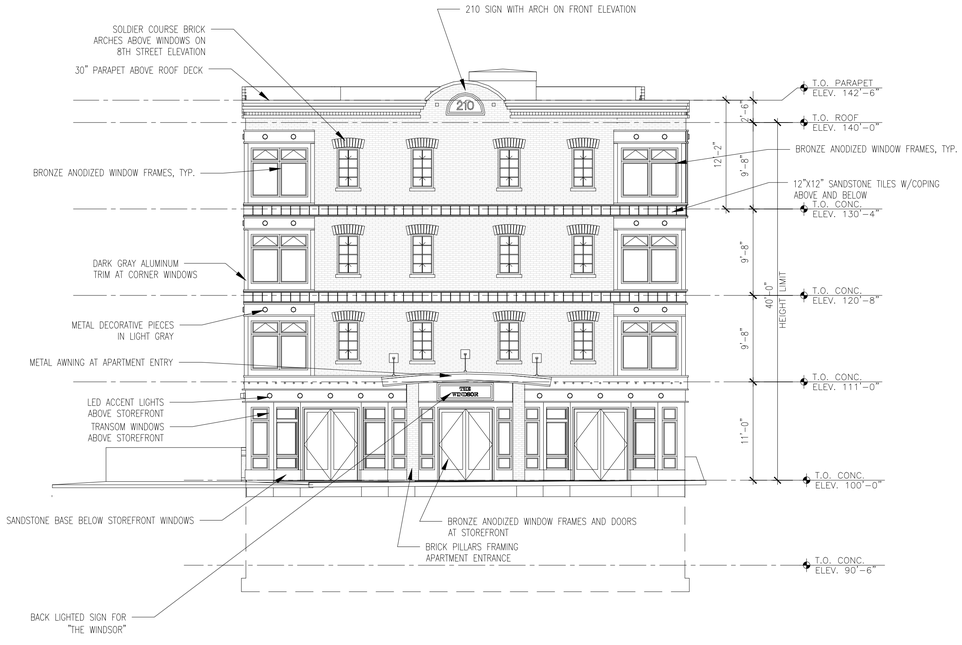
1 OF 1



A

EAST ELEVATION

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



B

NORTH ELEVATION

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

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

KEYNOTES

STEVE HOPKINS

CADD SERVICES

P.O. Box 1794

Anaheim, CA 92815

(949) 861-0464

caddman1steve1@outlook.com

MIXED USE DEVELOPMENT

210 8th Street

Glenwood Springs, CO 81601

Garfield County

REVISIONS

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Designer and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Designer prior to commencement of work.

PROJECT NO.
2024-05

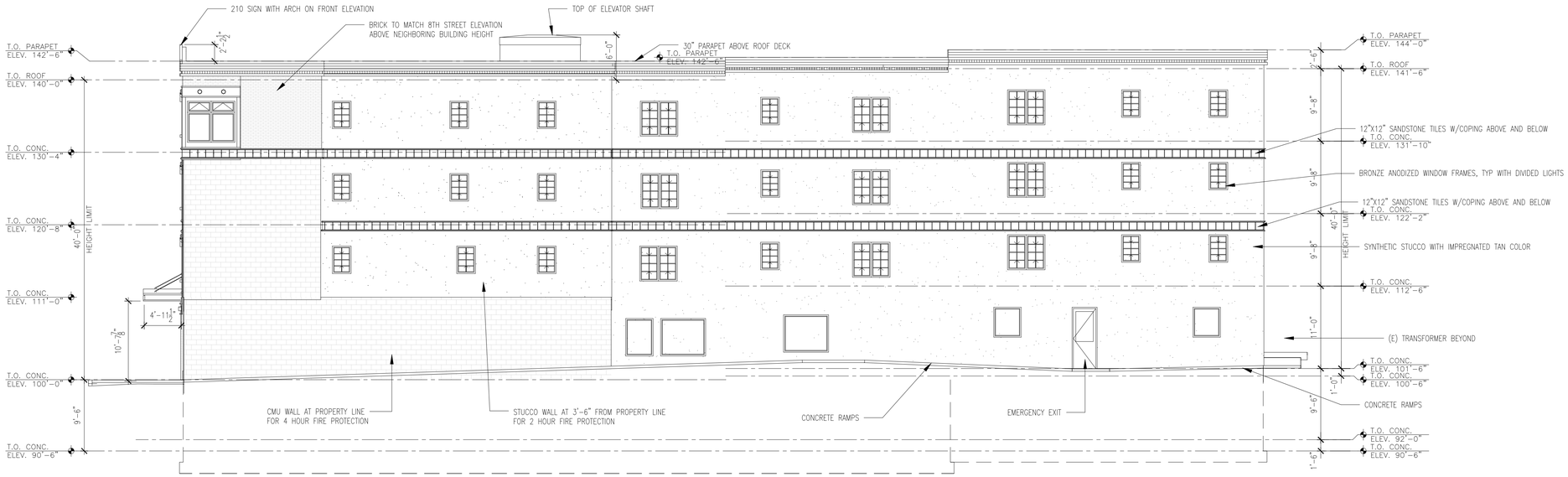
DRAWN BY
S.H.

CHECKED BY
S.H.

ISSUE DATE
12/29/25

SHEET TITLE
EXTERIOR ELEVATIONS

A3.1



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WEST ELEVATION

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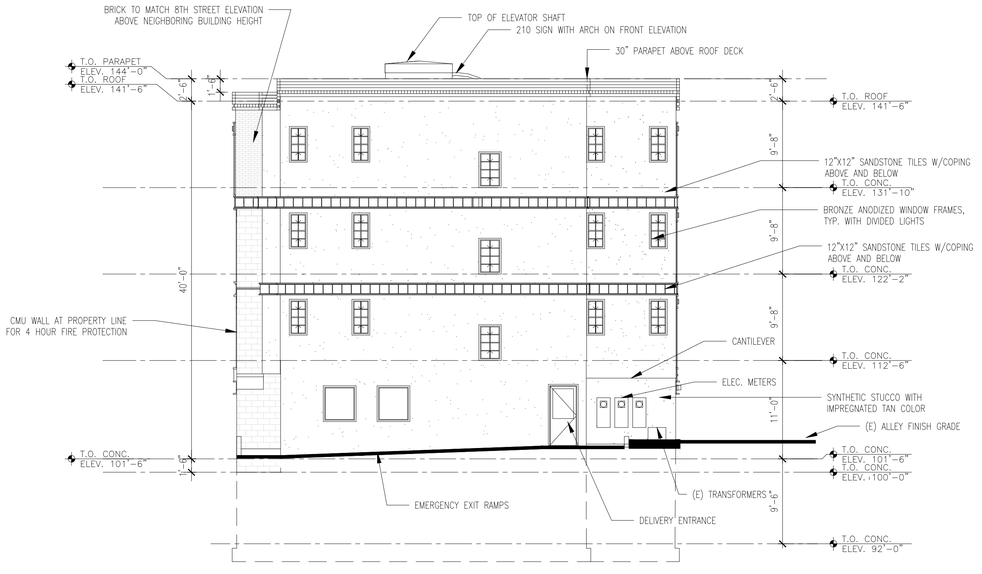

—

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

B

SOUTH ELEVATION

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

KEYNOTES

STEVE HOPKINS

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PROJECT NO. 2024-05

DRAWN BY S.H.

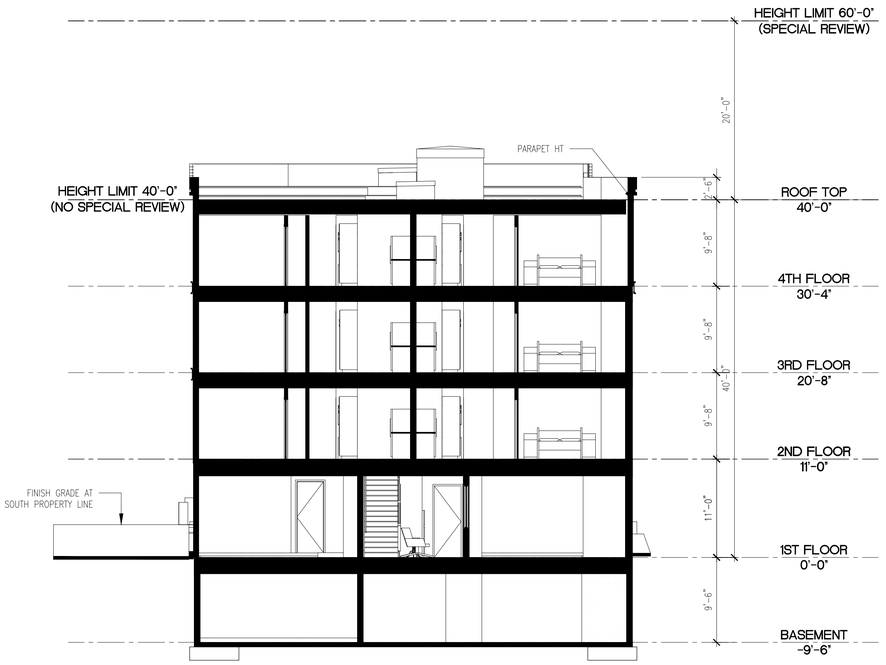
CHECKED BY S.H.

ISSUE DATE 12/29/25

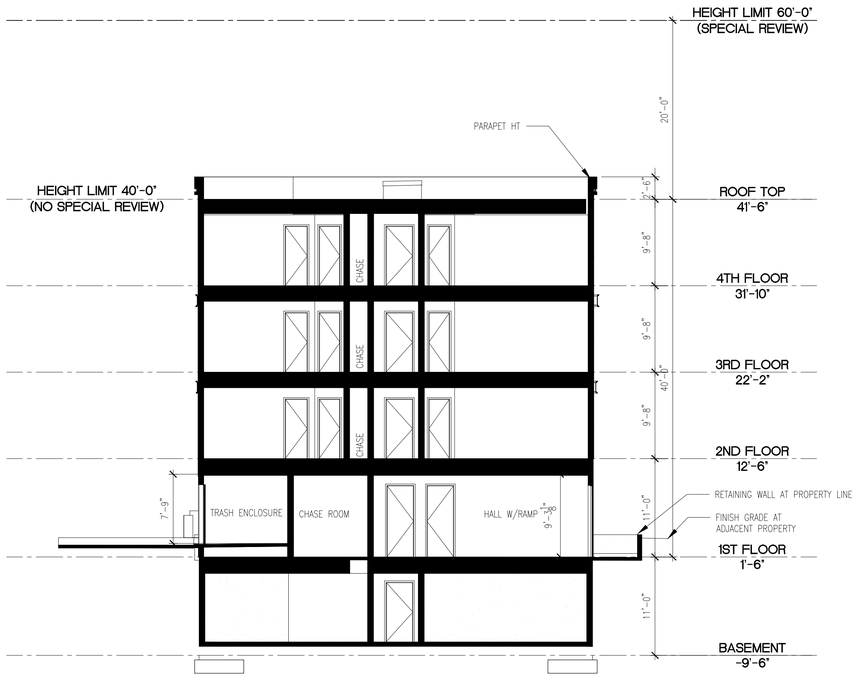
SHEET TITLE

EXTERIOR ELEVATIONS

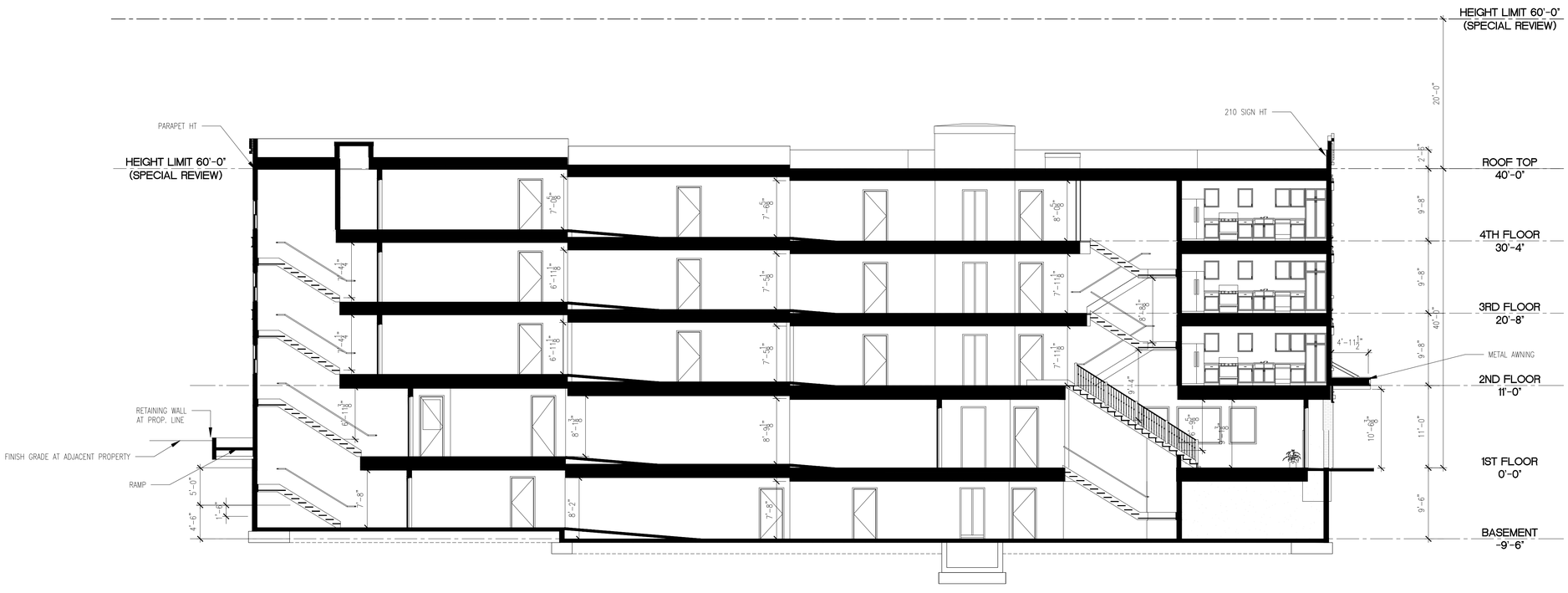
A3.2



A CROSS SECTION - A SCALE: 1/8" = 1'-0"



B CROSS SECTION B SCALE: 1/8" = 1'-0"



C LONGITUDINAL SECTION C SCALE: 1/8" = 1'-0"

KEYNOTES

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MIXED USE DEVELOPMENT

210 8th Street
Glenwood Springs, CO 81601
Garfield County

REVISIONS

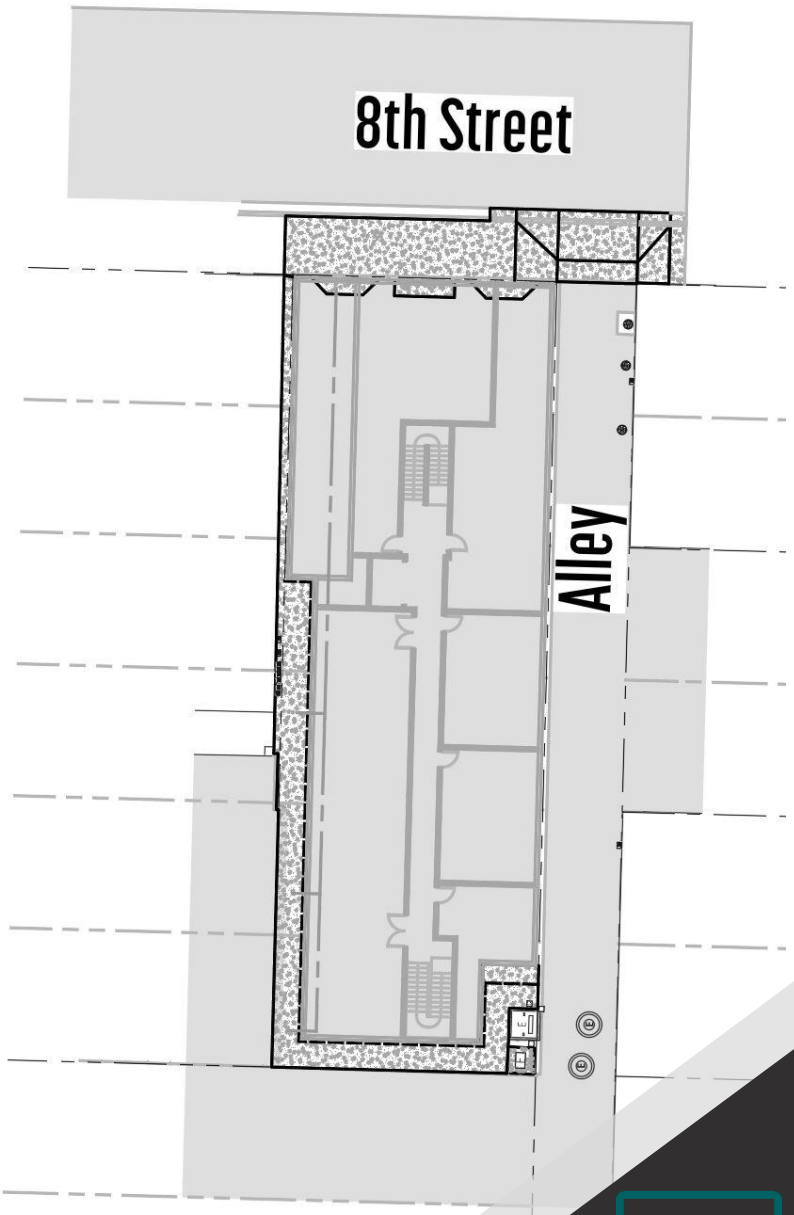
All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the Architect and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the Architect prior to commencement of work.

PROJECT NO. 2024-05
DRAWN BY S.H.
CHECKED BY S.H.
ISSUE DATE 12/29/25

SHEET TITLE
BUILDING SECTIONS

A4.1

Drainage Study
210 8th Street BUI #24011.01



"I hereby affirm that this report and the accompanying plans for 210 8th Street was prepared by me (or under my supervision) for the owners thereof in accordance with the provisions of the City of Glenwood Springs Stormwater, Drainage, Water Quality and Erosion Control Chapter and approved variances and exceptions listed thereto. I understand that it is the policy of the City of Glenwood Springs that the City of Glenwood Springs does not and will not assume liability for drainage facilities designed by others."

Deric J. Walter
I am the author of this document
2025.12.02 08:30:03 -07'00'

License No. 37110
Licensed Professional Engineer,
State of Colorado

COLORADO LICENSED
DERIC JON WALTER
37110
12/1/25
PROFESSIONAL ENGINEER

BOUNDARIES UNLIMITED INC.

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APPENDIX

- Drainage Calculation Spreadsheets
- Autodesk Storm and Sanitary Analysis Sheets (WQE, 25-yr & 100-yr)
- NRCS Web Soils Survey
- ADS Data & Cut Sheets
- Nyloplast Data & Cut Sheets
- Hydromatic HPGR200 Pump Curve
- Design Plan & Details (24”x36”)

A. INTRODUCTION

The purpose of this report is to provide an outline and basis of design for the drainage improvements proposed at 210 8th Street in Glenwood Springs, Colorado. The intent of the project is to construct a new multistory mixed-use building and mitigate the drainage impacts resulting from development.

1. EXISTING CONDITIONS

The 0.172-acre site is currently developed with parking lot. In general, the topography within the property slopes gently from south to north into 8th Street a slope of approximately 2%-3%. Site vegetation is minimal with only a few ornamental shrubs and an aspen cluster in fair condition. The USGS Web Soil Survey indicates that soils are hydrologic Group B which typically have a moderate infiltration rate when thoroughly wetted. Stormwater runoff is primarily sheet flow with short stretches of shallow flow as the runoff enters the parking lot curbs. The existing topographic low point (outfall) is the northeast corner where runoff collects and flows over the sidewalk into 8th Street. There are no adjacent storm sewer systems.

The property is bordered by a paved alley to the east, a paved parking lot to the south, a parking lot to the southwest, a multistory office building to the west and 8th Street to the north.

Figure 1: Existing Conditions

2. PROPOSED CONDITIONS

The proposed land use will be mixed-use and the property limits will be completely covered

with an impervious building and walkway. Per City Engineering Standards, the Project is required to follow Mile High Flood District (MHFD) Urban Storm Drainage Criteria Manual (USDCM) standards for water quality treatment, either detain and release the 25-year event or pay a Fee-In-Lieu (FILO), and provide conveyance of the 100-year 1-hour event (Major Event). The architectural design occupies the entire property, leaving insufficient area to incorporate common surface BMPs. Therefore, Boundaries Unlimited Inc. proposes an ADS Barracuda S3 hydrodynamic separator inside the building footprint near the Alley to treat the Water Quality Event (WQE). The Barracuda is an inline stormwater treatment unit capable of conveying 100% of the design peak flow and built to remove at least 80% of the suspended solids on an annual aggregate removal basis (Advance Drainage Systems, 2025). The mass of the building also prevents the ability to utilize impervious disconnects or feasible detention structures, so FILO will be used.

Selected structures and BMPs used to complete the design include roof drains, interior wall drains, surface area inlets, storm sewer, a sump pit/pump, and a hydrodynamic separator.

In general, roof runoff will be collected by roof drains and piped through the building to the hydrodynamic separator for WQE treatment while site runoff from the walkway will be collected by area inlets and storm sewer. The rim elevations of the storm sewer are lower than the hydrodynamic separator inlet elevation so a sump pit/pump will be used to deliver the walkway runoff to the hydrodynamic separator. The storm sewer will contain three (3) 12-inch square pedestrian grate area inlets positioned in the walkway's landings. The area inlets are sized with a 50% clogging factor for capture of the Major Event under just one-half inch of head. Heat tape will need to be installed in the roof drains and area inlets to prevent freezing.

B. DRAINAGE BASINS AND SUB-BASINS

The following describes the existing and proposed drainage basins:

1. EXISTING DRAINAGE BASIN

The development of the public rights-of-way and surrounding properties has defined a small existing drainage basin as depicted previously in Figure 1. The basin was historically vegetated with native meadow shrubs, trees, and grass. As mentioned, soils are hydrologic Group B. Table 1 summarizes the estimated design values, the resultant time of concentration, rates of runoff and volumes of the historic conditions within this basin. The imperviousness (I) has been considered at 2% in accordance with MHFD USDCM standards.

2. PROPOSED DRAINAGE BASINS

As discussed, the proposed conditions will capture and convey roof and surface runoff to a hydrodynamic separator for treatment of the WQE and larger events will be discharged into the public right-of-way. The hydrodynamic separator will be in the bicycle storage room adjacent to the Alley for accessible cleaning and maintenance. The proposed site has been divided into two (2) drainage sub-basins (Basin-A and Basin-B). The walkway area inlets and storm sewer have been sized for conveyance of the Basin-B Major Event (0.13 cfs). The building mechanical engineer will need to size the roof drains and interior plumbing for conveyance of the Basin-A Major Event (0.88 cfs). Table 1 summarizes the estimated design values, resultant times of concentration, rates of runoff and volumes as follows:

210 8th Street DRAINAGE CALCULATIONS			
12/1/2025	Summary Runoff Table		BUI# 24011
Basin	Pre-Developed	Developed	
		Basin-A	Basin-B
Area, Ac.	0.172	0.151	0.022
Soil Type	B	B	B
I, Adjusted	2%	100%	100%
MDCIA	0	0	0
Adj. Effective I	2%	100%	100%
C_{WQE}	0.01	0.84	0.84
C_{25}	0.26	0.86	0.86
C_{100}	0.44	0.89	0.89
T_c, (min.)(cfs)	10.9	5.0	5.0
$q_{WQE\text{-}SSA}$(cfs)	0.00	0.27	0.04
$q_{25\text{-}SSA}$(cfs)	0.16	0.66	0.10
$q_{100\text{-}SSA}$(cfs)	0.35	0.88	0.13
V_{WQCV}(cf)	-	219.5	31.8
$V_{WQE\text{-}SSA}$(cf)	1.9	81.2	11.8
$V_{25\text{-}SSA}$(cf)	105	198.1	28.7
$V_{100\text{-}SSA}$(cf)	228.1	264.5	38.4
WQ Treatment will be provided by an ADS Barracuda hydrodynamic separator. Q_{25}/Q_{100} flows will pass-thru and FILO will be used instead of			
Treatment & Pass-Thru			
Peak $Q_{WQE\text{-}SSA}$(cf)		0.31 Barracuda Model S3	
Combined $V_{WQE\text{-}SSA}$(cf)		251.4	
Peak $Q_{100\text{-}SSA}$(cf)		1.00	
Combined $V_{100\text{-}SSA}$(cf)		303	

Table 1: Basin Runoff Table

i. Basin-A

Basin-A consists of the roof area (approximately 0.151 acres). The basin consists entirely of impervious areas, with a net watershed percent effective imperviousness of 100%. In general, runoff will sheet flow across the roof, be collected by roof drains and piped to the hydrodynamic separator. No MDCIA adjustments are proposed.

Heat tape must be installed in the roof drains and down into the piping to minimize the potential for freezing. The estimated runoff rates are 0.27± cfs for the WSE, 0.66± cfs for the 25-yr 1-hour event and 0.88± cfs for the Major Event.

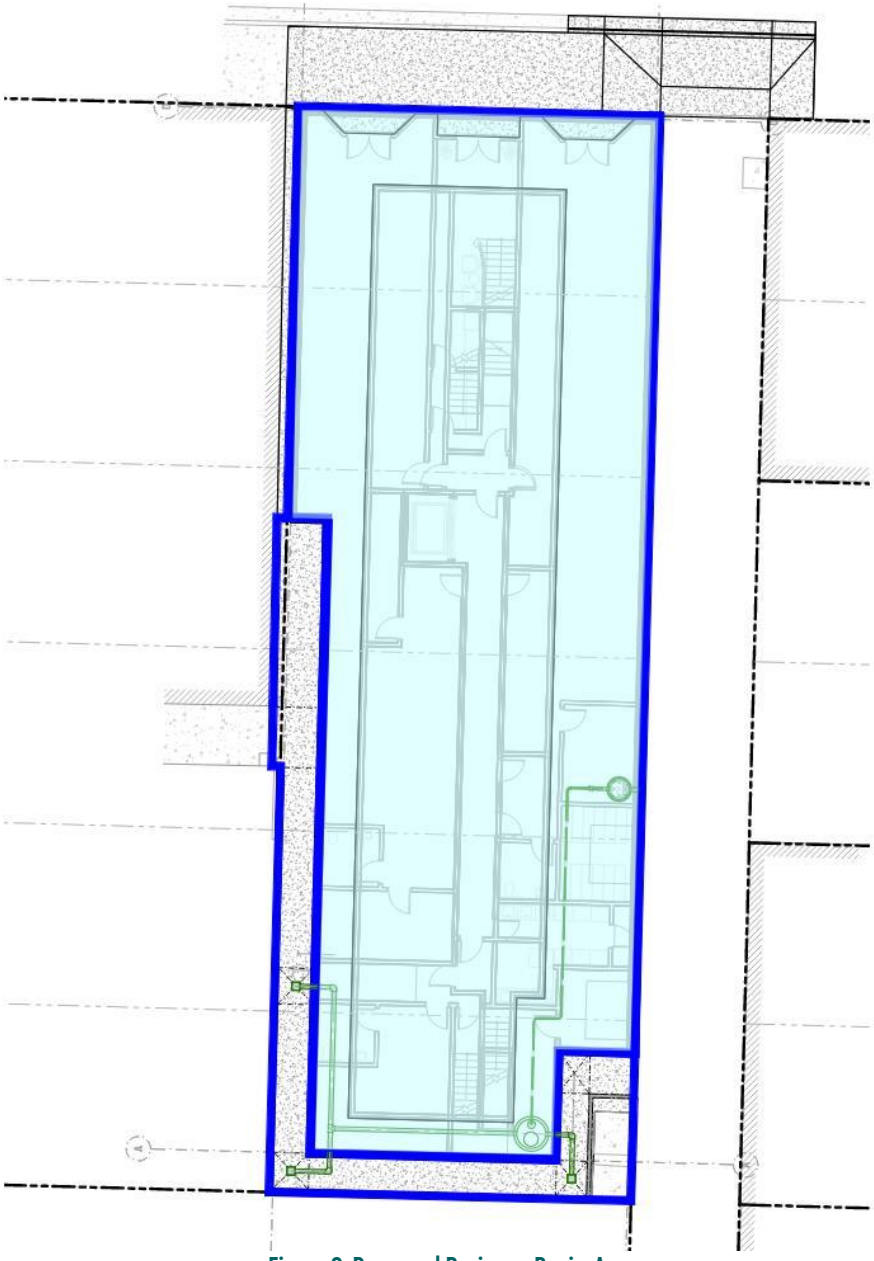

Figure 2: Proposed Drainage Basin-A

i. Basin-B

Basin-B consists of the rear walkway and utility pads (approximately 0.022 acres). The basin consists entirely of impervious areas, with a net watershed percent effective imperviousness of 100%. In general, runoff will sheet flow across the walkway, be collected by three (3) area inlets and be piped to the sump pit/pump. No MDCIA adjustments are proposed.

Heat tape must be installed in the area inlets and storm sewer to minimize the potential for freezing. The estimated runoff rates are 0.04± cfs for the WSE, 0.10± cfs for the 25-yr 1-hour event and 0.13± cfs for the Major Event.

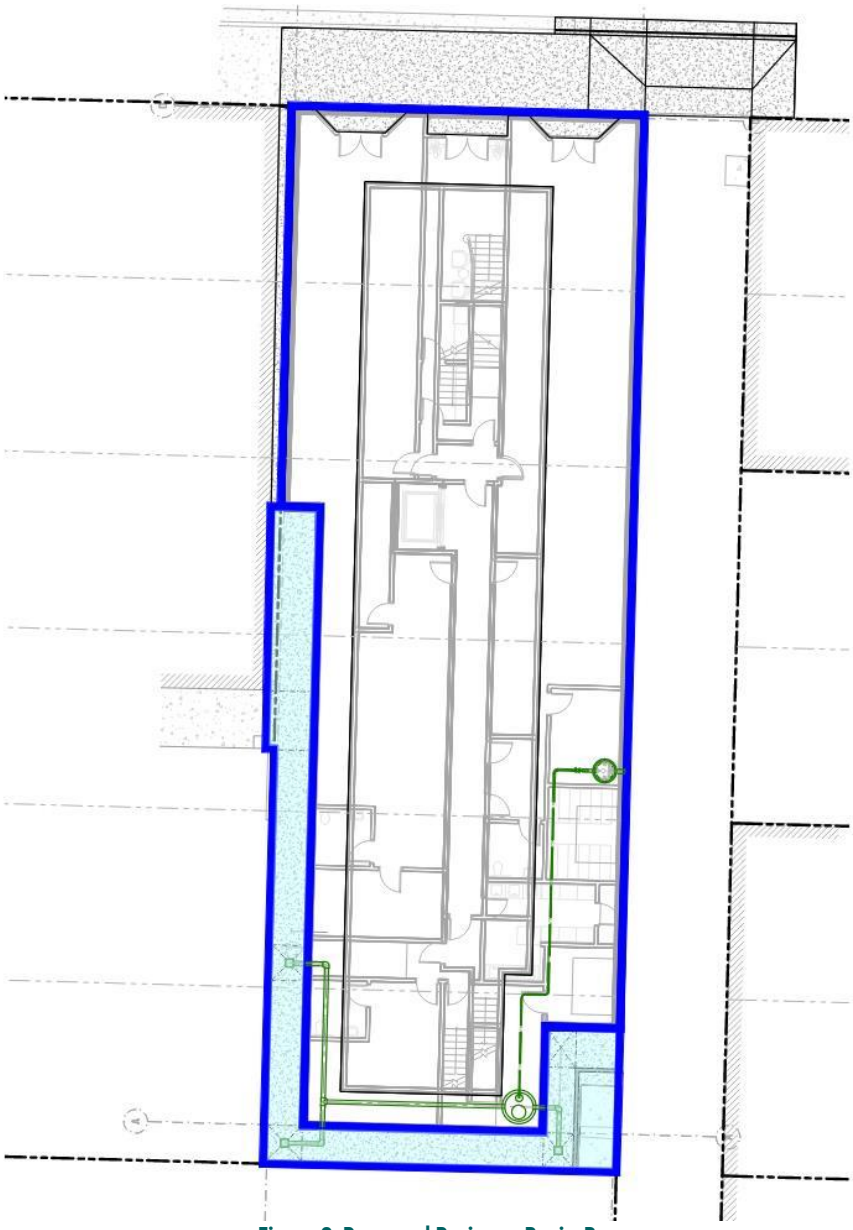

Figure 3: Proposed Drainage Basin-B

C. LOW IMPACT SITE DESIGN

As mentioned, the architectural design occupies the entire property. Low Impact Site Design (LID) principles have been considered for implementation as follows:

Principle 1: Consider stormwater quality needs early in the design process.

The need to manage and treat stormwater runoff was discussed during the design process, affording the design team and owner an opportunity to discuss the options and evaluate their feasibility. The use of roof drains, area inlets, storm sewer, a sump pit/pump, and a hydrodynamic separator, will protect the public right-of-way, enable adequate site drainage, and provide sediment fallout.

Principle 2: Use the entire site when planning for stormwater quality treatment.

The stormwater collection and treatment designs were prepared with the intent of removing surface runoff quickly and treating the runoff through the hydrodynamic separator.

Principle 3: Avoid unnecessary impervious areas.

The architectural design produced 100% site imperviousness.

Principle 4: Reduce runoff rates and volumes to more closely match natural conditions.

The Applicant will pay the FILO instead of installing detention facilities and outflow control structures.

Principle 5: Integrate stormwater quality management and flood control.

The hydrodynamic separator will provide treatment while the roof drains, area inlets, storm sewer, and sump pit/pump will provide conveyance of the Major Event (flood control).

Principle 6: Develop stormwater quality facilities that enhance the site, the community, and the environment.

The roof drains, area inlets, storm sewer, sump pit/pump, and hydrodynamic separator have been designed to protect the building structures. Treating the WQE runoff will bolster the community and the environment.

Principle 7: Use a treatment train approach.

The mass of the building limits the use of treatment trains on this site.

Principle 8: Design sustainable facilities that can be safely maintained.

The surface of the walkways will slope in conformance with ADA guidelines. The area inlet grates, the sump pit/pump lid, and hydrodynamic separator lid will all be removeable of access and maintenance.

Principle 9: Design and maintain facilities with public safety in mind.

All structures used in the design are commonly used in commercial/municipal/public settings.

Exterior grates and covers can be secured if safety become a concern.

D. HYDROLOGIC CRITERIA

The stormwater management system has been designed to capture runoff, treat the WQE and convey the Major Event. Rainfall intensities are based on rainfall IDF curve data represented in the City Engineering Standards. Runoff rates and volumes were estimated using the Modified Rational Method as outlined in MHFD USDCM and the Autodesk Storm and Sanitary Analysis (SSA) stormwater modeling software. A copy of the SSA analysis has been included in the Appendix. Hydrological data for each basin was previously summarized in Table 1 while detailed data sheets are included in the Appendix.

E. HYDRAULIC CRITERIA

As mentioned, there are no public storm stormwater collection systems within the adjacent roadways. The roof drains, areas inlets, storm sewer, sump pit/pump, and hydrodynamic separator all have been sized to capture and convey the Major Event to the public right-of-way.

F. FEE-IN-LIEU (FILO)

The existing total site imperviousness is 6,894 sf (92%) and the proposed will be 7500 sf (100%) (please see the Existing Lot Coverage map on the Plans). Per conversations with staff engineer, Derek Wheatley, FILO is intended to address increased imperviousness. Therefore, in accordance with this guidance and Section IV.3.B of Chapter 4 Stormwater Standards, the proposed FILO payment shall be:

$$\text{FILO} = (7{,}500 \text{ sf} - 6{,}894 \text{ sf}) / 100 \text{ sf} * \$365 = \underline{\$2{,}212}$$

G. PROPOSED FACILITIES

Erosion control measures and Best Management Practices (BMPS) should be followed during construction to ensure that the property and the adjacent streets are not impacted from sedimentation. This plan utilizes erosion control logs and curb flowline rock socks to minimize erosion and control runoff. The proposed location of BMPs has been provided on the Civil Plans.

Runoff from the WQE and Major Event will be captured by the previously discussed structures (roof drains and area inlets) and piped/pumped to the hydrodynamic separator. The treated WQE and excess runoff will be discharged to the public right-of-way. FILO will be used in lieu of detention.

1. OPERATION AND MAINTENANCE - DURING CONSTRUCTION

During construction activities, temporary sediment controls should be installed along the lower limits of all excavations and in the street curb in accordance with Colorado Department of Transportation M-Standards. The Contractor shall be responsible for removing debris from the sediment structures after each storm event. The Contractor shall also repair any damaged erosion controls and remove accumulated sediment from the hydrodynamic separator and the

diversion box after each storm event. After construction, the Property Owner shall be responsible for removing debris and sediment on an as-needed basis.

The design plans more specifically locate many of the erosion control features. These plans are a good representation of the site requirements but may not be all inclusive. The Contractor shall be responsible for complying with all local and state guidelines and permitting issues.

Sediment and mud should be prevented from leaving the construction site by the immediate placement of a stabilized construction entrance. The Contractor should be responsible for cleaning and general upkeep of the site and adjacent roadways. As an effective dust control measure, water may be utilized to minimize uprising of dust.

Good housekeeping BMPs should be followed throughout the entire life of the project. These include but are not limited to:

- refuse receptacles should be regularly emptied and equipped with lids.
- keeping machinery in good operating condition to prevent leakage.
- scheduled maintenance cleaning of adjacent streets and any downstream curb and gutter, storm sewer inlets, culverts, and ditches within 100-feet of the site.
- general site cleanliness and proper training of employees.
- Grading must be performed (but not in excess) to ensure that drainage is directed away from all structures in all directions.

Erosion controls can be removed once the site has been stabilized.

2. OPERATION AND MAINTENANCE - POST CONSTRUCTION

After construction has been completed, the following operation and maintenance practices should be performed:

i. Roof Drains & Interior Wall Drains

Roof drains and interior wall drains should be cleaned at least once during the Fall to remove leaves and debris. Additional cleaning may become necessary if excessive leaf or debris accumulation is observed any time after the previous cleaning. Removed leaves and debris should be disposed of in the weekly trash receptacle. Roof drains and interior wall drains should also be observed to be free of snow and ice in the winter months. If ice is observed, then the heat tape must be repaired or replaced. Heat tape from the roof drains should be extended several feet into the interior wall drains.

ii. Area Inlets

Area inlet grates should be inspected after each storm event and cleaned of leaves and debris on an as needed basis to ensure proper drainage through the grate. Removed leaves, debris and sediment should be disposed of in the weekly trash receptacle. More frequent inspections may be required during the Fall when leaf accumulation could be more intense. If at any time the water does not drain from a cleaned grate, then a licensed contractor should be contacted immediately for emergency repair.

iii. Storm Drainpipes

Storm drainpipes should be camera inspected every five (5) years and jetted clean when necessary. Additional cleanings may become necessary if excessive debris accumulation occurs. Removed debris should be disposed of in the weekly trash receptacle.

iv. Sump Pit/Pump

The sump pit/pump system should be inspected and maintained every six (6) months. Contractors can access the pumps and pollutants stored in the manhole through the manhole cover. This allows lift the pumps out of the manhole and gain vacuum hose access to the bottom of the manhole to remove sediment and debris. There is no confined space entry necessary for inspection or maintenance.

The sump should be filled with clean water and the pump cycle/flow tested to ensure adequate performance. The high-water alarm should be lifted out of position for audible and visual testing. An underperforming or failed pump must be repaired or replaced immediately and a backup system temporarily installed if extended maintenance is required.

Dispose of the polluted water, oil, sediment, and trash at an approved facility.

a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for permission to discharge the liquid.

b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.

c. Additional local regulations may apply to the maintenance procedure.

v. Hydrodynamic Separator

The hydrodynamic separator must be inspected and maintained yearly. Advanced Drainage Systems (ADS) provides the following guidance:

One of Barracuda's advantages is the ease of maintenance. Like any system that collects pollutants, the Barracuda must be maintained for continued effectiveness. Maintenance is a simple procedure performed using a vacuum truck or similar equipment. The systems were designed to minimize the volume of water removed during routine maintenance, reducing disposal costs.

Contractors can access the pollutants stored in the manhole through the manhole cover. This allows them to gain vacuum hose access to the bottom of the manhole to remove sediment and trash. There is no confined space entry necessary for inspection or maintenance.

The entire maintenance procedure typically takes 2 to 4 hours, depending on the system's size, the captured material, and the vacuum truck's capacity.

Local regulations may apply to the maintenance procedure. Safe and legal disposal of pollutants is the responsibility of the maintenance contractor. Maintenance should be performed only by a qualified contractor.

Inspection and Cleaning Cycle

Periodic inspection is needed to determine the need for and frequency of maintenance. You should begin inspecting as soon as construction is complete and then on an annual basis. Typically, the system needs to be cleaned every 1-3 years.

Excessive oils, fuels, or sediments may reduce the maintenance cycle. Periodic inspection is important.

Determining When to Clean

To determine the sediment depth, the maintenance contractor should lower a stadia rod into the manhole until it contacts the top of the captured sediment and mark that spot on the rod. Then push the probe through to the bottom of the sump and mark that spot to determine sediment depth. Maintenance should occur when the sediment depth reaches 10-inches.

Maintenance Instructions:

2. Remove the manhole cover to provide access to the pollutant storage. Pollutants are stored in the sump, below the bowl assembly visible from the surface. Access this area through the inner access cylinder.
3. Use a vacuum truck or other similar equipment to remove all water, debris, oils, and sediment.
4. Use a high-pressure hose to clean the manhole of all the remaining sediment and debris. Then, use the vacuum truck to remove the water.
5. Fill the cleaned manhole with water until the level reaches the invert of the outlet pipe.
6. Replace the manhole cover.
7. Dispose of the polluted water, oil, sediment, and trash at an approved facility.
    a. Local regulations prohibit the discharge of solid material into the sanitary system. Check with the local sewer authority for permission to discharge the liquid.

b. Some localities treat the pollutants as leachate. Check with local regulators about disposal requirements.

c. Additional local regulations may apply to the maintenance procedure.

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I. APPENDIX

- Drainage Calculation Spreadsheets
- Autodesk Storm and Sanitary Analysis Sheets (WQE, 25-yr & 100-yr)
- NRCS Web Soils Survey
- ADS Data & Cut Sheets
- Nyloplast Data & Cut Sheets
- Hydromatic HPGR200 Pump Curve
- Design Plan & Details (24”x36”)

210 8th Street
DRAINAGE CALCULATIONS

12/1/2025 — **Historic Conditions** — BUI# 24011

Note: The site slopes gently from southwest to northeastt to 8th Street. There are no adjacent public storm sewers.

Areas, runoff coefficients, Times of Concentration and WQCV have been determined using this spreadsheet. These results have been input in Autodesk Storm and Sanitary Analysis software to model and determine the runoff rates and size structures. Please see the attached data sheets.

Areas: Historic

		Site	
Pervious Area (sf):		7,500	
Impervious Area (sf):		0	
Total Area (sf):		7,500	
Total Area (Ac.):		0.172	
Hydrologic Soil Group:		B	
Watershed Percent Imp.:		2%	USGS Websoil Survey
Runoff Coefficient, C:	C_{WQE} =	0.01	USDCM Vol. 1, Table 6-7
	C_5 =	0.01	
	C_{25} =	0.26	
	C_{100} =	0.44	

Computed (Tc) and Regional (Tr) Time of Concentration:

$T_c=T_o+T_f$

Site

Overland Flow, T_o:		Channel Flow, T_f:		Travel Time, T_t:	
L_o:	100 ft	L_f:	58 ft	L_f:	0 ft
H_{o1}:	5770.2 ft	H_{f1}:	5767.9 ft	H_{f1}:	0.0 ft
H_{o2}:	5767.9 ft	H_{f2}:	5766.6 ft	H_{f2}:	0.0 ft
S_o:	0.023	S_f:	0.022	S_f:	0.000
C_5:	0.01	K:	2.5 (Table 6-4)	K:	0 (Table 6-4)
T_o:	14.9 min.	V_f:	0.4	v_f:	0.0
		T_f:	2.6	T_f:	0.0

$T_{c,Ao}$= 17.5 min.

$T_{r,Ao}$= 10.9 min. use= 10.9 min.

*Based on Mile High Flood District Urban Storm Drainage Criteria Manual

210 8th Street
DRAINAGE CALCULATIONS

12/1/2025 **Developed Conditions** BUI# 24011

Note: Areas, runoff coefficients, Times of Concentration and WQCV have been determined using this spreadsheet. These results have been input in Autodesk Storm and Sanitary Analysis software to model and determine runoff rates and size structures. Please see the attached data sheets.

Proposed Basins	Basin-A	Basin-B	Totals
Pervious Area (sf):	0	0	0
Impervious Area (sf):	6,586	955	7,541
Total Area (sf):	6,586	955	7,541
Total Area (Ac.):	0.151	0.022	0.173

Runoff Coefficient, C:

		Basin-A	Basin-B	
Hydrologic Soil Group:		B	B	
Watershed Percent Imp.:		100%	100%	
Runoff Coefficient, C:	C_{WQE} =	0.84	0.84	USDCM Vol. 1, Table 6-7
	C_5 =	0.86	0.86	
	C_{100} =	0.89	0.89	

WQCV:

	Basin-A	Basin-B	
Watershed Percent Imp.:	100%	100%	
MDCIA Level:	0	0	USDCM, Vol 3. Ch. 3)
Adjustcted Effect. Imperv:	100%	100%	USDCM, Vol 3. Fig 3-3)
Drain Time Coefficient, a:	0.8	0.8	USDCM, Vol 3. Table 3-2)
WQCV Depth:	0.40	0.40	USDCM, Vol 3. Eq 3-1 3-1)
Volume, V_{WQCV}:	219.5	31.8	USDCM, Vol 3. Eq 3-2)

Total V_W 251.4 cf

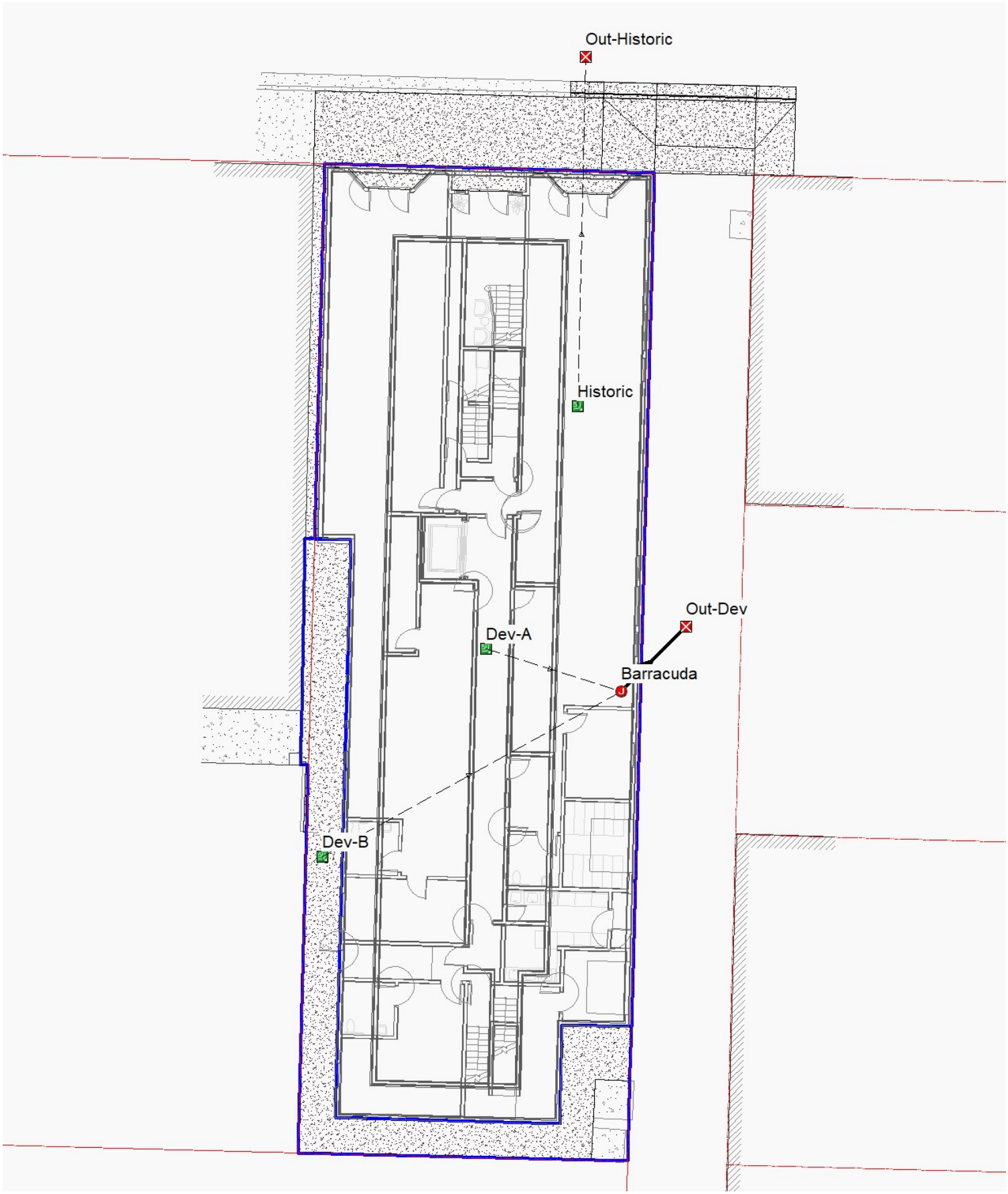
*Based on Mile High Flood District Urban Storm Drainage Criteria Manual

210 8th Street DRAINAGE CALCULATIONS			
12/1/2025	Summary Runoff Table		BUI# 24011
Basin	Pre-Developed	Developed	
		Basin-A	Basin-B
Area, Ac.	0.172	0.151	0.022
Soil Type	B	B	B
I, Adjusted	2%	100%	100%
MDCIA	0	0	0
Adj. Effective I	2%	100%	100%
C_{WQE}	0.01	0.84	0.84
C_{25}	0.26	0.86	0.86
C_{100}	0.44	0.89	0.89
$T_{c,}$ (min.)(cfs)	10.9	5.0	5.0
$q_{WQE\text{-}SSA}$(cfs)	0.00	0.27	0.04
$q_{25\text{-}SSA}$(cfs)	0.16	0.66	0.10
$q_{100\text{-}SSA}$(cfs)	0.35	0.88	0.13
V_{WQCV}(cf)	-	219.5	31.8
$V_{WQE\text{-}SSA}$(cf)	1.9	81.2	11.8
$V_{25\text{-}SSA}$(cf)	105	198.1	28.7
$V_{100\text{-}SSA}$(cf)	228.1	264.5	38.4

WQE treatment will be provided by an ADS Barracuda hydrodynamic separator. Q_{25}/Q_{100} flows will pass-thru and FILO will be used instead of detention.

Treatment & Pass-Thru

Peak $Q_{WQE\text{-}SSA}$(cf)	0.31	Barracuda Model S3
Combined $V_{WQE\text{-}SSA}$(cf)	251.4	
Peak $Q_{100\text{-}SSA}$(cf)	1.00	
Combined $V_{100\text{-}SSA}$(cf)	303	


Out-Historic
Historic
Out-Dev
Dev-A
Barracuda
Dev-B

Project Description

File Name 24011-SSA-WQE.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Modified Rational
Time of Concentration (TOC) Method ..... User-Defined
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 2 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft^3)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Dev-A	0.151	0.840	0.18	0.15	81.2	0.27	0 00:05:00
2	Dev-B	0.022	0.840	0.18	0.15	11.8	0.04	0 00:05:00
3	Historic	0.172	0.010	0.27	0.00	1.9	0.00	0 00:10:54

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ft^3)	Total Time Flooded (min)
1	Barracuda	Junction	5764.00	5772.50	5770.00	0.00	0.00	0.310	5770.39	0.00	2.11	0 00:00	0.00	0.00
2	Out-Dev	Outfall	5769.00					0.300	5769.00					
3	Out-Historic	Outfall	7935.90					0.000	7935.90					

Subbasin Hydrology

Subbasin : Dev-A

Input Data

Area (ft^2) 6586.01
Weighted Runoff Coefficient 0.84

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	6586.01	-	0.84
Composite Area & Weighted Runoff Coeff.	6586.01		0.84

Subbasin Runoff Results

Total Rainfall (in) 0.18
Total Runoff (in) 0.15
Peak Runoff (cfs) 0.27
Rainfall Intensity 2.11
Weighted Runoff Coefficient 0.84
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Dev-B

Input Data

Area (ft^2)	955.01
Weighted Runoff Coefficient	0.84

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	955.01	-	0.84
Composite Area & Weighted Runoff Coeff.	955.01		0.84

Subbasin Runoff Results

Total Rainfall (in)	0.18
Total Runoff (in)	0.15
Peak Runoff (cfs)	0.04
Rainfall Intensity	2.11
Weighted Runoff Coefficient	0.84
Time of Concentration (days hh:mm:ss)	0 00:05:00

Subbasin : Historic

Input Data

Area (ft^2) 7499.99
Weighted Runoff Coefficient 0.01

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	7499.99	-	0.01
Composite Area & Weighted Runoff Coeff.	7499.99		0.01

Subbasin Runoff Results

Total Rainfall (in) 0.27
Total Runoff (in) 0
Peak Runoff (cfs) 0
Rainfall Intensity 1.488
Weighted Runoff Coefficient 0.01
Time of Concentration (days hh:mm:ss) 0 00:10:54

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Barracuda	5764.00	5772.50	8.50	5770.00	6.00

Junction Results

SN	Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft^3)	(min)
1	Barracuda	0.310	5770.39	6.39	2.11	5770.01	6.01	0 00:05	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Discharge	2.00	5770.00	6.00	5770.00	1.00	0.00	0.0000	CIRCULAR	6.000	6.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1	Discharge	0.300	0 00:05	0.22	1.38	2.16	0.02	0.33	0.67	0.00

Project Description

File Name 24011-SSA-25.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Modified Rational
Time of Concentration (TOC) Method ..... User-Defined
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 25 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft^3)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Dev-A	0.151	0.860	0.42	0.36	198.1	0.66	0 00:05:00
2	Dev-B	0.022	0.860	0.42	0.36	28.7	0.10	0 00:05:00
3	Historic	0.172	0.260	0.65	0.17	105.0	0.16	0 00:10:54

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ft^3)	Total Time Flooded (min)
1	Barracuda	Junction	5764.00	5772.50	5770.00	0.00	0.00	0.750	5770.73	0.00	1.77	0 00:00	0.00	0.00
2	Out-Dev	Outfall	5769.00					0.740	5769.00					
3	Out-Historic	Outfall	7935.90					0.160	7935.90					

Subbasin Hydrology

Subbasin : Dev-A

Input Data

Area (ft^2) 6586.01
Weighted Runoff Coefficient 0.86

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	6586.01	-	0.86
Composite Area & Weighted Runoff Coeff.	6586.01		0.86

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.66
Rainfall Intensity 5.04
Weighted Runoff Coefficient 0.86
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Dev-B

Input Data

Area (ft^2) 955.01
Weighted Runoff Coefficient 0.86

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	955.01	-	0.86
Composite Area & Weighted Runoff Coeff.	955.01		0.86

Subbasin Runoff Results

Total Rainfall (in) 0.42
Total Runoff (in) 0.36
Peak Runoff (cfs) 0.1
Rainfall Intensity 5.04
Weighted Runoff Coefficient 0.86
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Historic

Input Data

Area (ft^2) 7499.99
Weighted Runoff Coefficient 0.26

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	7499.99	-	0.26
Composite Area & Weighted Runoff Coeff.	7499.99		0.26

Subbasin Runoff Results

Total Rainfall (in) 0.65
Total Runoff (in) 0.17
Peak Runoff (cfs) 0.16
Rainfall Intensity 3.571
Weighted Runoff Coefficient 0.26
Time of Concentration (days hh:mm:ss) 0 00:10:54

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Barracuda	5764.00	5772.50	8.50	5770.00	6.00

Junction Results

SN	Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft^3)	(min)
1	Barracuda	0.750	5770.73	6.73	1.77	5770.01	6.01	0 00:05	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Discharge	2.00	5770.00	6.00	5770.00	1.00	0.00	0.0000	CIRCULAR	6.000	6.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1	Discharge	0.740	0 00:05	0.22	3.41	3.89	0.01	0.47	0.93	0.00

Project Description

File Name 24011-SSA-100.SPF

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Modified Rational
Time of Concentration (TOC) Method ..... User-Defined
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ac)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ft^3)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	Dev-A	0.151	0.890	0.54	0.48	264.5	0.88	0 00:05:00
2	Dev-B	0.022	0.890	0.54	0.48	38.4	0.13	0 00:05:00
3	Historic	0.172	0.440	0.83	0.37	228.1	0.35	0 00:10:54

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)	Max Surcharge Depth Attained (ft)	Min Freeboard Attained (ft)	Time of Peak Flooding Occurrence (days hh:mm)	Total Flooded Volume (ft^3)	Total Time Flooded (min)
1	Barracuda	Junction	5764.00	5772.50	5770.00	0.00	0.00	1.000	5770.96	0.00	1.54	0 00:00	0.00	0.00
2	Out-Dev	Outfall	5769.00					0.990	5769.00					
3	Out-Historic	Outfall	7935.90					0.350	7935.90					

Subbasin Hydrology

Subbasin : Dev-A

Input Data

Area (ft^2) 6586.01
Weighted Runoff Coefficient 0.89

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	6586.01	-	0.89
Composite Area & Weighted Runoff Coeff.	6586.01		0.89

Subbasin Runoff Results

Total Rainfall (in) 0.54
Total Runoff (in) 0.48
Peak Runoff (cfs) 0.88
Rainfall Intensity 6.5
Weighted Runoff Coefficient 0.89
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Dev-B

Input Data

Area (ft^2) 955.01
Weighted Runoff Coefficient 0.89

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	955.01	-	0.89
Composite Area & Weighted Runoff Coeff.	955.01		0.89

Subbasin Runoff Results

Total Rainfall (in) 0.54
Total Runoff (in) 0.48
Peak Runoff (cfs) 0.13
Rainfall Intensity 6.5
Weighted Runoff Coefficient 0.89
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : Historic

Input Data

Area (ft^2) 7499.99
Weighted Runoff Coefficient 0.44

Runoff Coefficient

Soil/Surface Description	Area (ft^2)	Soil Group	Runoff Coeff.
MHFD-USCDM	7499.99	-	0.44
Composite Area & Weighted Runoff Coeff.	7499.99		0.44

Subbasin Runoff Results

Total Rainfall (in) 0.83
Total Runoff (in) 0.37
Peak Runoff (cfs) 0.35
Rainfall Intensity 4.6
Weighted Runoff Coefficient 0.44
Time of Concentration (days hh:mm:ss) 0 00:10:54

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)
1	Barracuda	5764.00	5772.50	8.50	5770.00	6.00

Junction Results

SN	Element ID	Peak Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Min Freeboard Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(ft^3)	(min)
1	Barracuda	1.000	5770.96	6.96	1.54	5770.01	6.01	0 00:05	0.00	0.00

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)	Manning's Roughness	Entrance Losses	Exit/Bend Losses	Initial Flow (cfs)	Flap Gate	No. of Barrels
1	Discharge	2.00	5770.00	6.00	5770.00	1.00	0.00	0.0000	CIRCULAR	6.000	6.000	0.0150	0.5000	0.5000	0.000	No	1

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio	Total Time Surcharged (min)
1	Discharge	0.990	0 00:05	0.22	4.56	5.10	0.01	0.48	0.97	0.00

Hydrologic Soil Group—Rifle Area, Colorado, Parts of Garfield and Mesa Counties
(24011-210 8th Street)

Map Scale: 1:399 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rifle Area, Colorado, Parts of Garfield and Mesa Counties
Survey Area Data: Version 18, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 25, 2021—Sep 5, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8	Atencio-Azeltine complex, 1 to 3 percent slopes	B	0.5	100.0%
Totals for Area of Interest			**0.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

PRODUCT SPECIFICATIONS

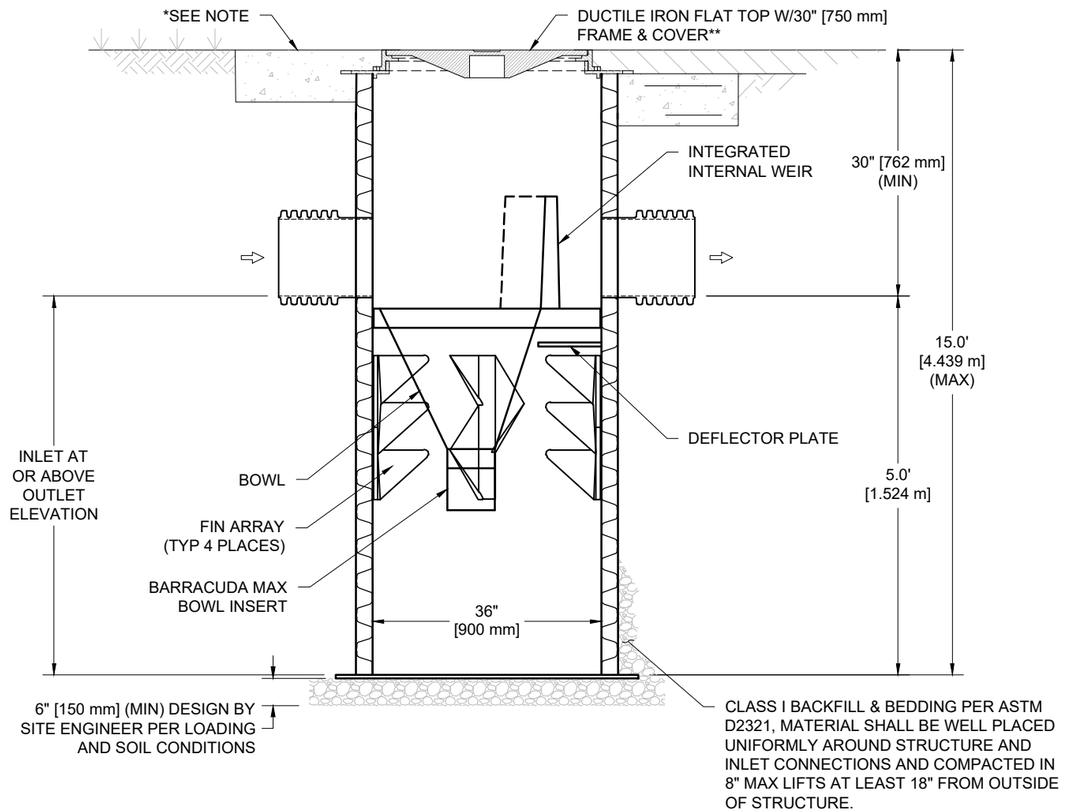
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

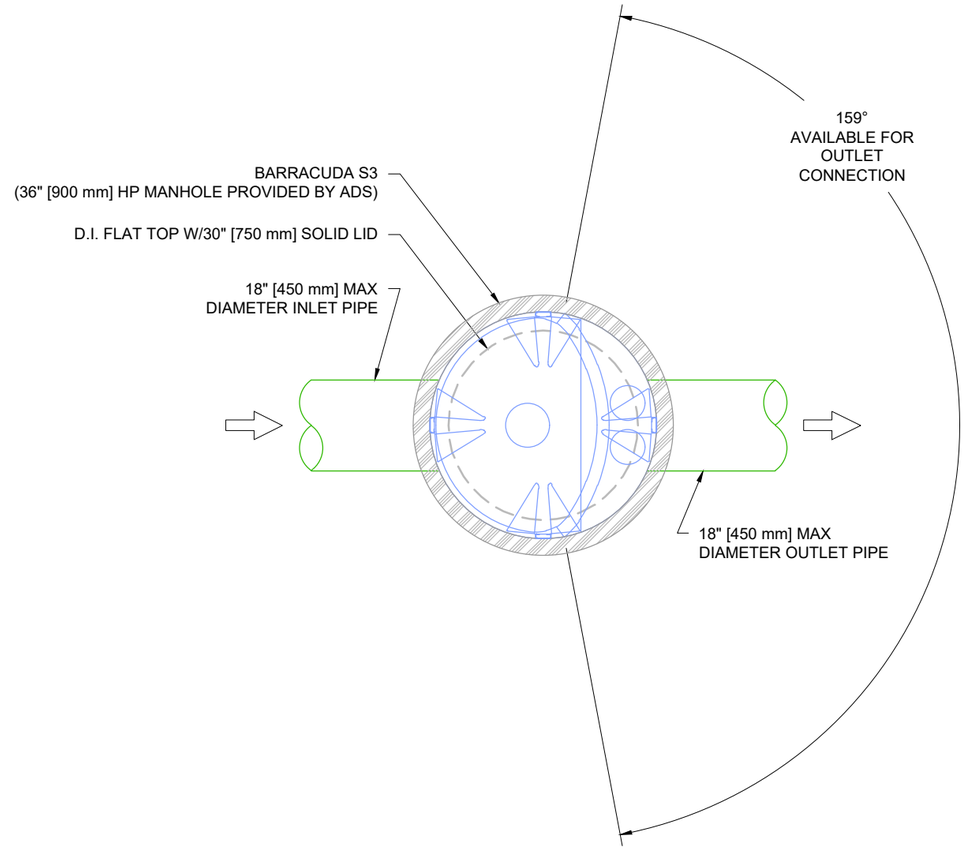


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3		
	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93; SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S3
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 09/05/24 | DRAWN: JLM | CHECKED: SMW
DRAWING #: 531-320

DATE	DRWN	CHKD	DESCRIPTION
04/01/25	JLM	AT	LID LEADER

Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS/STORMTECH UNDER THE DIRECTION OF THE PROJECT'S ENGINEER OF RECORD ("EOR") OR OTHER PROJECT REPRESENTATIVE. THIS DRAWING IS NOT INTENDED FOR USE IN BIDDING OR CONSTRUCTION WITHOUT THE EOR'S PRIOR APPROVAL. EOR SHALL REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE EOR TO ENSURE THAT THE PRODUCT(S) DEPICTED AND ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LAWS, REGULATIONS, AND PROJECT REQUIREMENTS.

Nyloplast Inlet Capacity Table

DISCLAIMER: SAFETY FACTORS ARE NOT INCLUDED IN THESE CALCULATIONS. ACTUAL CALCULATIONS SHOULD BE CARRIED OUT AND VERIFIED BY THE DESIGN ENGINEER TAKING INTO ACCOUNT ALL LOCAL CONDITIONS. NYLOPLAST RECOMMENDS USING A MINIMUM SAFETY FACTOR OF 1.25 FOR PAVED AREAS AND 2.0 FOR TURF AREAS. ADS/NYLOPLAST IS NOT RESPONSIBLE FOR MISUSE OF THIS TOOL.

Input	
Type of Grate	12" Pedestrian
Head (ft)	0.04

Properties	
Orifice Flow Area (in)	**50.60**
Orifice Flow Area (ft)	**0.35**
Weir Flow Perimeter (in)	**43.25**
Weir Flow Perimeter (ft)	**3.60**

Solution	
Capacity (cfs)	**0.10**
Capacity (gpm)	**43.09**

$$Q_{weir} = CLH^{3/2}$$

$C = 3.33\ Weir\ Discharge\ Coefficient$

$L = Perimeter\ of\ Grate\ Opening\ (ft)$

$H = Flow\ Height\ of\ Water\ Surface\ Above\ Weir\ (ft)$

$$Q_{orifice} = CA\sqrt{2gh}$$

$C = 0.60\ Orifice\ Discharge\ Coefficient$

$A = Area\ of\ the\ Orifice\ (ft^2)$

$g = Gravitational\ Constant\ \left(32.2\frac{ft}{s^2}\right)$

$H = Depth\ of\ Water\ Above\ Center\ of\ Orifice\ (ft)$

Basin-B

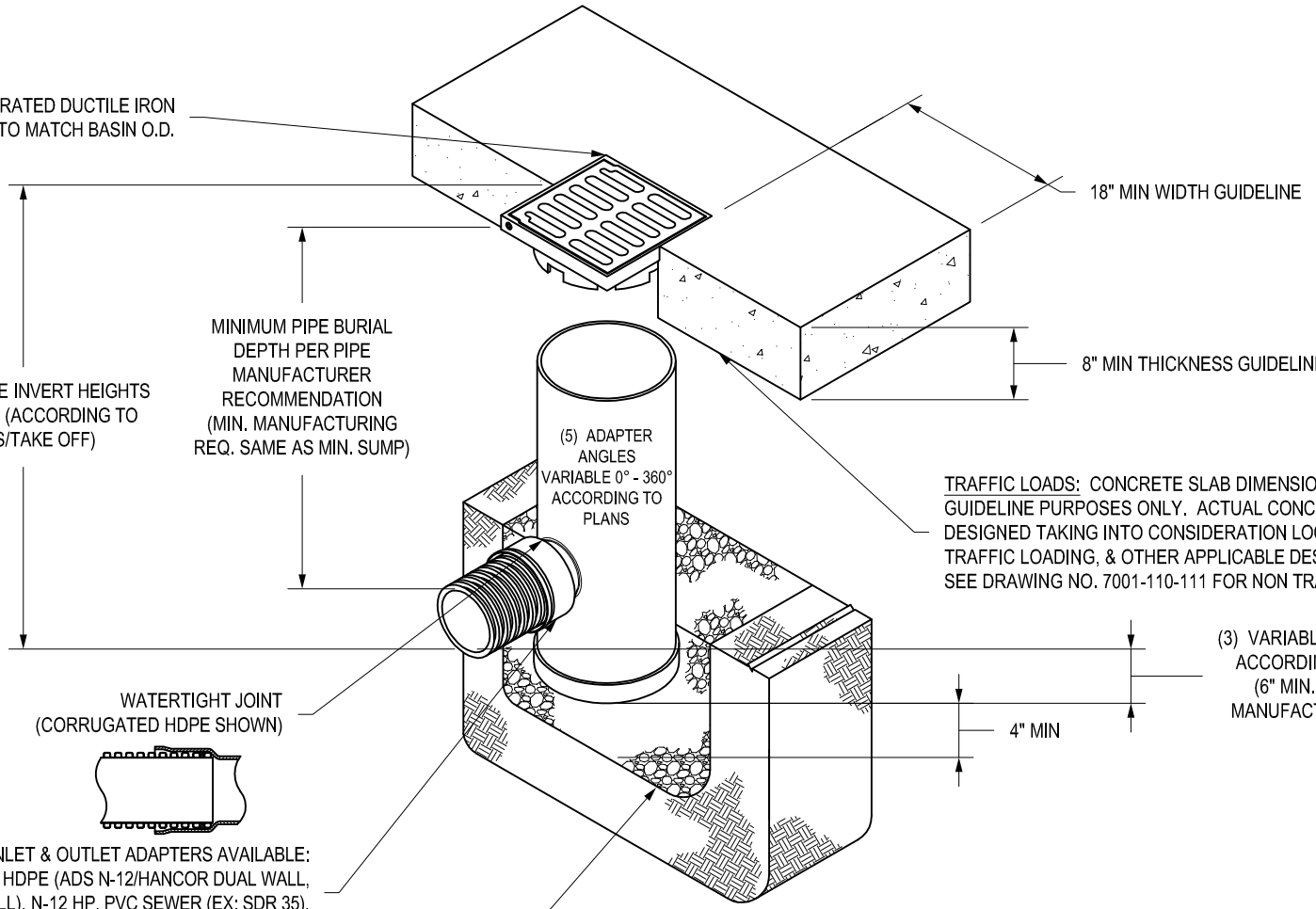
Q_{100}=0.13 cfs
Apply 50% clogging factor

Q_{min}=0.26 cfs
0.26 cfs / 0.10 cfs=3

Three (3) Nyloplast 12" Pedestrian (Sq) Grate area inlets are required.

REV 2.1.21

NYLOPLAST 12" DRAIN BASIN: 2812AG _ _ X



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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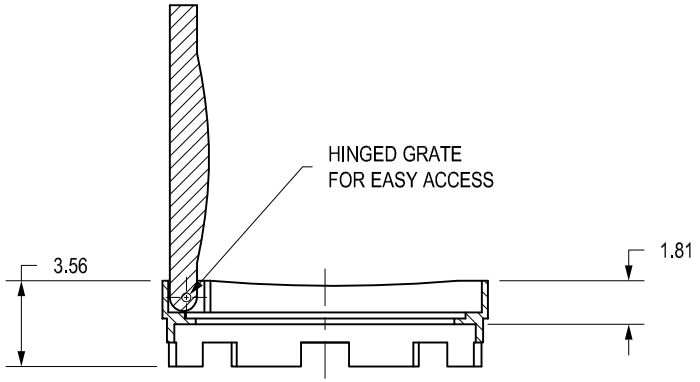
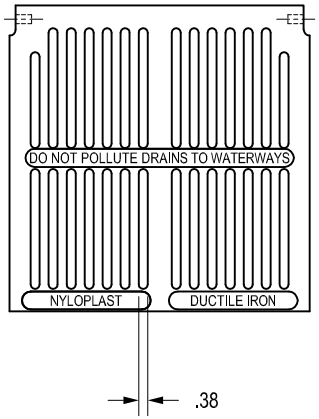
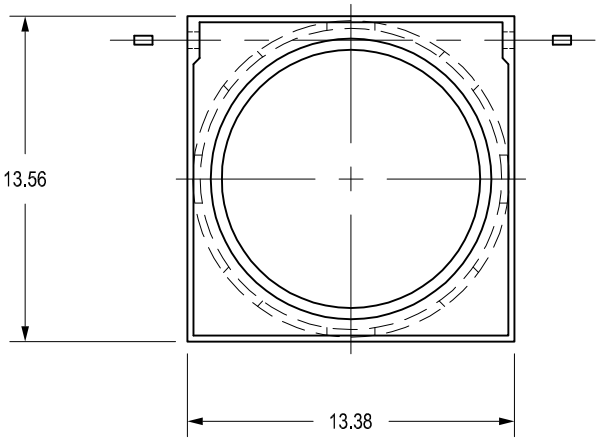
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-29-06			
REVISED BY NMH	PROJECT NO./NAME	TITLE	12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DATE 03-11-16			
DWG SIZE A	SCALE 1:20 SHEET 1 OF 1	DWG NO. 7001-110-189	REV E

1299CGP

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS







DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

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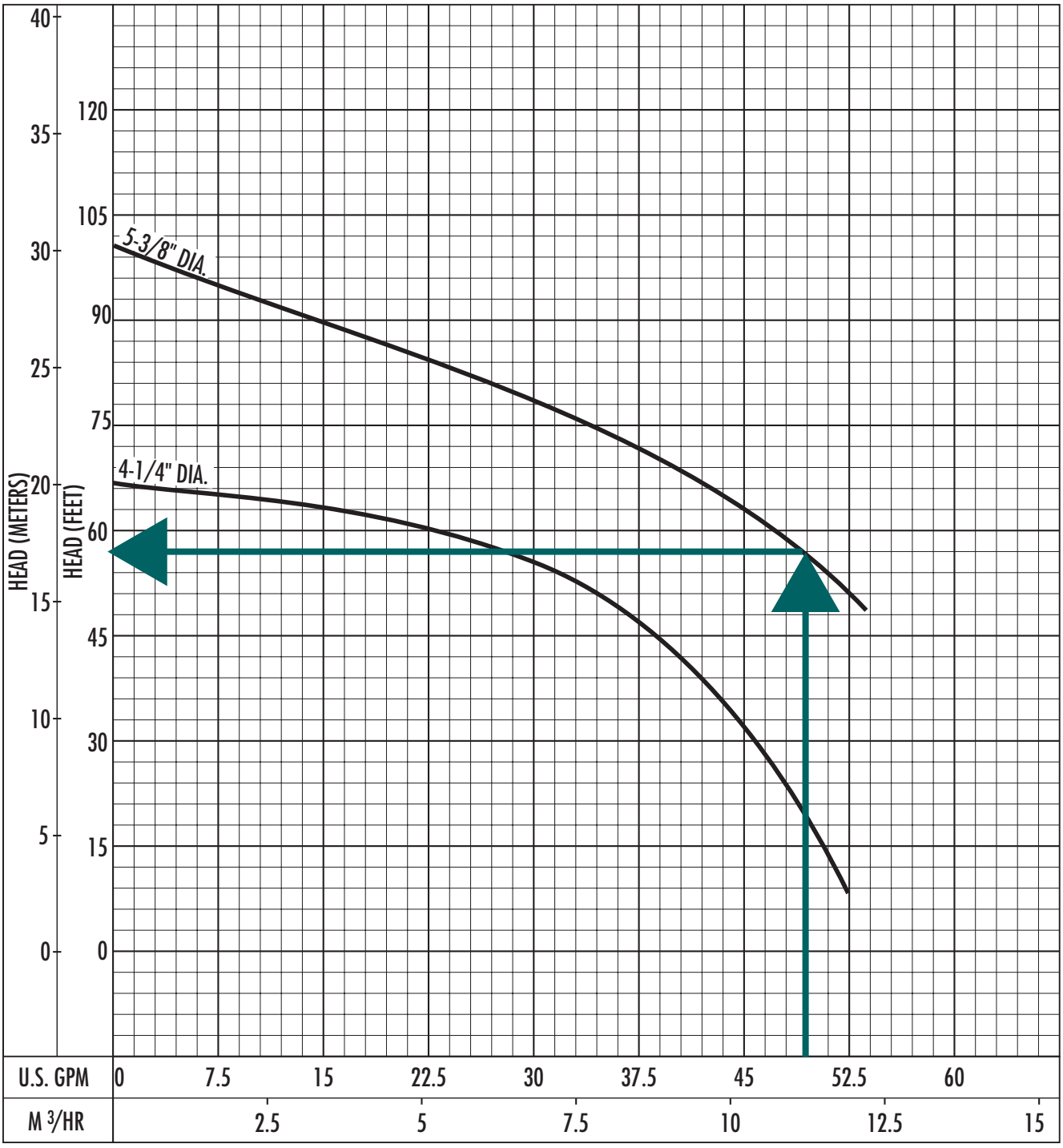
DRAWN BY EBC	MATERIAL	ADS Nyloplast	3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com
DATE 03-03-06	DUCTILE IRON		
REVISED BY CCA	PROJECT NO./NAME	TITLE	
DATE 08-28-13		12 IN PEDESTRIAN GRATE ASSEMBLY	
DWG SIZE A	SCALE 1:8 SHEET 1 OF 1	DWG NO. 7001-110-202	REV D

Performance Curve – HPGR200

RPM: **3450** DISCHARGE: **1-1/4"**

Discharge line shall be 2"

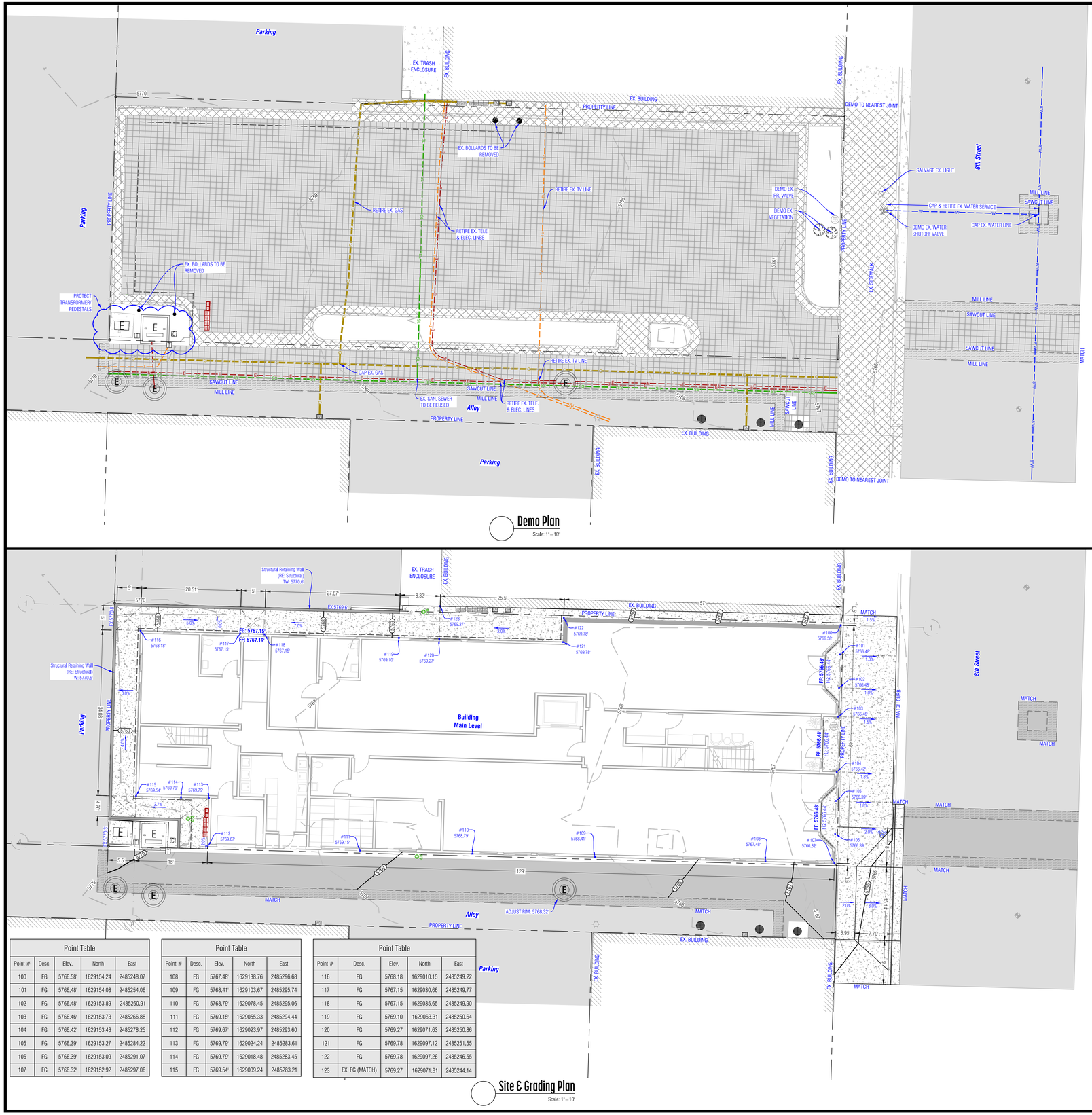


The curves reflect maximum performance characteristics without exceeding full load (Nameplate) horsepower. All pumps have a service factor of 1.2. Operation is recommended in the bounded area with operational point within the curve limit. Performance curves are based on actual tests with clear water at 70° F. and 1280 feet site elevation.

Conditions of Service:

GPM: 50 TDH: 30' min.

March © 2017 Pentair plc



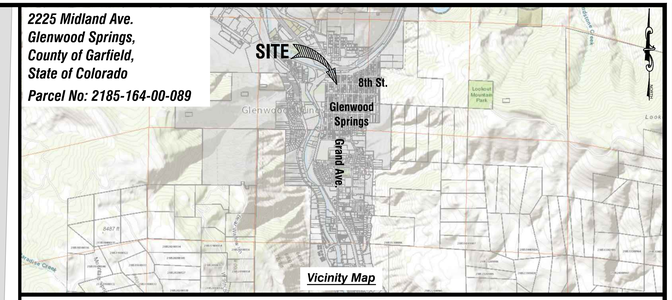
Point Table				
Point #	Desc.	Elev.	North	East
100	FG	5766.58'	1629154.24	2485248.07
101	FG	5766.48'	1629154.08	2485254.06
102	FG	5766.48'	1629153.89	2485260.91
103	FG	5766.46'	1629153.73	2485266.88
104	FG	5766.42'	1629153.43	2485278.25
105	FG	5766.39'	1629153.27	2485284.22
106	FG	5766.39'	1629153.09	2485291.07
107	FG	5766.32'	1629152.92	2485297.06

Point Table				
Point #	Desc.	Elev.	North	East
108	FG	5767.48'	1629138.76	2485296.68
109	FG	5768.41'	1629103.67	2485295.74
110	FG	5768.79'	1629078.45	2485295.06
111	FG	5769.15'	1629055.33	2485294.44
112	FG	5769.67'	1629023.97	2485293.60
113	FG	5769.79'	1629024.24	2485283.61
114	FG	5769.79'	1629018.48	2485283.45
115	FG	5769.54'	1629009.24	2485283.21

Point Table				
Point #	Desc.	Elev.	North	East
116	FG	5768.18'	1629010.15	2485249.22
117	FG	5767.15'	1629030.66	2485249.77
118	FG	5767.15'	1629035.65	2485249.90
119	FG	5769.10'	1629063.31	2485250.64
120	FG	5769.27'	1629071.63	2485250.86
121	FG	5769.78'	1629097.12	2485251.55
122	FG	5769.78'	1629097.26	2485246.55
123	EX. FG (MATCH)	5769.27'	1629071.81	2485244.14

2225 Midland Ave.
Glenwood Springs,
County of Garfield,
State of Colorado

Parcel No: 2185-164-00-089



CIVIL LEGEND

EXISTING 1' CONTOUR
EXISTING 5' CONTOUR
EXISTING DITCH/SWALE FLOW LINE
EASEMENT (TEMPORARY)
EASEMENT (PERMANENT)
RIGHT-OF-WAY LINE
PROPERTY LINE
CENTERLINE
EXISTING FENCE
EXISTING UNDERGROUND ELECTRIC
EXISTING OVERHEAD ELECTRIC/POLE
EXISTING TELECOMMUNICATION
EXISTING TELEVISION
EXISTING FIBER
EXISTING GAS
EXISTING WATER MAIN/VALVE
EXISTING WATER SERVICE/SHUTOFF/METER PIT
EXISTING FIRE HYDRANT ASSEMBLY
EXISTING SEWER MAIN/MANHOLE
EXISTING SEWER SERVICE & CLEANOUT
EXISTING FORCE MAIN
EXISTING STORM SEWER/CULVERT & SIZE
EXISTING RAW WATER MAIN/VALVE
EXISTING/PROPOSED STREET SIGN
EXISTING/PROPOSED PEDESTRIAN LIGHT
EXISTING/PROPOSED AT-GRADE JUNCTION BOX
EXISTING/PROPOSED TRANSFORMER
EXISTING/PROPOSED ELEC./TELE./CABLE PEDESTAL
EXISTING/PROPOSED ELEC./TELE. SPLICE VAULT
EXISTING/PROPOSED ELECTRIC METER (PED./WALL)
EXISTING/PROPOSED GAS METER
DIRECTION OF FLOW

PROPOSED 1' CONTOUR
PROPOSED 5' CONTOUR
PROPOSED DITCH/SWALE FLOW LINE
PROPOSED TELECOMMUNICATION
PROPOSED TELEVISION
PROPOSED FIBER & CONDUIT SIZE
PROPOSED ELECTRIC & CONDUIT SIZE
PROPOSED OVERHEAD CAFE LIGHT STRAND
PROPOSED GAS & SIZE
PROPOSED WATER MAIN/VALVE & SIZE
PROPOSED WATER SERVICE/SHUT OFF VALVE
PROPOSED FIRE HYDRANT ASSEMBLY
PROPOSED SEWER MAIN/MANHOLE & SIZE
PROPOSED SEWER SERVICE & CLEANOUT
PROPOSED FORCE MAIN
PROPOSED STORM DRAIN/CULVERT & SIZE
PROPOSED IRR. MAIN/METER/BACKFLOW PREVENTER
PROPOSED IRR. CONTROL CONDUIT/PANEL
PROPOSED TEMP. SEDIMENT CONTROL FENCE
PROPOSED TEMP. CONSTRUCTION FENCE
PROPOSED TEMP. ROCK SOCK
EXISTING/PROPOSED AREA INLET
REMOVAL OF ASPHALT
PROPOSED/EXISTING CONCRETE
PROPOSED ASPHALT/OVERLAY
REMOVAL OS ASPHALT MAT (MILLING)
REMOVAL OF CONCRETE, CURB, GUTTER AND SIDEWALK

NOTES:

1. THIS PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.
2. SURVEY INFORMATION BASED ON THE TOPOGRAPHY SURVEY PROVIDED BY PEAK SURVEYING, INC, JOB NO. 24012.
3. ARCHITECTURAL SITE PLAN PREPARED BY STEVE HOPKINS - CADD SERVICES, DATED 11/23/25
4. GEOTECHNICAL SUBSOIL STUDY PREPARED BY T.B.D.
5. SEE ARCHITECTURAL, LANDSCAPING, STRUCTURAL AND MECHANICAL ENGINEERING PLANS FOR ADDITIONAL BUILDING AND LANDSCAPE INFORMATION.
6. SEE ADDITIONAL NOTES ON REMAINING PLAN SHEETS.
7. ALL DEMOLITION AND CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CONSTRUCTION AND DESIGN STANDARDS ESTABLISHED BY THE COUNTY AND BE SUBJECT TO OBSERVATION BY THE COUNTY AND THE PROJECT ENGINEER.
8. THIS DESIGN WAS PREPARED WITHOUT THE BENEFIT OF A SUBSURFACE UTILITY ENGINEERING (SUE) STUDY OR MAP. THIS DESIGN HAS BEEN PREPARED FOR A PRIVATE DEVELOPMENT USING EXISTING UTILITY INFORMATION PROVIDED BY OTHERS. EXISTING UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST, BUT MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. BOUNDARIES UNLIMITED INC. DID NOT CONFIRM ANY DATA PROVIDED OR PERFORM ANY ADDITIONAL RESEARCH OR NOTIFICATION TO ELEVATE THESE PLANS TO SENATE BILL 18-167 STANDARDS. AS SUCH, BOUNDARIES UNLIMITED INC. MAKES NO GUARANTY, EXPRESSED OR IMPLIED, FOR THE LOCATION OF SUBSURFACE UTILITIES CONTAINED WITHIN THIS PLAN SET. IF THE CLIENT AND/OR CONTRACTOR REQUIRES A SUBSURFACE UTILITY ENGINEERING STUDY OR MAP FOR FULL COMPLIANCE WITH SENATE BILL 18-167, THEN A MORE EXHAUSTIVE
9. INVESTIGATION SHALL BE OBTAINED BY THE CLIENT AND/OR CONTRACTOR PRIOR TO COMMENCING WITH ANY CONSTRUCTION. OTHERWISE, PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES FOR LINE LOCATIONS. CONTRACTOR SHALL NOTIFY PROJECT ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO UTILITY CONSTRUCTION SO THAT LINE OR GRADE CHANGES CAN BE MADE TO AVOID A CONFLICT WITH ANY EXISTING UTILITY. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION AND, AT NO EXPENSE TO THE CLIENT OR PROJECT ENGINEER, REPAIR ANY DAMAGED UTILITIES.
10. ALL EXCAVATIONS FOR UTILITY LINES, RETAINING WALLS, ROADWAYS, BUILDING STRUCTURES, DRAINAGE FACILITIES AND TRENCHES, ALONG WITH WORK IN GENERAL, SHALL MEET THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), COLORADO INDUSTRIAL COMMISSION, OR THE COLORADO DIVISION OF MINES, WHICH EVER APPLIES. SAFETY IS THE CONTRACTOR'S RESPONSIBILITY. NO OTHER PARTIES ARE RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE SITE. NOR FOR COMPLIANCE BY THE APPROPRIATE PARTY WITH ANY REGULATIONS RELATING HERETO,
11. COMPACTION MUST BE ATTAINED AND COMPACTION RESULTS SUBMITTED TO THE OWNER AND THE PROJECT ENGINEER PRIOR TO ACCEPTANCE. COMPACTION SHALL MEET OR EXCEED COUNTY REGULATIONS. THE MINIMUM COMPACTION STANDARD SHALL BE 95% STANDARD PROCTOR UNLESS OTHERWISE SPECIFIED IN THE PLANS OR BY THE GEOTECHNICAL ENGINEER.
12. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION ACTIVITIES TO THE AREA WITHIN THE STREET RIGHT OF WAY AND PROPERTY OWNED, OR EASEMENTS PROVIDED TO OWNER. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER INVOLVED. ANY DAMAGE TO PRIVATE PROPERTY BY THE CONTRACTOR OUTSIDE THESE LIMITS WITHOUT THE PERMISSION OF THE PRIVATE PROPERTY OWNER WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL ENSURE DRAINAGE AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS. DO NOT ALLOW WATER TO POND ON-SITE. PROVIDE SWALES TO DRAINAGE STRUCTURES AND RUNOUT. SHALLOW DRAINAGE SWALES HAVE A TENDENCY OVER TIME TO FILL IN & BECOME LESS EFFECTIVE. PERIODIC MAINTENANCE, AT LEAST TWICE A YEAR, IS NECESSARY TO CHECK THE INTEGRITY OF THE SWALE & MAINTAIN DRAINAGE CHARACTERISTICS.
14. THE CONTRACTOR SHALL AT ALL TIMES KEEP TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.
15. ON-SITE OBSERVATIONS AND REVIEW CONDUCTED BY THE CITY/COUNTY OR THE PROJECT ENGINEER OF CONSTRUCTION WORK IN PROGRESS ARE NOT TO BE CONSTRUED AS A GUARANTEE OR WARRANTY BY THE COUNTY OR THE PROJECT ENGINEER OF THE COMPLETED WORK AND THE CONTRACTOR'S RESPONSIBILITIES.
16. THE CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. THE CONTRACTOR SHALL HAVE IDENTIFIED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES AT THE PROJECT SITE.
17. THE CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY MISSING DIMENSIONS OR DISCREPANCIES IN PLANS, FIELD STAKING, OR PHYSICAL FEATURES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT NOTIFYING THE ENGINEER, HE DOES SO AT HIS OWN RISK.
18. DISPOSAL OF TRASH, ASPHALT, CONCRETE AND CONSTRUCTION DEBRIS IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE CONSIDERED PART OF THE WORK.
19. ALL PRODUCT INFORMATION SHOWN IS AS PROVIDED BY THE MANUFACTURER. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR THE INSTALLATION OF ALL MATERIALS WITH SPECIAL ATTENTION TO PROPER SEALING OF MATING SURFACES. THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE DELIVERED PRODUCTS AND THOSE SHOWN ON THIS PLAN.
20. FOUNDATION DESIGNS TO BE OBTAINED FROM THE PROJECT STRUCTURAL ENGINEER.
21. THE FOUNDATION DRAIN SYSTEM SHALL BE INSTALLED PER THE RECOMMENDATION OF THE STRUCTURAL AND GEOTECHNICAL ENGINEERS.
22. ANY STORM DRAIN PIPES SHALL BE INSTALLED WITH 1% MINIMUM SLOPE TO THE OUTFALL POINTS. HEAT TAPE SHALL BE INSTALLED IN ALL EXTERIOR ROOF GUTTERS, DRAIN PIPES, AREA DRAINS, TRENCH DRAINS AND GRATED STRUCTURES.
23. ACCUMULATED SNOWFALL SHALL BE REMOVED TO GRASS AREA TO ENSURE THAT PROPER DRAINAGE AWAY FROM THE BUILDING IS MAINTAINED
24. ALL PIPES SHALL BE INSTALLED WITH WATERTIGHT CONNECTIONS.

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 10' 20'
Scale: 1" = 10'

Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Demolition, Site & Grading Plan

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 2401
Filename: 2401-s-top.dwg
Designer: BJW
Drafter: RTC
Date: 12/1/25

Sheet C.1

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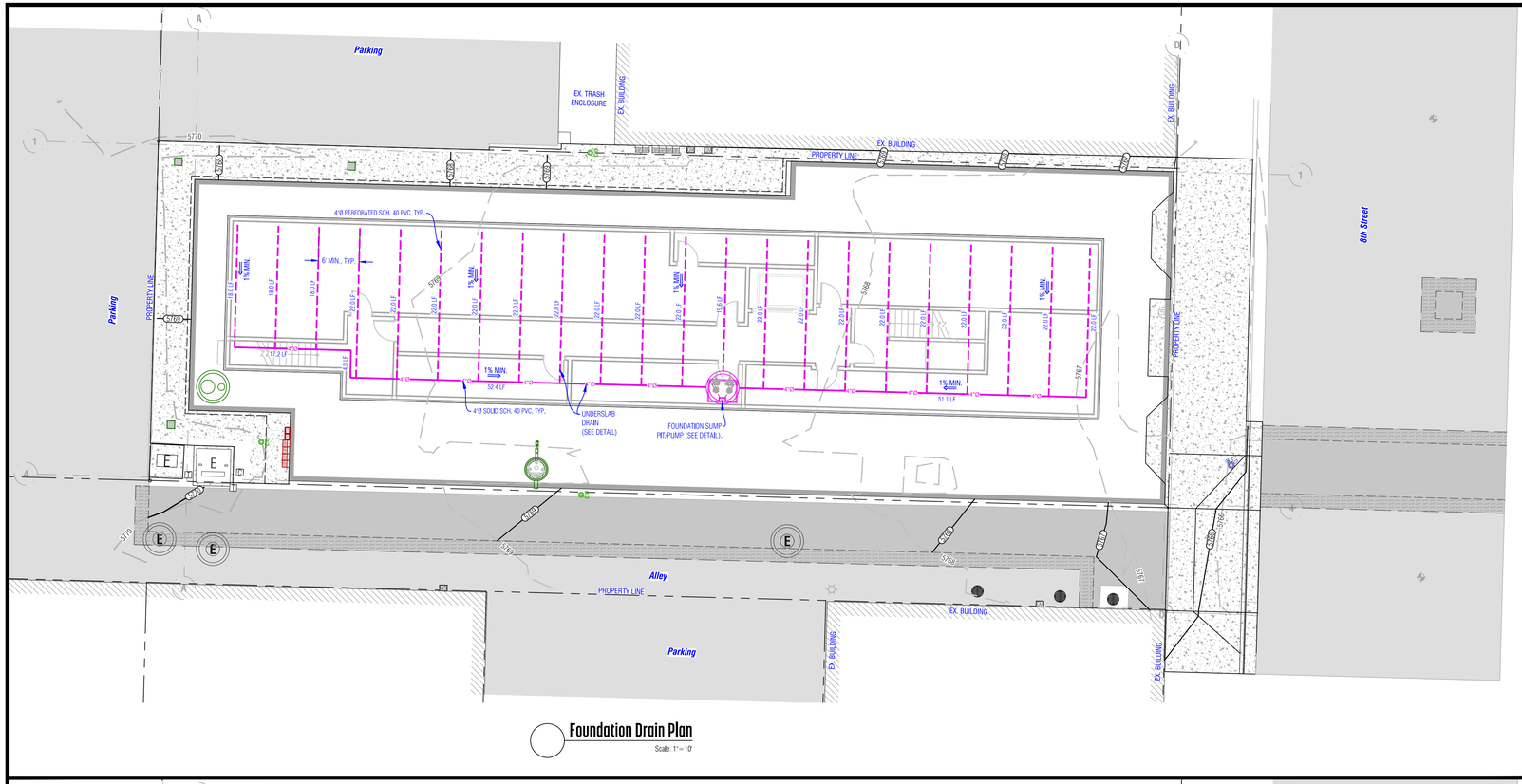
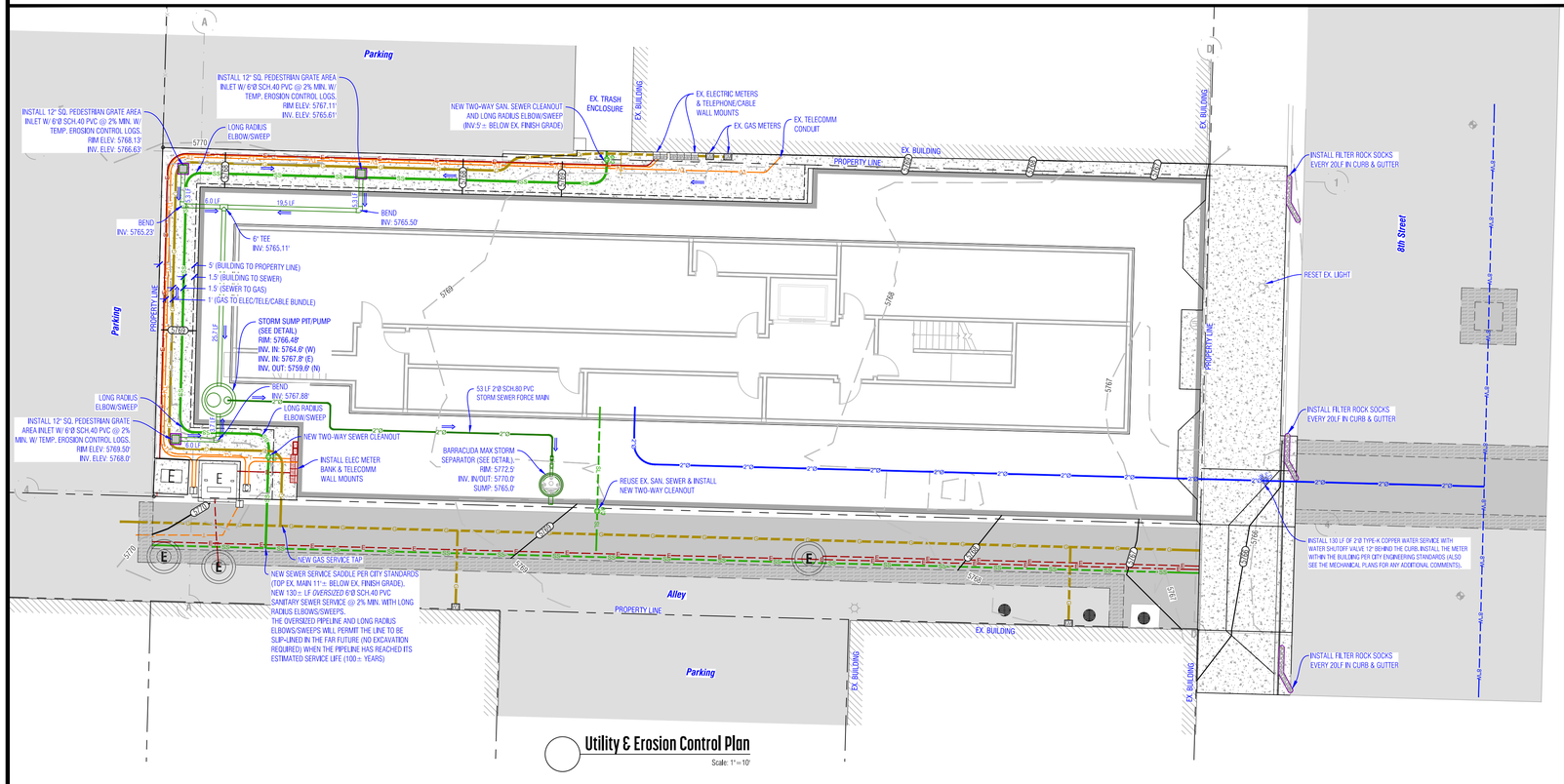


Foundation Drain Plan

Scale: 1"=10'



Utility & Erosion Control Plan

Scale: 1"=10'

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BOUNDARIES UNLIMITED INC.
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Client Information:
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1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 10' 20'
Scale: 1" = 10'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Foundation & Utility Plan

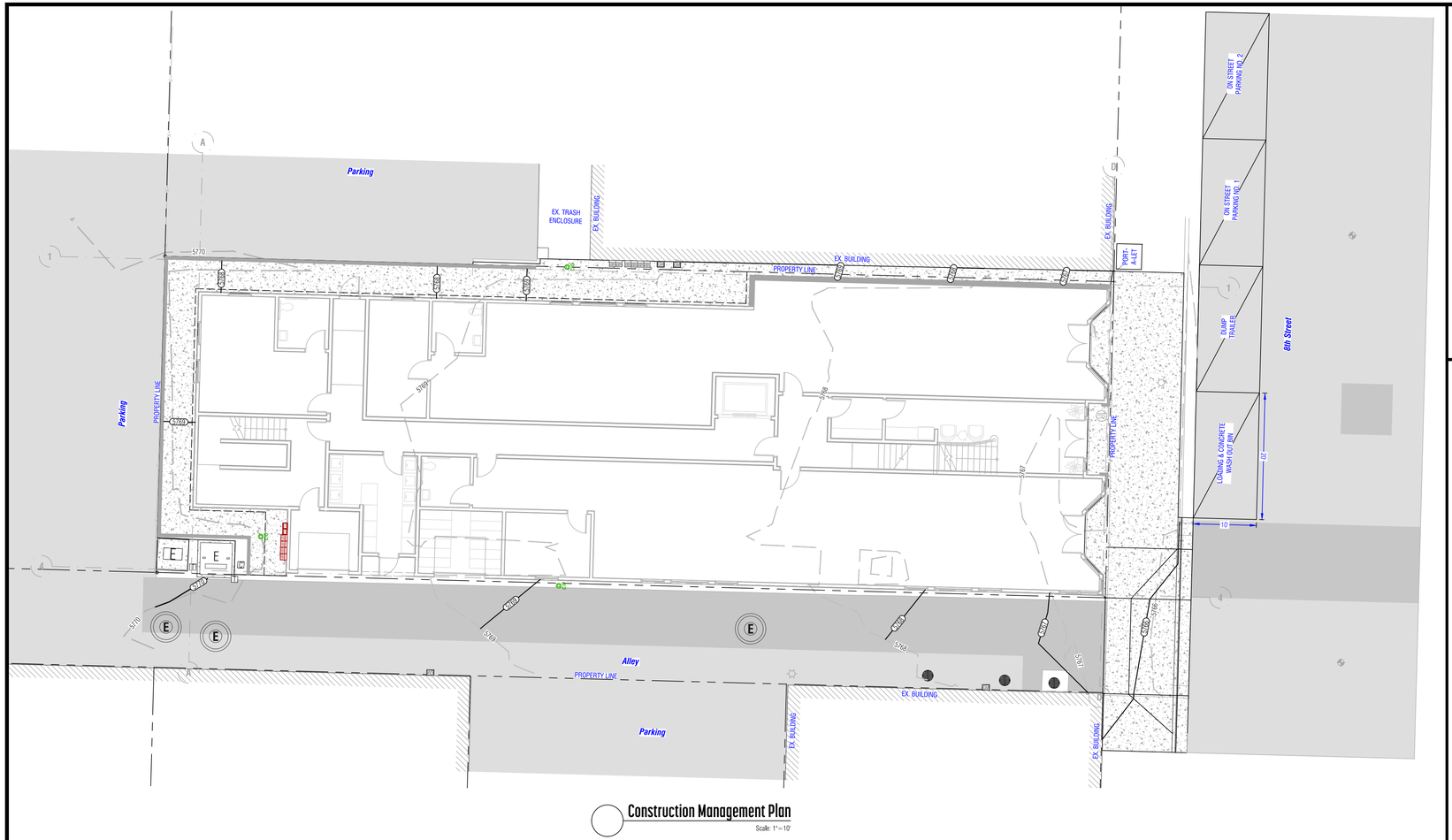
210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24011
Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: RTC
Date: 12/1/25

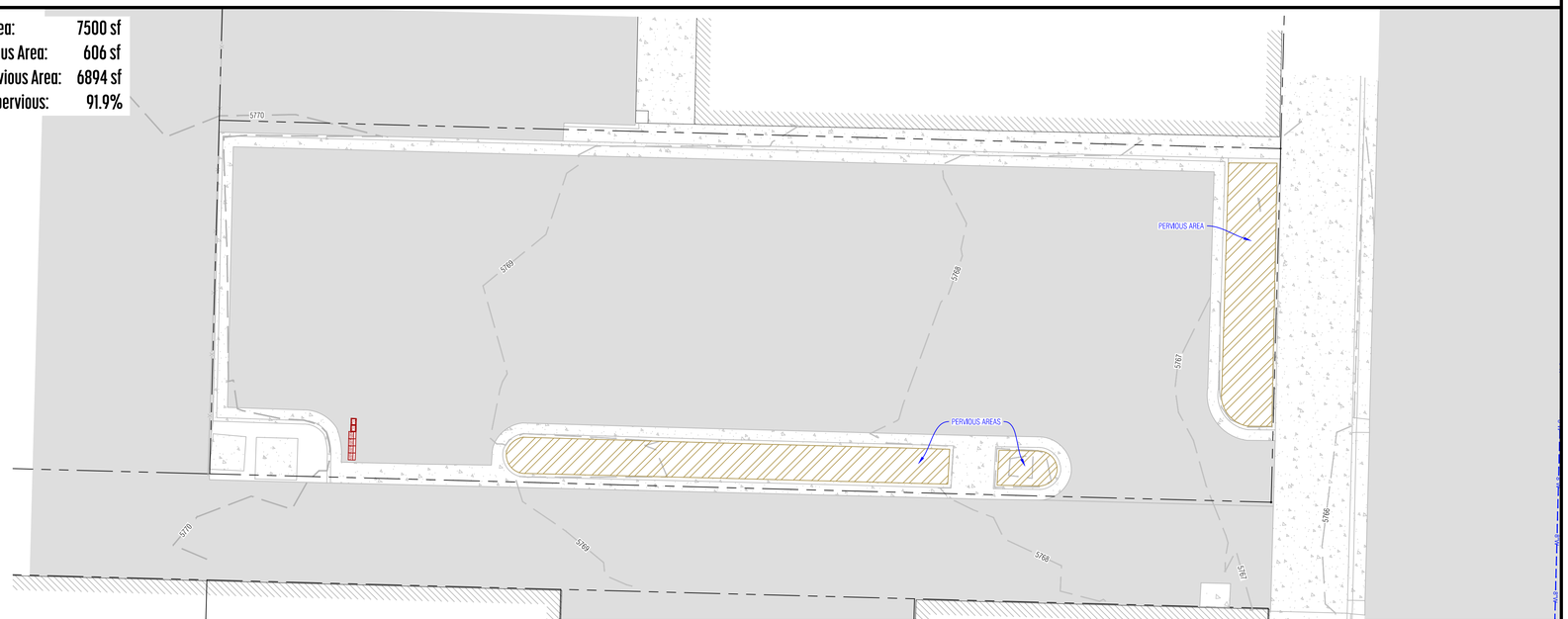
Sheet C.2



Construction Management Plan

Scale: 1" = 10'

Lot Area:	7500 sf
Pervious Area:	606 sf
Impervious Area:	6894 sf
% Impervious:	91.9%



Existing Lot Coverage

Scale: 1" = 10'

STANDARD NOTES FOR CONSTRUCTION MANAGEMENT PLANS:

1. This plan shall be kept on site at all times and updated to reflect any changes.
2. Clearing or grading shall not begin until all control measures have been installed.
3. Contractor is responsible for installing and maintaining temporary erosion and sediment control measures during construction and establishing any required permanent control measures to prevent release of pollutants from the project site.
4. Control measures shall be used, modified, and maintained whenever necessary to reflect current conditions. Control measures shall be inspected weekly and after every precipitation event. Accumulated sediment shall be removed from control measures when the sediment level reaches ½ the height of the control measure.
5. The contractor shall promptly remove all sediment, mud, and construction debris that may accumulate in the right of way, private property, or water ways as a result of the construction activities.
6. All ingress and egress access points on to the disturbed site must be stabilized with a vehicle tracking control pad. Access shall only be via approved locations as shown on approved CSP.
7. Temporary soil stabilization measures shall be implemented where ground disturbances have temporarily or permanently ceased for 14 days or for areas of land disturbance within one growing season.
8. Concrete waste and washout water from mixing trucks shall be contained on site, removed from the site, and properly disposed. Materials shall not be allowed to enter state waters.
9. Contractor is responsible for complying with all local, state, and federal laws. In addition contractor must obtain required permits.
10. Emergency access must be kept obstacle free and passable at all times.
11. For any work to be done in the Right of Way, coordinate with the City ROW Manager regarding special permitting. No work shall be conducted in the ROW between November 1 and May 1 without prior approval from the director of Public Works.
12. Where required as part of the ROW permit or where site work affects the pedestrian or vehicle travel way, traffic control shall be installed. All traffic control shall be in accordance with the Manual on Uniform Traffic Control Devices, latest edition.
13. Sidewalks adjacent to construction sites shall be maintained, for public use, by the contractor. In areas where construction is taking place next to the sidewalk and overhead hazards are possible, site is responsible for installing and maintaining sidewalk protection.

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Client Information:
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508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH

0 10' 20'

Scale: 1" = 10'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Management & Coverage Plan

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision
*****	
*****	
*****	
*****	
*****	

Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: DJW
Drafter: DTC
Date: 07/1/25

Sheet C.3

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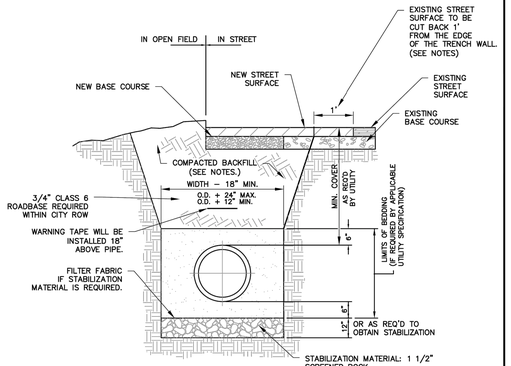


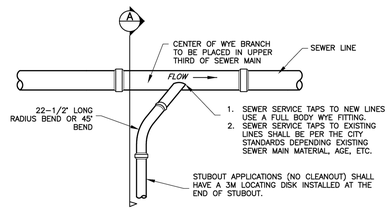
NOTES:

1. RIGHT OF WAY & EASEMENT AREAS SHALL BE GRADED (CUT & FILL) TO SUBGRADE (+/-0.5) AT UTILITY LOCATIONS INCLUDING SERVICES, PRIOR TO UTILITY INSTALLATION.
2. BACKFILL TO BE COMPACTED TO 95% AND WITHIN TWO (2)% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY A.S.T.M. D-698 DENSITY IN ALL AREAS UNLESS OTHERWISE NOTED.
3. TRENCH EXCAVATION SHALL COMPLY WITH ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. A ONE FOOT CUT BACK IS NOT REQUIRED IF FLOW FILL IS USED FOR BACKFILL.

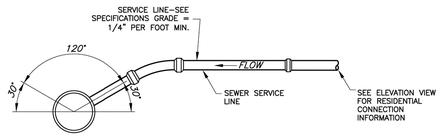
TRENCH EXCAVATION & BACKFILL DETAIL

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Trench Excavation & Backfill Detail	Approved: XX Date: 2/23/16 Modified: 2/23/16 File: Trench Excavation & Backfill Detail	Drawing # W13
	Division: Water Standard Details		



PLAN



SECTION A

NOTES:

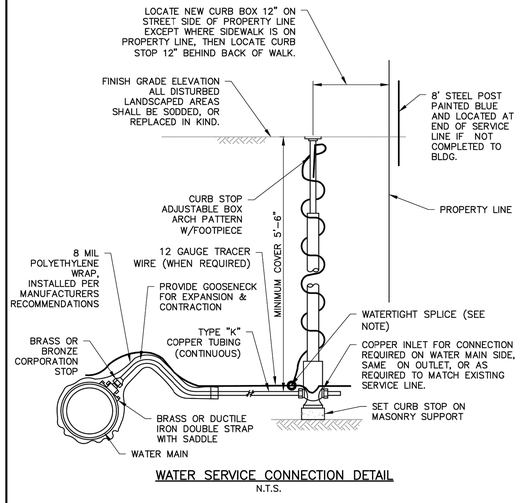
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 5' PER STANDARDS.
2. BACKFILL UNDER WYE TO BE ROADBASE AGGREGATE BASE COURSE. 95% COMPACTION DENSITY PER ASTM D-698.

SEWER SERVICE CONNECTION

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Sewer Service Connection Detail	Approved: XX Date: 3/22/16 Modified: 3/22/16 File: SewerServiceDetail	Drawing # S06
	Division: Sewer Standard Details		

NOTE:
LOOSELY WRAP 12 GAUGE WIRE AROUND VALVE BOX BARREL. DRILL 1/8" HOLE TO ALLOW TRACER WIRE TO ENTER BARREL 4" BELOW VALVE BOX COVER WITH 12" OF WIRE DRAPED IN BARREL.



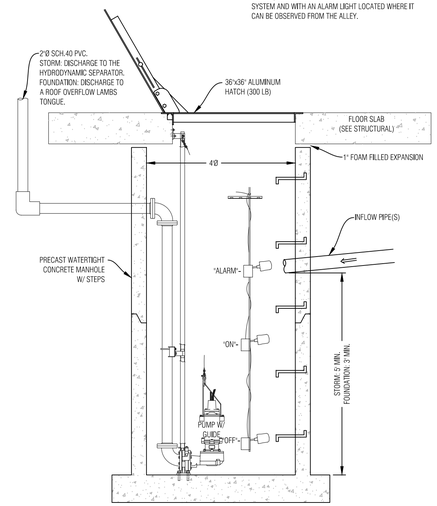
WATER SERVICE CONNECTION DETAIL

N.T.S.

City of Glenwood Springs 101 West 8th Street Glenwood Springs, CO 81601 970.384.6435 www.ci.glenwood-springs.co.us	Water Service Connection Detail	Approved: XX Date: 2/23/16 Modified: 2/23/16 File: WaterServiceDetail	Drawing # W08
	Division: Water Standard Details		

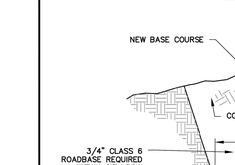
NOTES:

1. PRECAST MANHOLE SECTIONS SHALL MEET ASTM C-478 AND BE H-20 LOAD RATED.
2. BACKFILL EXCAVATION AROUND STRUCTURE WITH CLASS 6 ABC COMPACTED TO TO 95% STANDARD PROCTOR.
3. INLET AND OUTLET PIPES SHOULD ENTER DRYWELL AWAY FROM THE DRYWELL STEPS.
4. CATCH BASIN AND CONNECTING PIPES SHALL BE OF WATERTIGHT CONSTRUCTION.
5. SUMP PUMP SHALL BE A CAPABLE OF DELIVERING WASTEWATER AT A RATE OF 50 GPM AND 46-FEET OF HEAD.
6. USE EXPANSION HANDLES & STAINLESS STEEL CHAINS FOR PUMP REMOVAL, SECURE THE CHAINS TO THE LID FRAME.
7. SWITCHES TO BE MERCURY FLOAT TYPE.
8. SWITCH SETTINGS:
   - 8.1. STORM PUMP
     - 8.1.1. ON=24"
     - 8.1.2. OFF=12"
     - 8.1.3. ALARM=60"
   - 8.2. FOUNDATION DRAIN PUMP
     - 8.2.1. ON=24"
     - 8.2.2. OFF=12"
     - 8.2.3. ALARM=42"
9. ALARM SHALL BE BATTERY OPERATED, BOTH AUDIBLE AND VISIBLE, CONNECTED TO THE WHOLE BUILDING ALARM SYSTEM AND WITH AN ALARM LIGHT LOCATED WHERE IT CAN BE OBSERVED FROM THE ALLEY.



Sump Pit & Pump (Storm & Foundation)

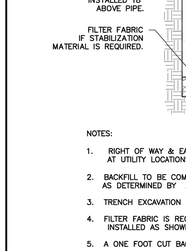
Scale: N.T.S.



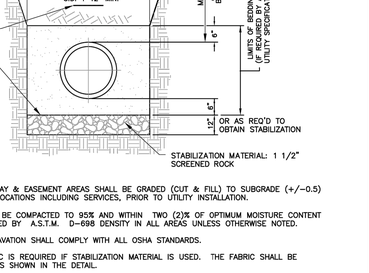
AREA DRAIN

SECTION A-A

Ø SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.



PLAN VIEW



PLAN VIEW

SECTION D-D

TEMPORARY EROSION CONTROL LOGS

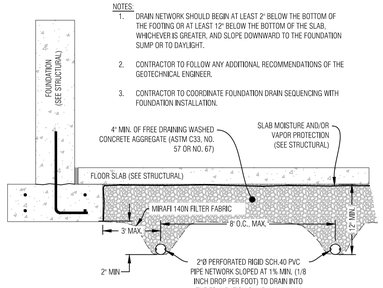
Scale: N.T.S.

EROSION CONTROL NOTES:

1. IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL MEASURES SHALL PRECEDE STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES.
2. ALL TEMPORARY AND PERMANENT SOIL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. STRAW BALE DIKES OR SILT FENCING MAY REQUIRE PERIODIC REPLACEMENT. SEDIMENT TRAPS WILL REQUIRE PERIODIC SEDIMENT REMOVAL.

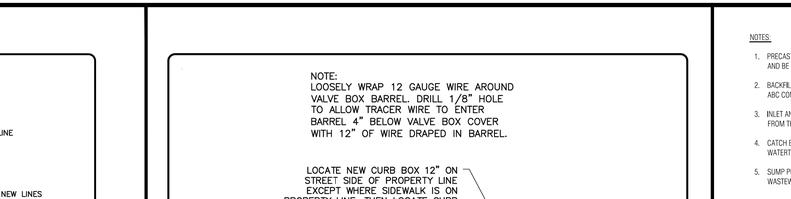
TEMPORARY SEDIMENT CONTROL FENCE

Scale: N.T.S.



Underslab Drain

Scale: N.T.S.



PLAN VIEW

* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)

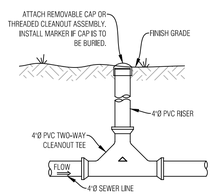
ROCK SOCK PROTECTION

Scale: N.T.S.

PLAN VIEW

SECTION A-A

AGGREGATE BAGS AT DROP INLET



IN LANDSCAPE

Two-Way Cleanout

Scale: N.T.S.

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Engineer or Surveyor Seal

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Client Information:
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1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 1' 2
Scale: 1" = 1'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24011
Filename: 24011-v-topo.dwg
Designer: BJW
Drafter: BTC
Date: 02/02/5

Sheet C.4

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PRODUCT SPECIFICATIONS

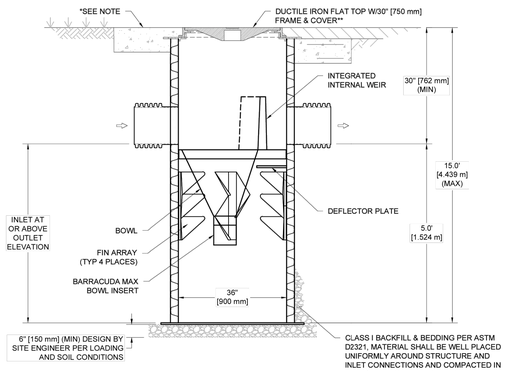
- THE STORMWATER TREATMENT UNIT SHALL BE AN INLINE UNIT CAPABLE OF CONVEYING 100% OF THE DESIGN PEAK FLOW. IF PEAK FLOW RATES EXCEED MAXIMUM HYDRAULIC RATE, THE UNIT SHALL BE INSTALLED OFFLINE.
- THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 80% OF THE SUSPENDED SOLIDS ON AN ANNUAL AGGREGATE REMOVAL BASIS. SAID REMOVAL SHALL BE BASED ON FULL-SCALE THIRD PARTY TESTING USING OK-110 MEDIA GRADATION OR EQUIVALENT AND 300 mg/L INFLUENT CONCENTRATION. SAID FULL SCALE TESTING SHALL HAVE INCLUDED SEDIMENT CAPTURE BASED ON ACTUAL TOTAL MASS COLLECTED BY THE STORMWATER TREATMENT UNIT.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS USING A MEDIA MIX WITH d_{50}=75 MICRON AND 200 MG/L INFLUENT CONCENTRATION.

  -OR -

  THE BARRACUDA UNIT SHALL BE DESIGNED TO REMOVE AT LEAST 50% OF TSS PER PREVIOUS 2013 NJDEP/NJCAT HDS PROTOCOL.

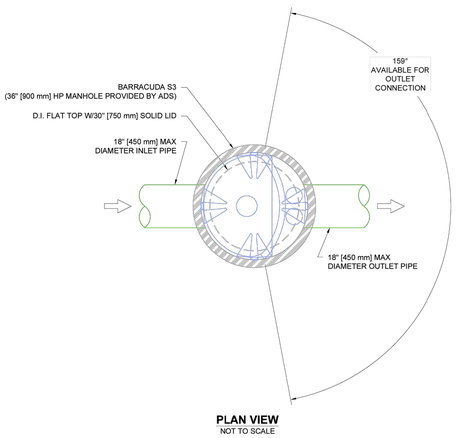


SECTION VIEW A-A
NOT TO SCALE

ATTENTION

THIS TREATMENT UNIT WAS DESIGNED WITHOUT SITE-SPECIFIC INFORMATION ON GROUNDWATER LEVELS. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR DETERMINING THE GROUNDWATER LEVEL RELATIVE TO THE BURIED DEPTH OF THE UNIT. IF THE GROUNDWATER DEPTH ABOVE THE BOTTOM OF THE SUMP EXCEEDS ONE-THIRD THE DEPTH OF THE UNIT, CONTACT ADS FOR SOLUTIONS. SEE TECHNICAL NOTE 5.22 FOR GUIDANCE.

BARRACUDA MAX S3	CFS	L/s
NJDEP (50% Removal)	0.85	24.1
OK-110 (80% Removal)	0.86	24.1



PLAN VIEW
NOT TO SCALE

NOTES:

- ENGINEER / CONTRACTOR TO CONFIRM PIPE MATERIALS AND APPLICABLE ADAPTERS
- CONTRACTOR IS RESPONSIBLE FOR MATERIAL AND LABOR TO BRING CASTINGS TO FINISHED GRADE
- CONTRACTOR TO MEASURE HEIGHT OF STRUCTURE TO ENSURE THAT DEPTH OF EXCAVATION IS CORRECT.
- UNIT SHALL CONFORM TO HS20-44 LOAD RATINGS.
- STUB SIZES SMALLER THAN 12" (300 mm) REQUIRE THE USE OF AN INSERTA TEE

* CONCRETE SLAB DIMENSIONS ARE FOR GUIDELINE PURPOSES ONLY. ACTUAL CONCRETE SLAB MUST BE DESIGNED TAKING INTO CONSIDERATION LOCAL SOIL CONDITIONS, TRAFFIC LOADING, & OTHER APPLICABLE DESIGN FACTORS.

** SUPPLIED BY ADS FOR LOADS NOT TO EXCEED HL-93. SEE STD-414 FOR FURTHER DETAILS OF FRAME & COVER. ALTERNATE LID & FRAME BY OTHERS AS ALLOWED PER DESIGN ENGINEER. FRAME TO BE SUPPORTED BY CONCRETE COLLAR.

BARRACUDA MAX S3
HP MANHOLE
DUCTILE IRON FLAT TOP

DATE: 08/05/24 | DRAWN: JLM | CHECKED: SMW
DRAWING #: S31-1305

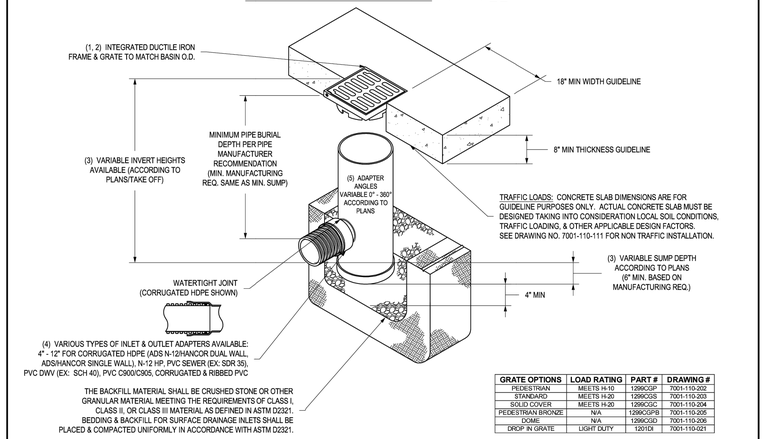
DATE	BY	DESCRIPTION
04/01/25	JLM (SMW, CWO)	ADDED PROJECT SPECIFIC INFORMATION
	AT	LED LEADER

Barracuda Max
Stormwater Separator

4640 TRUEMAN BLVD
HILLIARD, OH 43026

THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO ADS BY OTHERS UNDER THE DIRECTION OF THE PROJECT'S RESPONSIBLE ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO ENSURE THAT THE PRODUCTS DEPICTED ON ALL ASSOCIATED DETAILS MEET ALL APPLICABLE LOCAL REGULATIONS AND PROJECT REQUIREMENTS. PRIOR APPROVAL IS DETAILS, REVIEW THIS DRAWING PRIOR TO BIDDING AND/OR CONSTRUCTION. IT IS THE ULTIMATE RESPONSIBILITY OF THE USER TO ENSURE THAT THE PRODUCTS SPECIFIED ARE SUITABLE FOR THEIR INTENDED USE.

1 SHEET OF 2



GRATE OPTIONS	LOAD RATING	PART #	DRAWING #
PEDESTRIAN	MEETS H-10	1299CGP	7001-110-202
STANDARD	MEETS H-20	1299CGS	7001-110-203
SOLID COVER	MEETS H-20	1299CGC	7001-110-204
PEDESTRIAN BRONZE	N/A	1299CGPB	7001-110-205
DOME	N/A	1299CGD	7001-110-206
DROP IN GRATE	LIGHT DUTY	1201DI	7001-110-021

1 - GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2 - FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5 - ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

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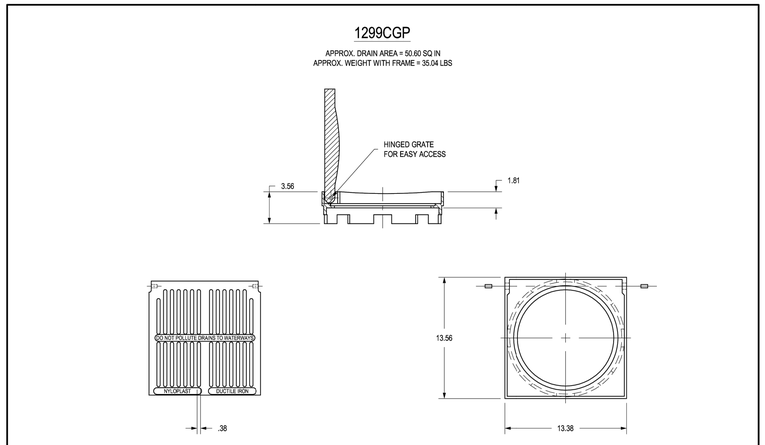
DRAWN BY	EBC	MATERIAL	
DATE	03-29-06		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-11-16		
DWG SIZE	A	SCALE 1:20	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
DWG NO. 7001-110-189 REV E



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

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DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	09-29-13		
DWG SIZE	A	SCALE 1:8	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 12 IN PEDESTRIAN GRATE ASSEMBLY
DWG NO. 7001-110-202 REV D

BOUNDARIES UNLIMITED INC.
CIVIL ENGINEERING, LAND SURVEYING & BEYOND
923 Cooper Avenue, Ste. 201
Glenwood Springs, CO 81601
tele: 970.945.5252
www.bu-inc.com

Engineer or Surveyor Seal

NOT FOR REVIEW CONSTRUCTION

Client Information:
WHIPPLE DEVELOPMENT
1324 VINE STREET
ASPEN, CO, 81611
508.524.6600

Subsurface Utility Engineering (SUE) Required Project: NO

If "Yes", SUE Certification by:
Firm: N/A
Job #: N/A
Date: N/A

NORTH
0 1' 2
Scale: 1" = 1'

811 Know what's below. Call before you dig.

CITY OF GLENWOOD SPRINGS, COLORADO

210 8th Street

Civil Details

210 8th Street, Glenwood Springs, CO

Agency Approval
Agency:
Dept:
By:
Date:
Comments:

Date	Revision

Project No.: 24001
Filename: 24001-v-topo.dwg
Designer: DJW
Drafter: RTC
Date: 9/10/25

Sheet C.5

N:\PROJECTS\2024\24001-210 8th Street\dwg\24011-V-Topo.dwg 12/2/2025 8:28 AM

APEX CONSULTING ENGINEERS
CIVIL ENGINEERS • MANAGEMENT • DEVELOPMENT

December 29, 2025

Candace Whipple
Whipple Development LLC
1324 Vine St
Aspen, CO 81611

Re: Trip Impact Assessment
Proposed 210 8th Street Mixed-Use Development

Dear Ms. Whipple,

APEX Consulting Engineers, LLC has reviewed the attached Traffic Impact Assessment Letter, dated December 29th, 2025, for the 210 8th Street Mixed-Use development, to be used in a land use application prepared by others, to be submitted to the City of Glenwood Springs.

This letter is to confirm the attached Trip Impact Assessment was prepared under my direct supervision with data provided by the ITE Trip Generation Manual 12th Edition.

Respectfully,
APEX CONSULTING ENGINEERS, LLC

Eric C. Marquez, P.E.
Managing Member

cc: file

Traffic Impact Assessment Letter

Proposed Mixed-Use Development
210 8th Street, Glenwood Springs, Colorado 81601

Date: December 29, 2025
To: City of Glenwood Springs
Community Development Department

Re: Traffic Impact Assessment – 210 8th Street Mixed-Use Development

---

1. Introduction

This Traffic Impact Assessment (TIA) has been prepared in support of a proposed mixed-use development located at **210 8th Street** in downtown Glenwood Springs, Colorado. The purpose of this assessment is to evaluate the anticipated traffic generated by the project and its potential impacts on the surrounding transportation network, including local streets and the nearby Grand Avenue (State Highway 82) corridor.

Trip generation estimates were prepared in accordance with the **Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition**, using land uses and contextual adjustments appropriate for a dense, walkable, downtown environment.

---

2. Project Description

The proposed development consists of a **30,000-square-foot mixed-use building** containing:

- **24 multifamily residential units**
- **Two retail units totaling 4,000 square feet** (2,000 SF each)
- Vehicular access provided from **8th Street and/or adjacent alleyways**
- Parking provided on-site and/or through nearby public facilities consistent with downtown Glenwood Springs parking practices

The site is located within the downtown core and benefits from strong pedestrian connectivity, proximity to employment and services, and access to regional transit.

3. Existing Transportation Conditions

8th Street functions as an urban collector serving downtown Glenwood Springs. The surrounding roadway network includes:

- **Grand Avenue (SH-82)**, the primary regional arterial through the City
- A connected downtown street grid distributing local traffic
- High levels of pedestrian activity and on-street parking

Transit service is provided nearby via **Roaring Fork Transportation Authority (RFTA)** routes, further reducing vehicle dependency for residents and visitors.

---

4. Trip Generation Methodology

Trip generation was calculated using **ITE Trip Generation Manual, 12th Edition**, with land uses selected to reflect the site's **dense, mixed-use, urban context**.

Residential Component

- **ITE Land Use 221 – Multifamily Housing (Mid-Rise)**
- **Setting:** Dense Multi-Use Urban

Retail Component

- **ITE Land Use 822 – Strip Retail Plaza (<40,000 SF)**
- The retail component qualifies under the **<40% SF condition**, which results in **higher base trip-generation rates** per ITE guidance.
- A **40% trip reduction** was applied to retail trips to account for:
    - Internal capture between residential and retail uses
    - Pedestrian-oriented downtown context
    - Short walk trips that do not enter the roadway network
    - Availability of nearby parking and transit

This reduction is consistent with standard transportation planning practice for mixed-use urban infill projects.

5. Trip Generation Calculations

Residential Trips (24 Units)

- **Weekday Daily Trips:** 70 trips/day
- **AM Peak Hour of Generator:** 5 trips
    - Approximately 1 inbound / 4 outbound

Retail Trips (4,000 SF – Adjusted)

- **Unadjusted Daily Trips:** 218 trips/day
- **Adjusted Daily Trips (40% reduction):** 131 trips/day
- **Adjusted AM Peak Hour:** 10 trips
- **Adjusted PM Peak Hour:** 15 trips

---

6. Total Project Trip Generation

Time Period	Trips
Weekday Daily	**201 trips/day**
AM Peak Hour	**15 trips/hour**
PM Peak Hour	**15 trips/hour**

These volumes are modest and well within the capacity of the surrounding downtown street network.

---

7. Traffic Distribution & Impacts

Project-generated traffic is expected to distribute across the downtown grid, with primary access via 8th Street and regional connections to Grand Avenue. Due to the low peak-hour volumes:

- No degradation of intersection operations is anticipated
- No roadway widening, signal modifications, or turn-lane improvements are required
- Peak-hour trip additions at any single intersection are expected to be minimal

---

8. Multimodal & Safety Considerations

The project benefits from:

- Walkable access to downtown destinations
- Proximity to transit service
- Existing sidewalks and pedestrian crossings
- On-street parking and public parking facilities

These features reduce vehicle dependency and enhance overall transportation system efficiency.

---

9. Conclusion

Based on the updated **ITE 12th Edition trip-generation analysis**, the proposed **24-unit residential and 4,000-square-foot retail mixed-use development** at **210 8th Street** is **not expected to result in adverse traffic impacts** to the surrounding transportation network.

Peak-hour traffic generation is low, internal trip capture is significant, and the project aligns with the City of Glenwood Springs' goals for compact, walkable, downtown development.

This Traffic Impact Assessment is respectfully submitted for review and approval.

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

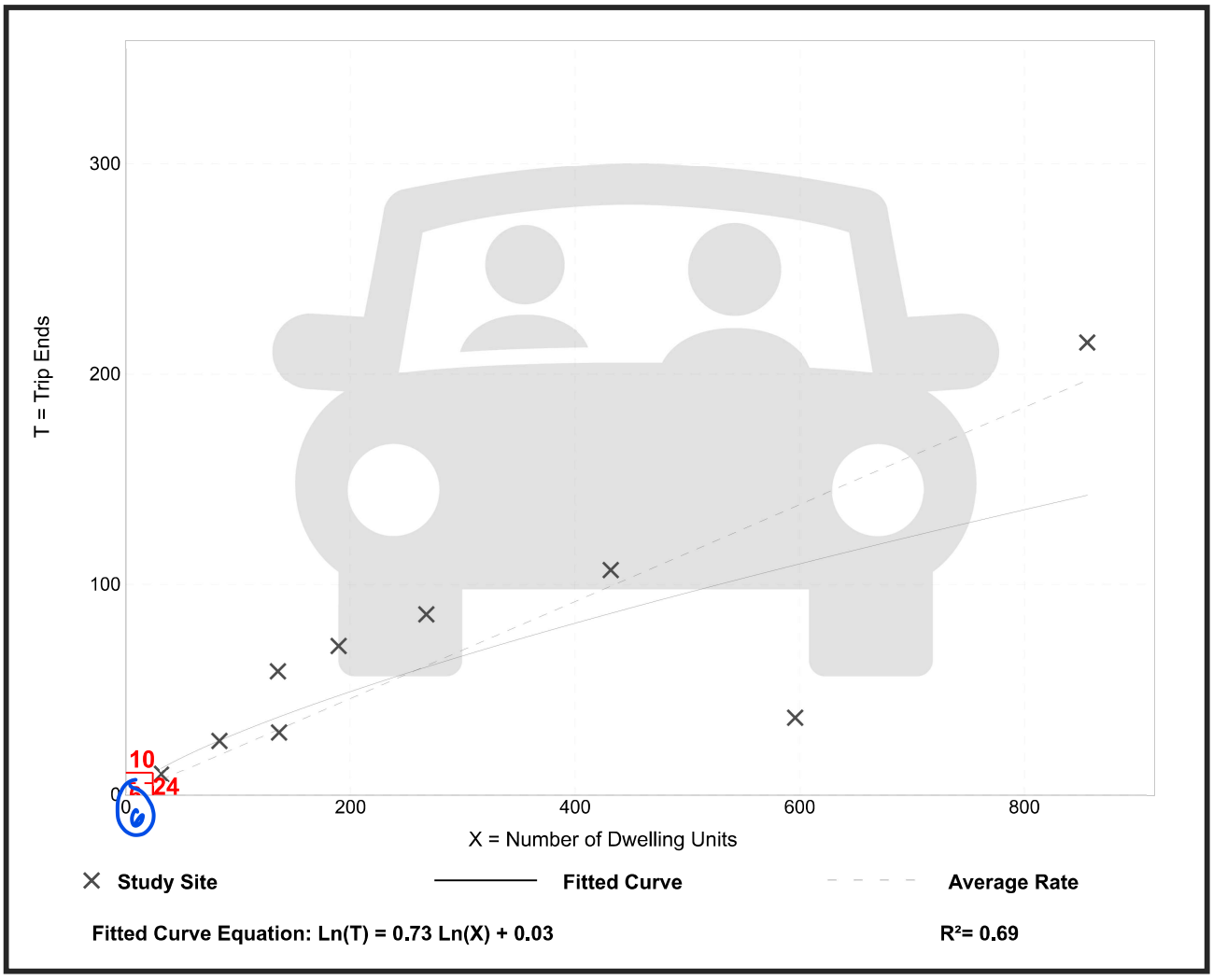
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 303
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.23	0.06 - 0.43	0.11

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

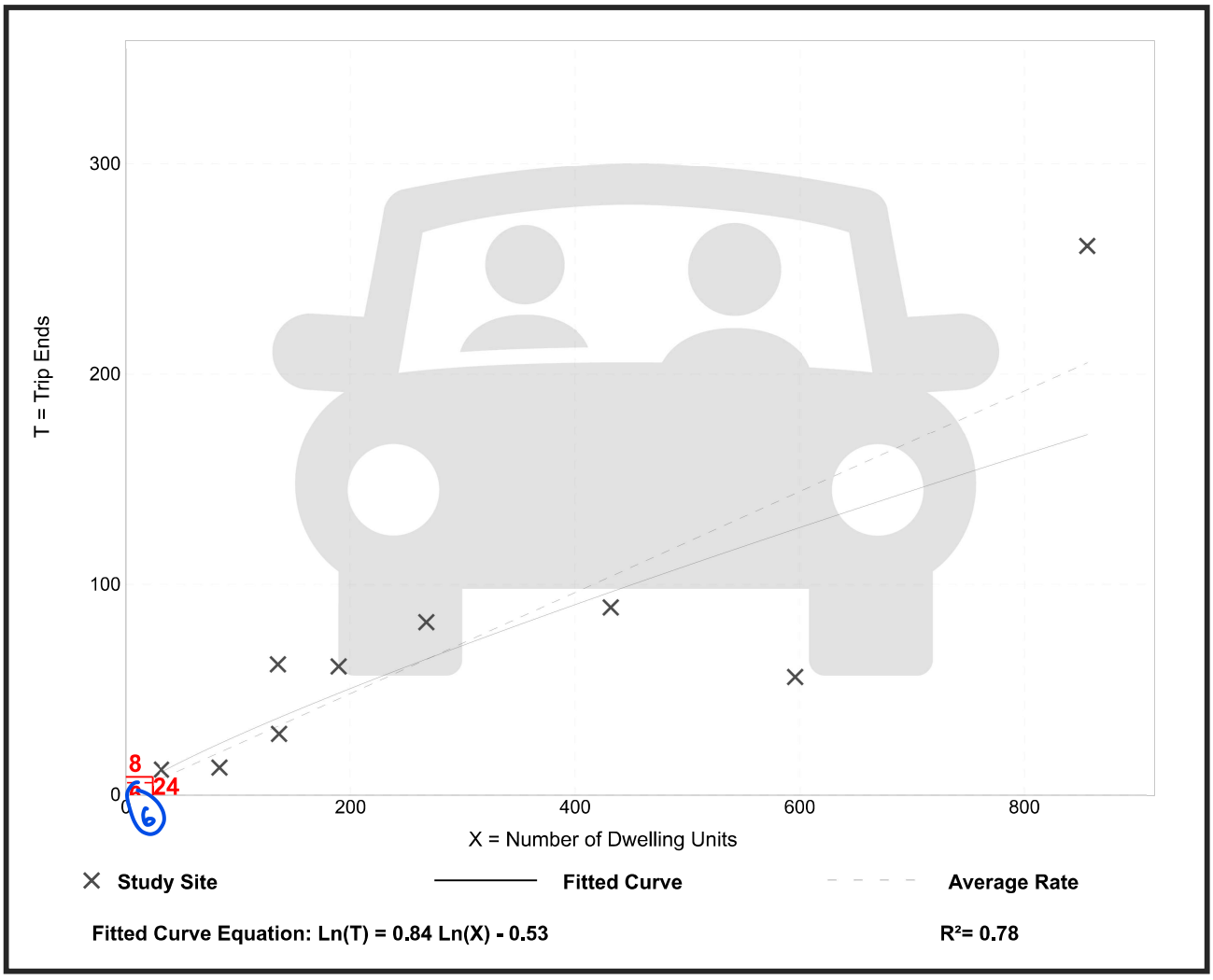
Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **Dense Multi-Use Urban**
Number of Studies: 9
Avg. Num. of Dwelling Units: 303
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.24	0.09 - 0.46	0.11

Data Plot and Equation



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Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday**

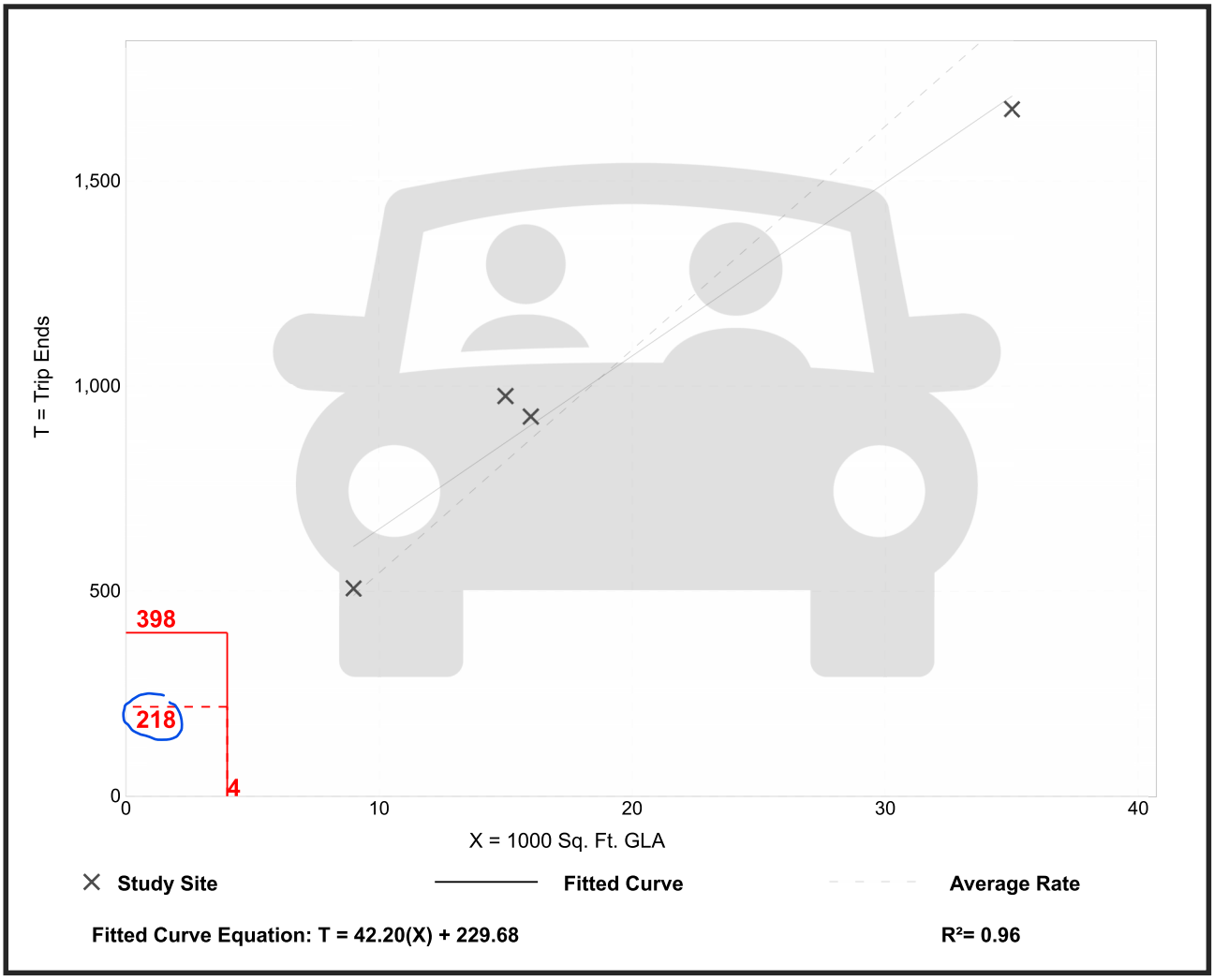
Setting/Location: **General Urban/Suburban**
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation

Caution – Small Sample Size



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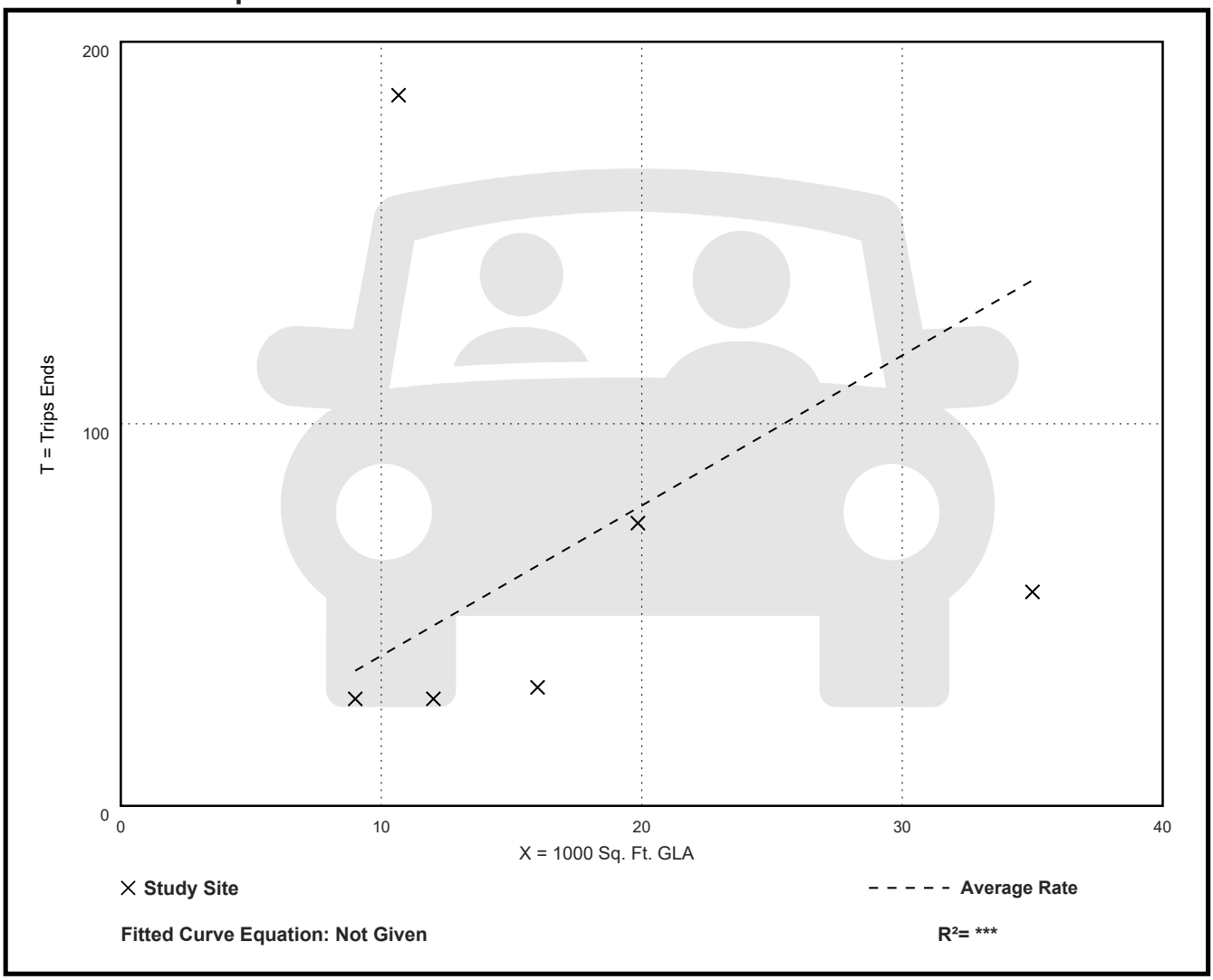
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 17
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.93	1.60 - 17.44	5.12

Data Plot and Equation



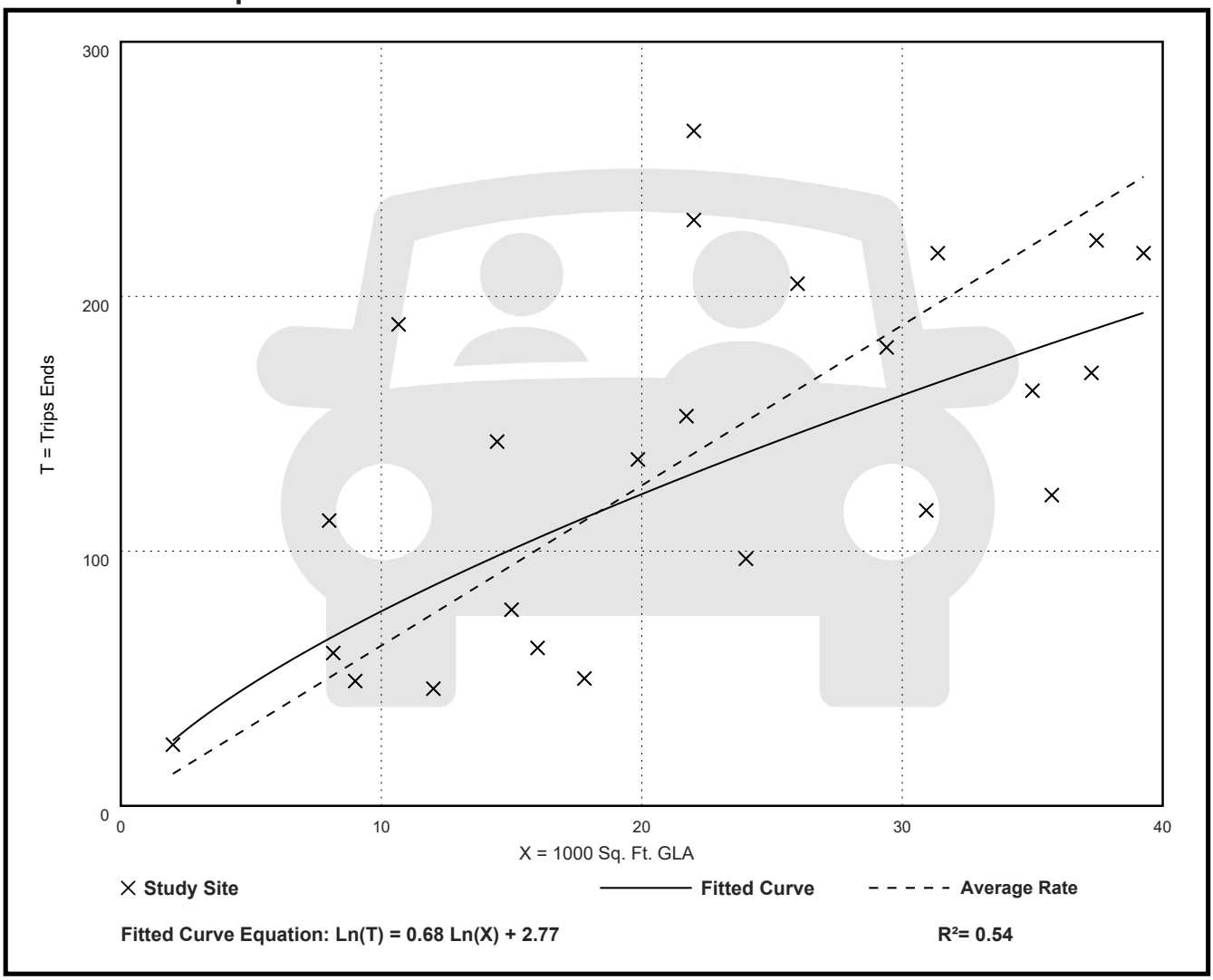
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	24
Avg. 1000 Sq. Ft. GLA:	22
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.29	2.81 - 17.72	3.02

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 2.77

R^2= 0.54

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
AM Peak Hour of Generator

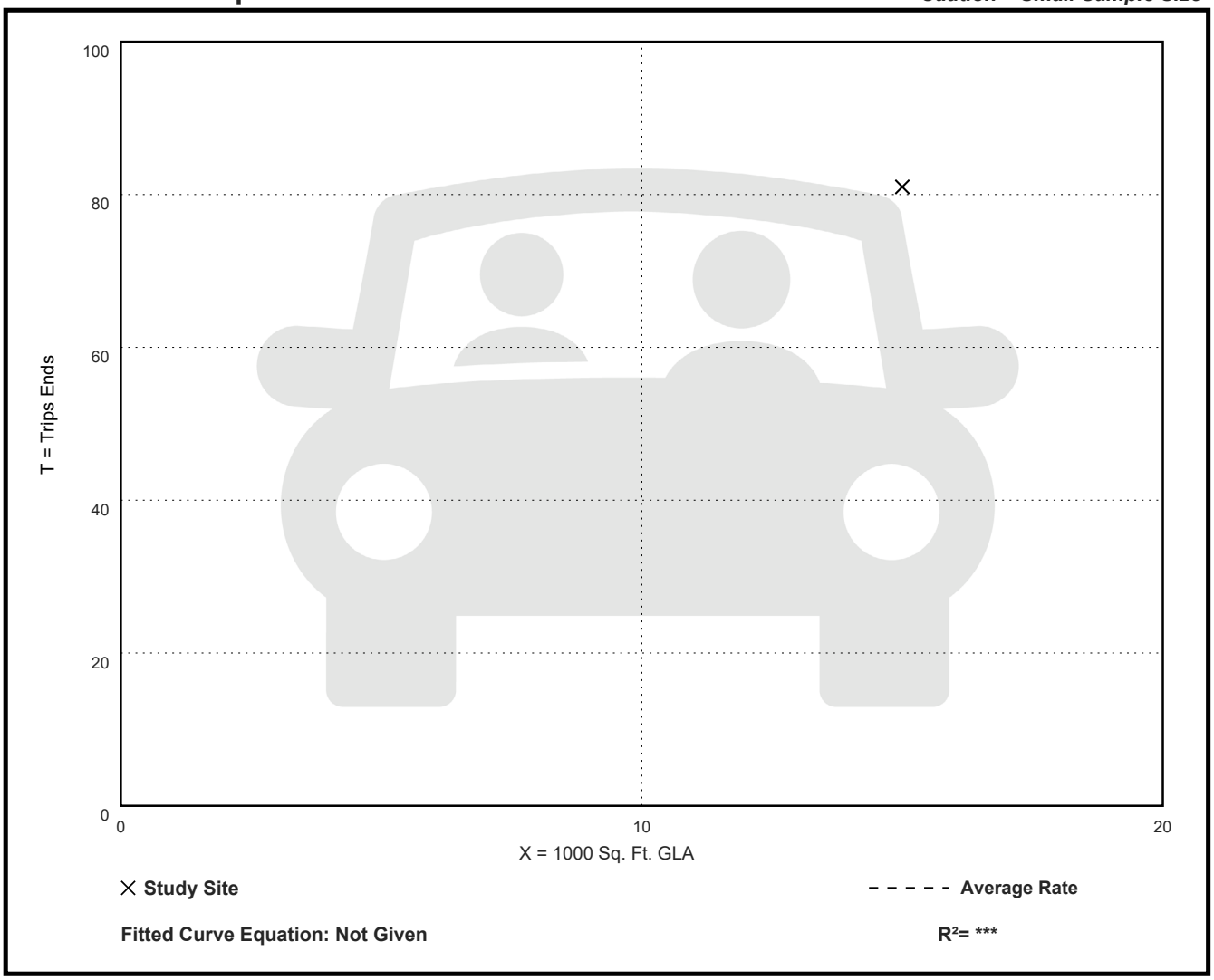
Setting/Location: **General Urban/Suburban**
Number of Studies: 1
Avg. 1000 Sq. Ft. GLA: 15
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
5.40	5.40 - 5.40	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

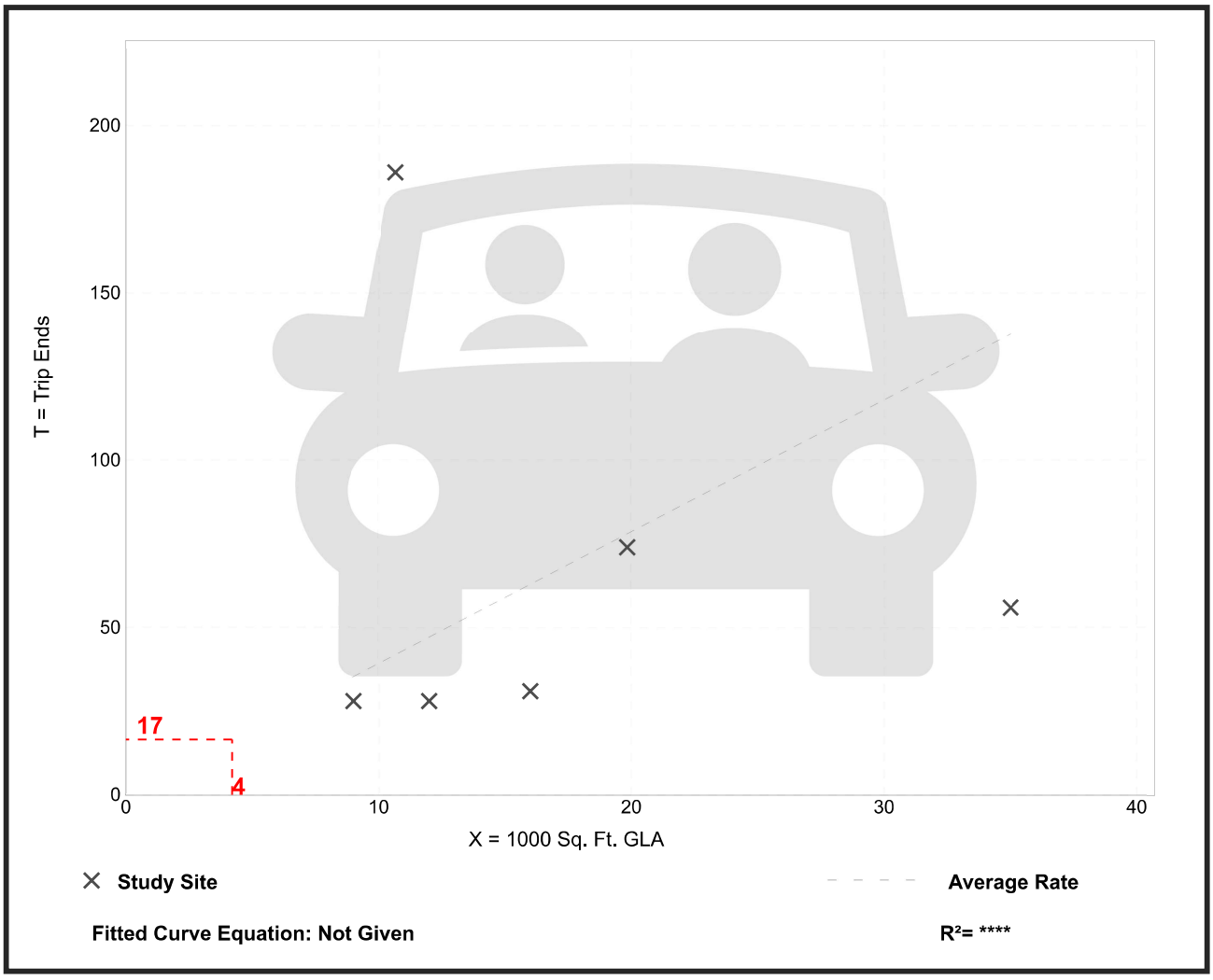
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 17
Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.93	1.60 - 17.44	5.12

Data Plot and Equation



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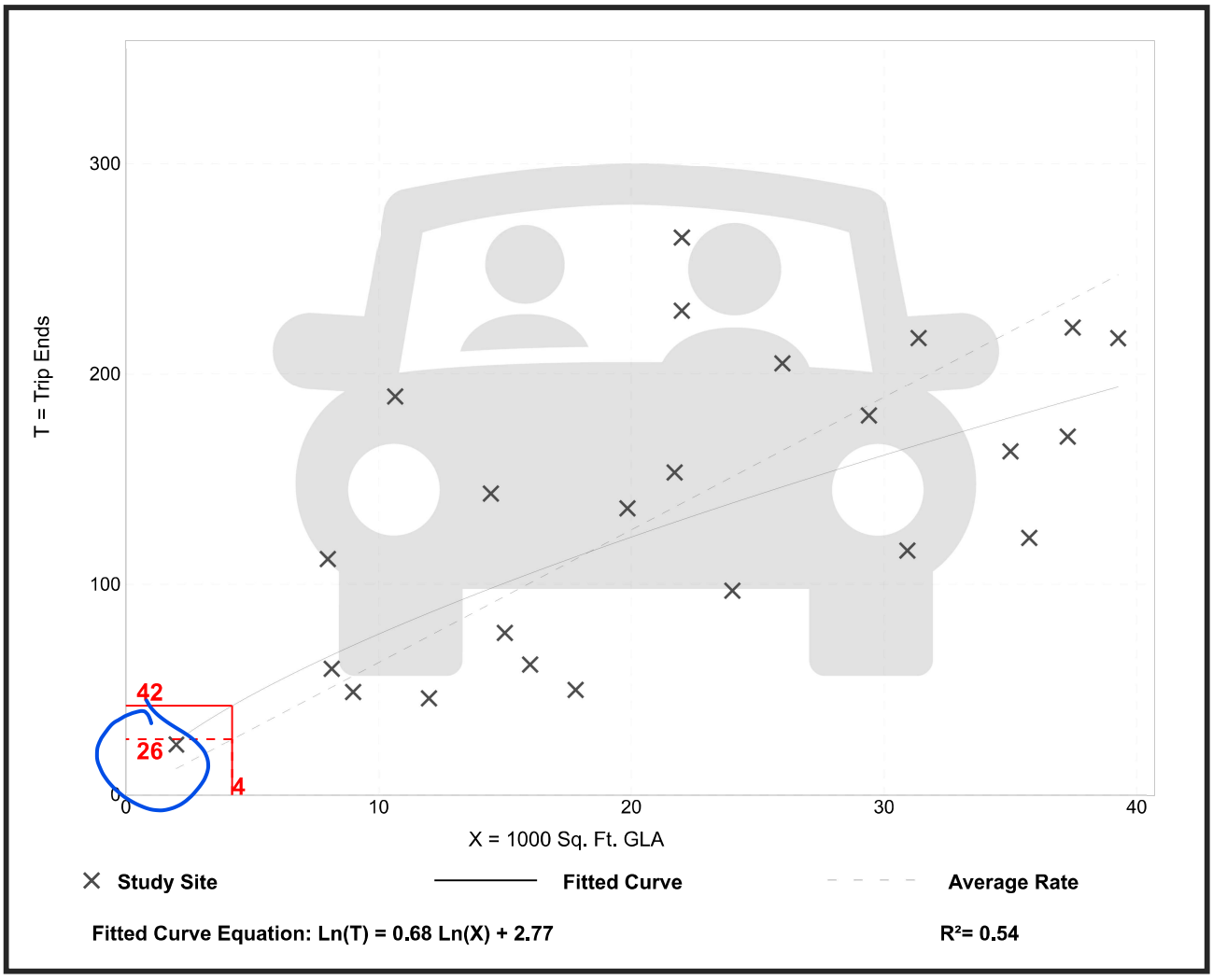
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 24
Avg. 1000 Sq. Ft. GLA: 22
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.29	2.81 - 17.72	3.02

Data Plot and Equation



Trip Gen Manual, 12th Edition ● Institute of Transportation Engineers

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, its GLA is the same as the gross floor area of the building.

The 40,000-square-foot GLA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. All shopping plazas in the database with a supermarket as their anchor are larger than 40,000 square feet GLA.

Additional Data

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Delaware, Florida, New Jersey, Ontario (CAN), Pennsylvania, South Dakota, Vermont, and Wisconsin.

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not contain retail that would generate significant trips during this period (for example, a coffee/donut shop).

Source Numbers

358, 428, 437, 507, 728, 936, 960, 961, 1009, 1219

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

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Glenwood Springs, CO 81601
phone: (970) 945-7988
fax: (970) 945-8454
email: kaglenwood@kumarusa.com
www.kumarusa.com

An Employee Owned Company

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED COMMERCIAL BUILDING
210 8TH STREET
GLENWOOD SPRINGS, COLORADO

PROJECT NO. 25-7-668

DECEMBER 19, 2025

PREPARED FOR:

WHIPPLE DEVELOPMENT, LLC
ATTN: CANDACE WHIPPLE
1324 VINE STREET
ASPEN, COLORADO 81611
candacewhipple@gmail.com

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DESIGN RECOMMENDATIONS ..... - 3 -
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FIGURE 1 - LOCATION OF EXPLORATORY BORINGS

FIGURE 2 - LOGS OF EXPLORATORY BORINGS

FIGURE 3 - LEGEND AND NOTES

FIGURE 4 - SWELL-CONSOLIDATION TEST RESULTS

FIGURES 5 and 6 - GRADATION TEST RESULTS

TABLE 1- SUMMARY OF LABORATORY TEST RESULTS

PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for the proposed commercial building located at 210 8th Street, Glenwood Springs, Colorado. The project site is shown on Figure 1. The purpose of the study was to develop recommendations for foundation design. The study was conducted in general accordance with our agreement for geotechnical engineering services to Whipple Development, LLC dated November 4, 2025. A third boring was added at the request of the client.

A field exploration program consisting of exploratory borings was conducted to obtain information on the subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell, and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, recommendations and other geotechnical engineering considerations based on the proposed construction and the subsurface conditions encountered.

PROPOSED CONSTRUCTION

The proposed development consists of a 4-story commercial building above a partial basement level. Ground floors could be structural over crawlspace and slab-on-grade. Grading for the development is assumed to be relatively minor with cut depths between about 3 to 11 feet below existing grade. We assume relatively light to moderately heavy foundation loadings for the general type of construction.

If building loadings, locations or grading plans change from those described, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

At the time of our field exploration, the site was developed as an asphalt paved parking lot. A commercial building borders the west side of the property with parking to the south, an alley to the east and 8th Street to the north. The property was mainly devoid of vegetation, with grass areas and bushes along the perimeter. The property slopes gently down to the north with about 2 feet of elevation difference.

GEOLOGIC HAZARDS REPORT

The property is mapped as stream alluvium below alluvial fan soils and is not impacted by significant geologic hazards (Lincoln-DeVore, 1978). Grading design and building excavation should be planned to not adversely impact adjacent properties from potential storm water runoff flows or potential instability by cutting along the sides of the property and undermining private and public properties.

FIELD EXPLORATION

The field exploration for the project was conducted on December 9, 2025. Three exploratory borings were drilled at the locations shown on Figure 1 to evaluate the subsurface conditions. The borings were advanced with 4-inch diameter continuous flight augers powered by a truck-mounted CME-45B drill rig. The borings were logged by a representative of Kumar & Associates.

Samples of the subsoils were taken with 1⅜ inch and 2-inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Figure 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Figure 2. In general, the subsoils encountered in the borings consist of about 9½ feet of mixed clay, sand and gravel fill (Borings 1 and 3) and 7 feet of medium stiff, sandy silty clay (Boring 2) underlain by dense, silty sandy gravel and cobbles with probable boulders to the explored depths of 11½ to 18½ feet. Drilling in the coarse granular subsoils with auger equipment was difficult due to the cobbles and boulders and drilling refusal was encountered in all three borings in the deposit.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density, gradation analyses, Atterberg limits and unconfined compressive strength. Results of swell-consolidation testing performed on a relatively undisturbed drive sample of clay, presented on Figure 4, indicate generally moderate compressibility under conditions of loading and wetting. Results of gradation analyses performed on small diameter drive samples (minus 1½-inch fraction) of the coarse granular subsoils are shown on Figures 5 and 6. The unconfined compressive strength test indicated the clay soil to have medium stiff consistency. Laboratory test results are summarized in Table 1.

No free water was encountered in the borings at the time of drilling and the subsoils were slightly moist to moist.

FOUNDATION BEARING CONDITIONS

The existing fill and natural clay soils are variable in type, depth and condition and foundations supported on these soils will have a relatively high risk of excessive differential settlement and distress. The underlying dense, sandy gravel and cobble soils possess relatively high bearing capacity and low settlement potential and are recommended for foundation support. When the building excavation plans are better known, we should be contacted for review and to conduct additional geotechnical evaluation as needed. The dense soil condition can be taken as having seismic Site Class C.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsurface conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the building be supported by spread footings placed on the natural granular subsoils or compacted structural fill placed on the dense granular soils.

The design and construction criteria presented below should be observed for a spread footing foundation system.

1) Footings placed on the undisturbed natural granular subsoils or compacted structural fill should be designed for an allowable bearing pressure of 4,000 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be around 1 inch depending on the bearing conditions and structural loadings.
2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.
4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least 10 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.
5) The existing fill, debris, clay soils and loose or disturbed soils should be removed and replaced with structural fill compacted to at least 100% of maximum standard Proctor density at near optimum moisture content or the footing bearing level extended down to the relatively dense natural granular subsoils. The exposed soils in footing area should then be moistened and compacted.
6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 50 pcf for backfill consisting of the on-site granular soils. Cantilevered retaining structures which are separate from the structures and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of at least 40 pcf for backfill consisting of the on-site granular soils. Backfill should not contain organics, debris or rock larger than about 4 inches.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill placed in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to over-compact the backfill or use large equipment near the wall, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the material is placed correctly, and could result in distress to facilities constructed on the backfill. Imported granular soils for backfilling foundation walls should contain less than 15% passing the No. 200 sieve and have a maximum size of 4 inches.

The lateral resistance of foundation or retaining wall footings will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.50. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 400 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor density at a moisture content near optimum.

FLOOR SLABS

The natural granular soils encountered below the fill and clay soils and compacted structural fill are suitable to support lightly loaded slab-on-grade construction. The natural clay soils and existing fill soils may be suitable for slab support depending on their type and condition and can be further evaluated for support at the time of excavation. To reduce the effects of some differential movement, non-structural floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4-inch layer of relatively well graded sand and gravel such as road base should be placed beneath slabs for support. This material should consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 12% passing the No. 200 sieve. The gravel layer of below grade slabs should be relatively free draining and consist of minus 2-inch aggregate with at least 50% retained on the No. 4 sieve and less than 2% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the onsite or imported granular soils devoid of vegetation, topsoil and oversized rock.

UNDERDRAIN SYSTEM

Although free water was not encountered during our exploration, it has been our experience in the area that local perched groundwater can develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls, crawlspace and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of perforated rigid PVC drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum ½ % to a suitable gravity outlet or drywell. Free-draining granular material used in the underdrain system should contain less than 2% passing the No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep.

DRYWELLS

Drywells and bio-swales are often used in the area for site runoff detention and disposal. The natural granular subsoils encountered at the site are typically free draining and should be suitable for surface water treatment and disposal. The groundwater level is generally known to be relatively deep and should not affect drywell or bio-swale designs. If a drywell is used, it should have solid casing down to at least lower floor level of the adjacent building space and perforation pipe below that level.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after construction has been completed:

1) Inundation of the foundation excavations and under-slab areas should be avoided during construction.
2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 2 inches in the first 10 feet in paved areas. Free-draining wall backfill should be covered with filter fabric and capped with about 2 feet of the on-site finer graded soils to reduce surface water infiltration.
4) Roof downspouts and drains should discharge well beyond the limits of all backfill.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either express or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations indicated on Figure 1, the proposed type of construction and our experience in the area. Our services do not include determining the presence, prevention or possibility of mold or other biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Respectfully Submitted,

Kumar & Associates, Inc.

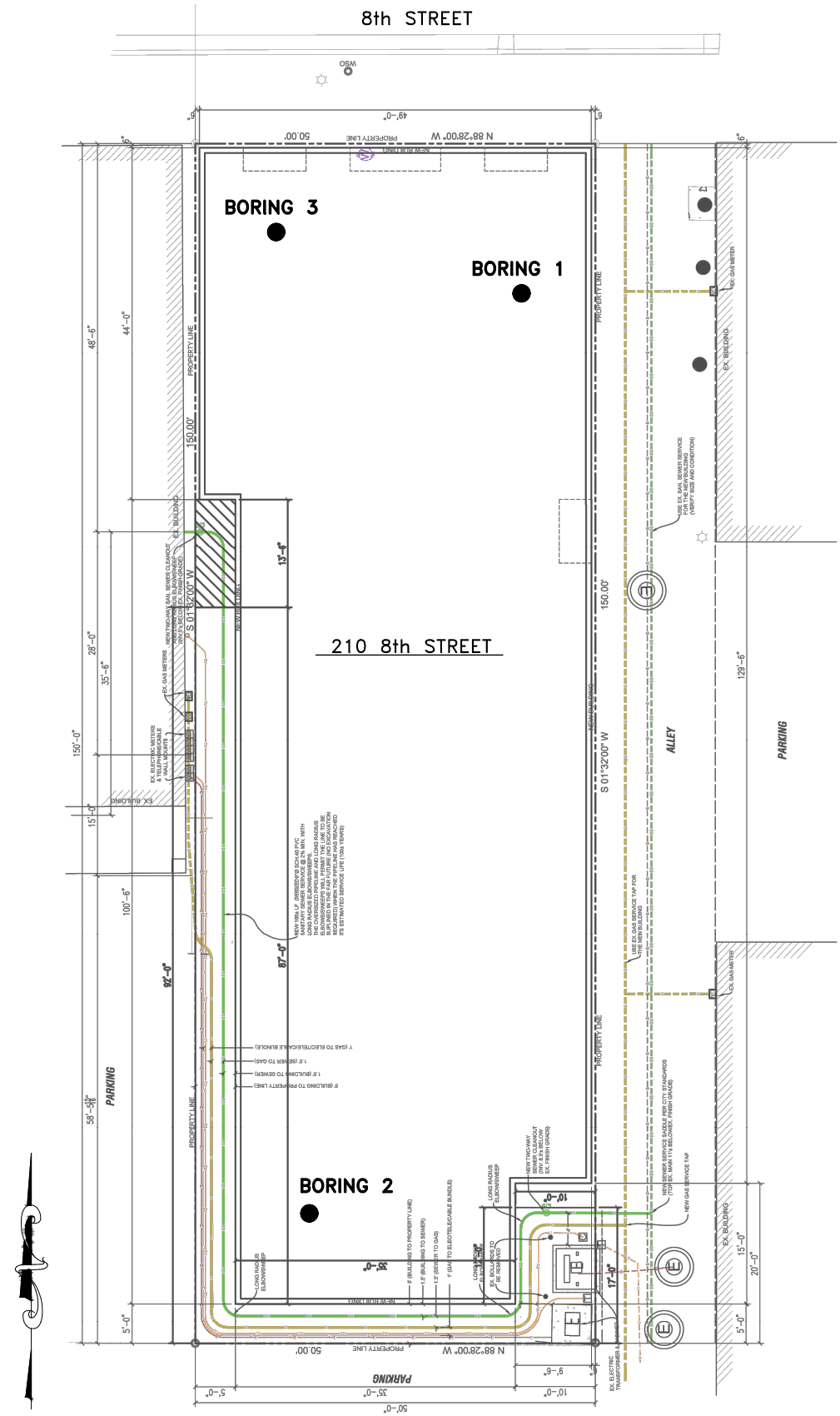
Steven L. Pawlak, P.E.

Reviewed by:

Daniel E. Hardin, P.E.

REFERENCE

Lincoln-DeVore, 1978. Geologic Hazards of the Glenwood Springs Metropolitan Area, Garfield County, Colorado. Colorado Geologic Survey Open File Report 78-10.



25-7-668	Kumar & Associates	LOCATION OF EXPLORATORY BORINGS	Fig. 1

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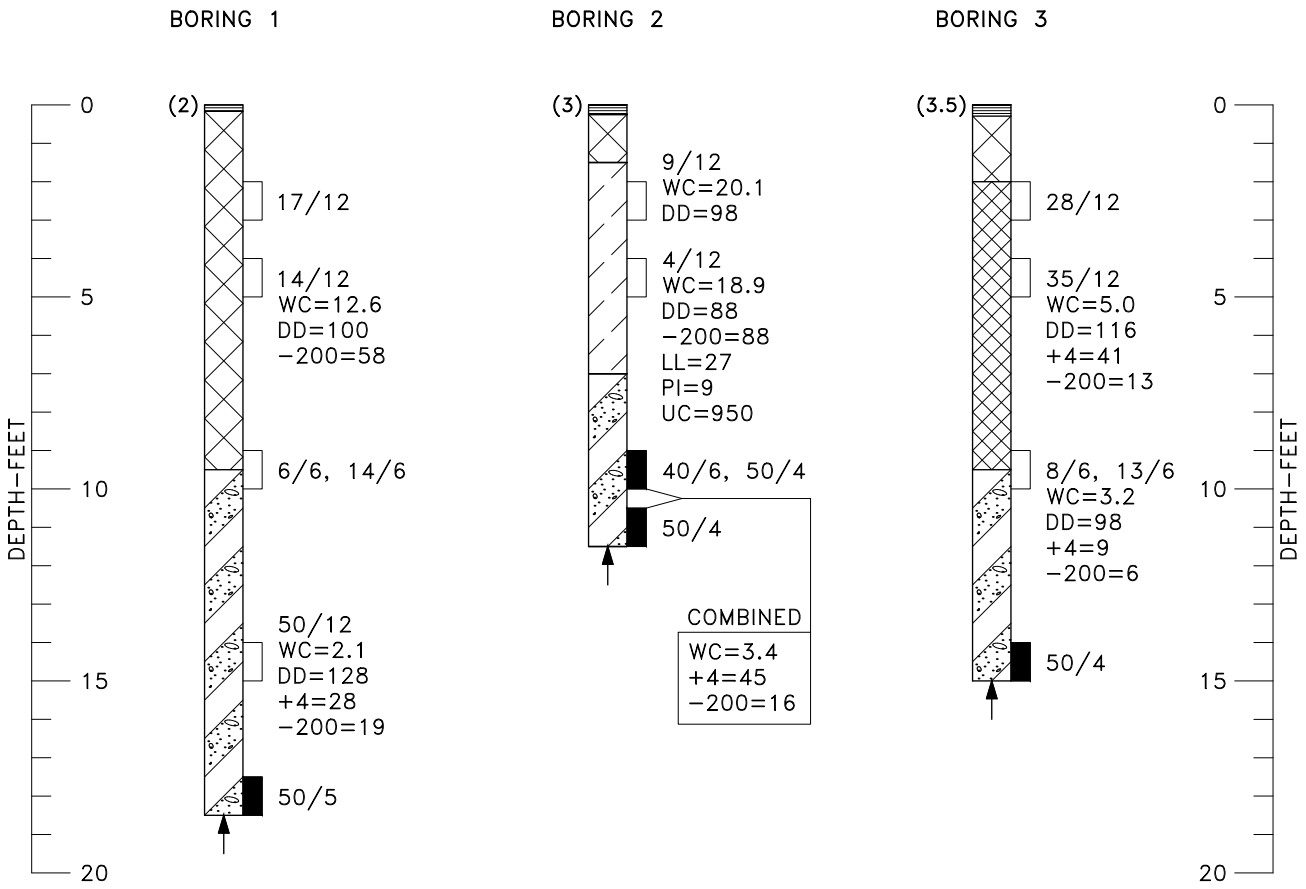

25-7-668	Kumar & Associates	LOGS OF EXPLORATORY BORINGS	Fig. 2

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LEGEND

(2) ASPHALT, THICKNESS IN INCHES SHOWN IN PARENTHESES TO LEFT OF THE LOG.

FILL; SILTY CLAYEY SAND TO SANDY SILTY CLAY WITH GRAVEL, MEDIUM DENSE, MOIST, MIXED BROWN.

FILL; SILTY SAND AND GRAVEL, MEDIUM DENSE, MOIST, BROWN.

CLAY (CL); SILTY, SANDY, MEDIUM STIFF, VERY MOIST, RED–BROWN, LOW PLASTICITY.

GRAVEL AND COBBLES (GM–GP); SILTY TO SLIGHTLY SILTY, SANDY TO VERY SANDY, PROBABLE SMALL BOULDERS, DENSE, SLIGHTLY MOIST, GRAY–BROWN, ROUNDED ROCK.

DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.

DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

17/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 17 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

PRACTICAL AUGER REFUSAL.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON DECEMBER 9, 2025 WITH A 4–INCH–DIAMETER CONTINUOUS–FLIGHT POWER AUGER.
2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.
3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED TO DEPTH.
4. THE EXPLORATORY BORING LOCATIONS SHOULD BE CONSIDERED ACCURATE ONLY TO THE DEGREE IMPLIED BY THE METHOD USED.
5. THE LINES BETWEEN MATERIALS SHOWN ON THE EXPLORATORY BORING LOGS REPRESENT THE APPROXIMATE BOUNDARIES BETWEEN MATERIAL TYPES AND THE TRANSITIONS MAY BE GRADUAL.
6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.
7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   –200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318);
   UC = UNCONFINED COMPRESSIVE STRENGTH (psf) (ASTM D 2166).

25–7–668	Kumar & Associates	LEGEND AND NOTES	Fig. 3

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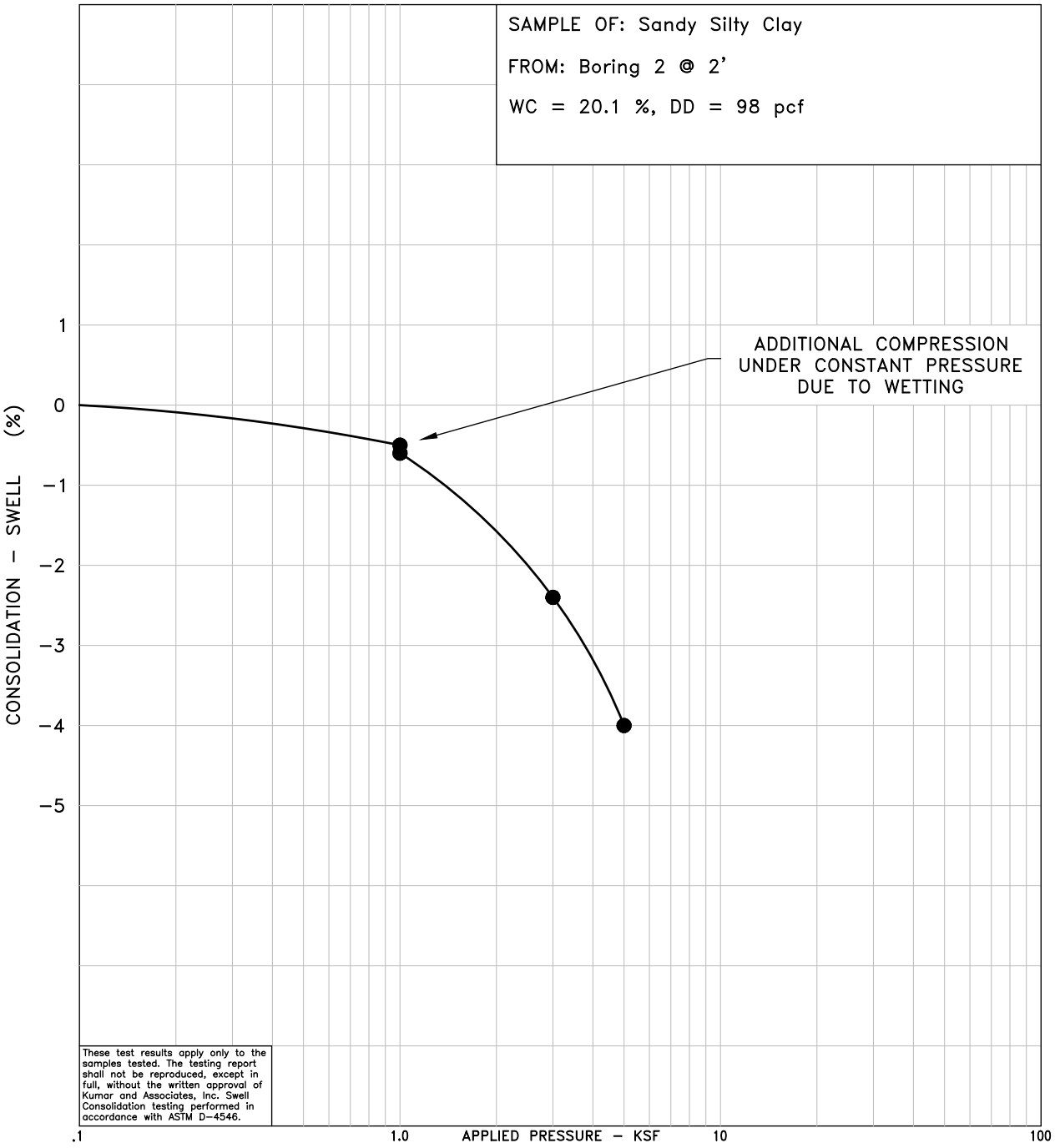

25-7-668	Kumar & Associates	SWELL-CONSOLIDATION TEST RESULTS	Fig. 4

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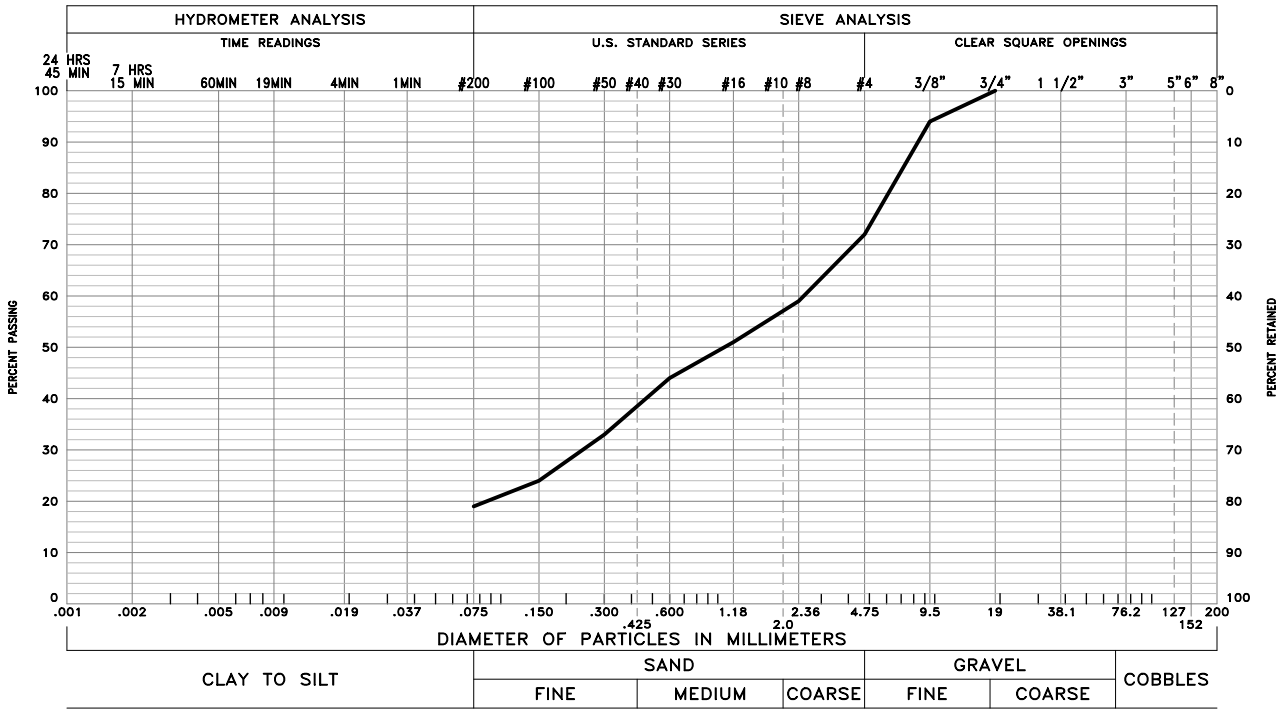
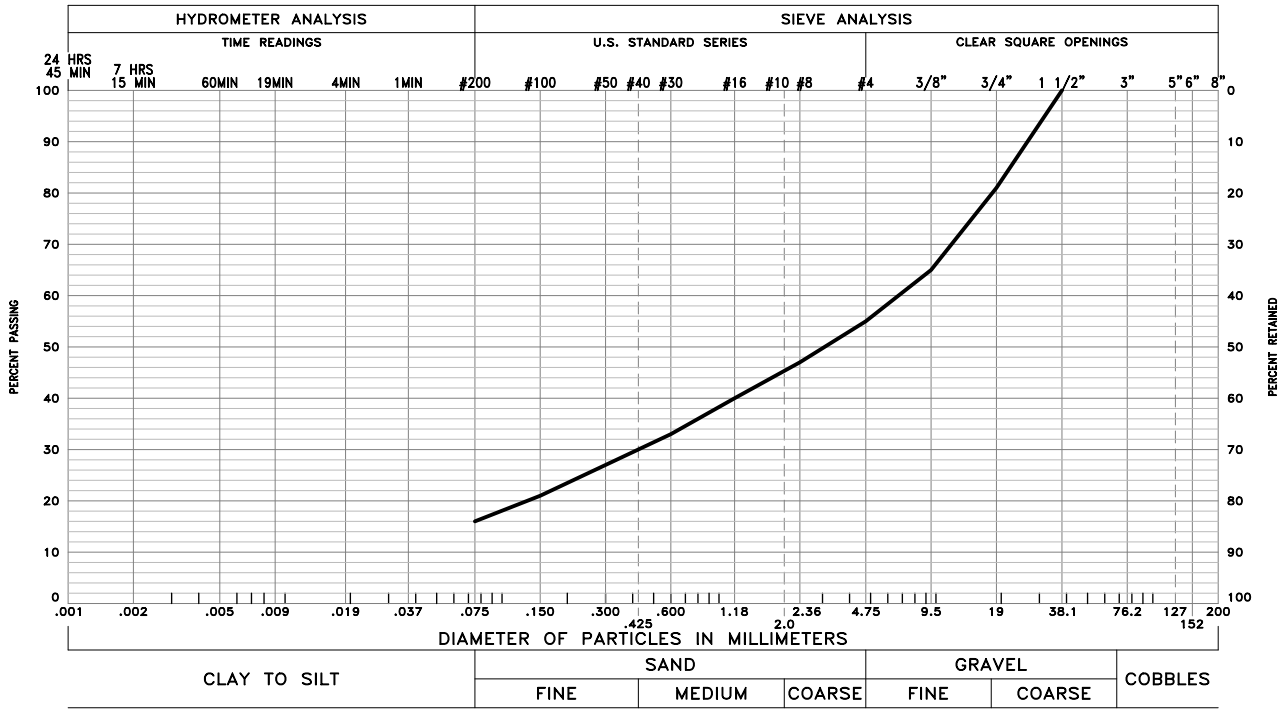


GRAVEL 28 % SAND 53 % SILT AND CLAY 19 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Gravelly Sand FROM: Boring 1 @ 14'



GRAVEL 45 % SAND 39 % SILT AND CLAY 16 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 2 @ 9' & 10.5' (Combined)

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

25-7-668	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5

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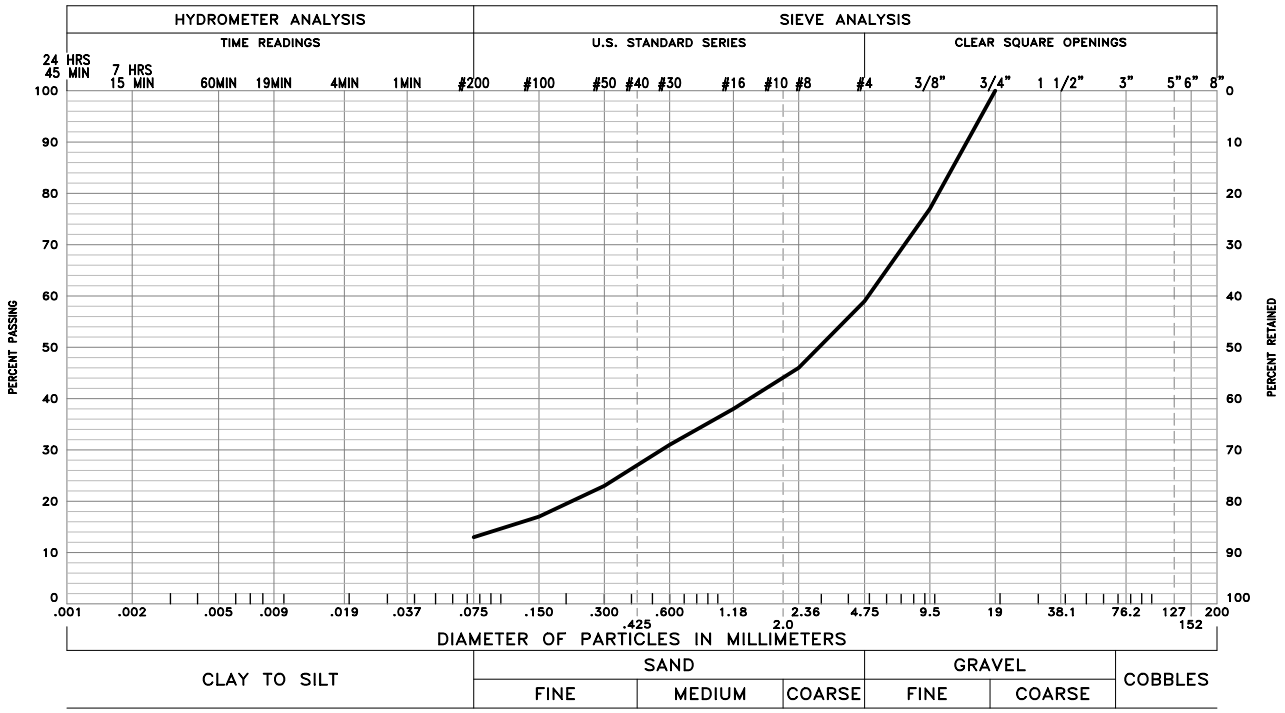
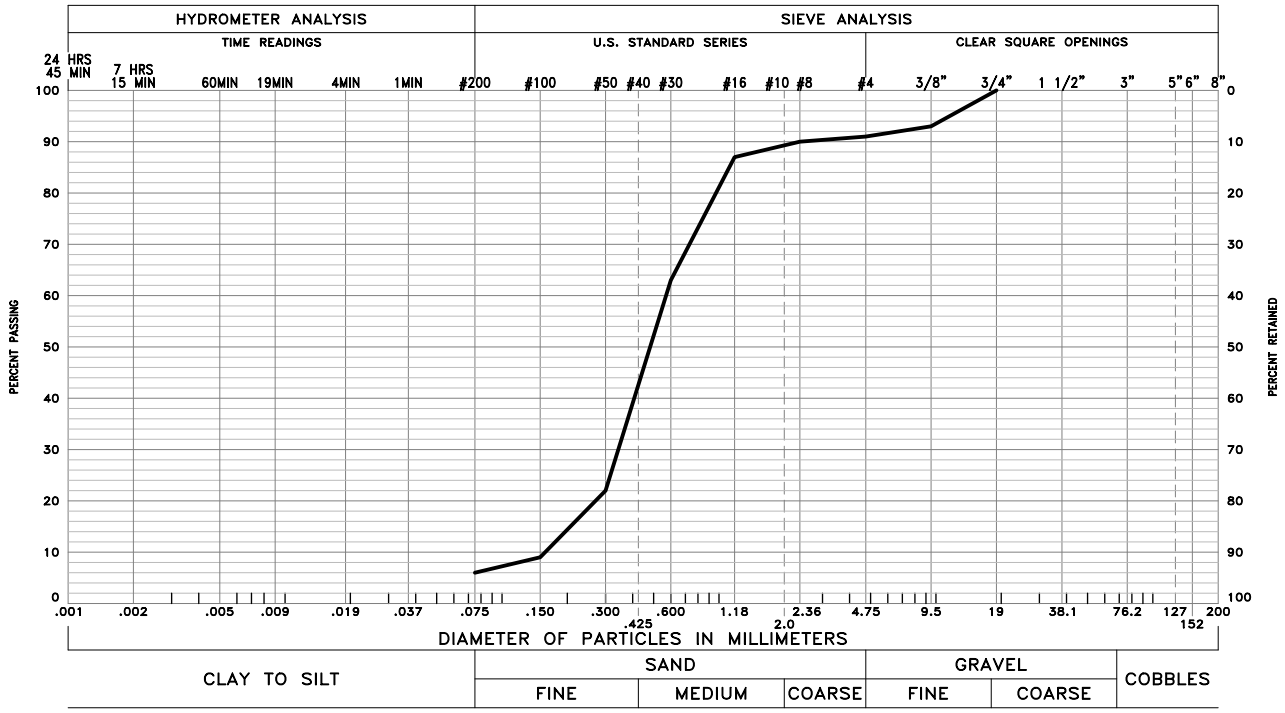


GRAVEL 41 % SAND 46 % SILT AND CLAY 13 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel (Fill) FROM: Boring 3 @ 4'



GRAVEL 9 % SAND 85 % SILT AND CLAY 6 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Slightly Silty Sand with Gravel FROM: Boring 3 @ 9'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

25-7-668	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6

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Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

Project No. 25-7-668

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH	SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)	
1	4	12.6	100			58				Silty Sandy Clay with Gravel (Fill)
	14	2.1	128	28	53	19				Silty Gravelly Sand
2	2	20.1	98							Sandy Silty Clay
	4	18.9	88			88	27	9	950	Sandy Silty Clay
	9 and 10½ combined	3.4		45	39	16				Silty Sandy Gravel
3	4	5.0	116	41	46	13				Silty Sand and Gravel (Fill)
	9	3.2	98	9	85	6				Slightly Silty Sand with Gravel

Housing Plan – City of Glenwood Springs, Colorado

Project Overview

Address: 210 8th Street
Program: Mixed-use residential over retail
Configuration: Basement + 1st-floor retail + 2nd–4th floor residential
Total Residential Units: 24
Total Building Area (approx.): 30,000 SF total (residential + retail + basement)

Residential Program Summary (Revised with Deed-Restricted Units)

The residential component occupies floors 2–4 and is configured as a **workforce-oriented, predominantly 1- and 2-bedroom program**. The plan now formally incorporates **five deed-restricted units** at a fixed affordable rent, reducing overall rent volatility while supporting long-term compliance and financing stability.

Updated Unit Mix

- **1 Bedroom / 1 Bath:** 14 units
- **2 Bedroom / 1 Bath:** 10 units
- **Total Units:** 24

Deed-Restricted Component

- **Deed-Restricted Units:** 5 units
- **Restricted Rent: $1,861 / month per unit**
- **Location:** Distributed across residential floors (Units 3, 5, 11, 13, 19)

Average Rent: ~$4.03/SF (blended)

This mix targets: - Income-qualified workforce residents - Professional roommates - Singles and couples seeking efficient layouts

---

Floor-by-Floor Housing Plan

Second Floor (5,518 SF | 8 Units)

- Mix of 1BR and 2BR units
- Includes **two deed-restricted 1BR units**
- Monthly residential rent: **$21,998**

Third Floor (5,518 SF | 8 Units)

- Mirrors second floor for construction and leasing efficiency
- Includes **two deed-restricted 1BR units**
- Monthly residential rent: **$21,518**

Fourth Floor (5,518 SF | 8 Units)

- Mix of 1BR and 2BR units
- Includes **one deed-restricted 1BR unit**
- Monthly residential rent: **$16,123**

Retail & Ancillary Uses

First Floor Retail (5,822 SF)

- Two primary retail bays at **$35/SF + NNN**
- Additional micro-retail / storage units
- Total monthly retail & storage rent: **$12,696**

Basement (3,567 SF)

- Building services and tenant storage
- Potential future amenity conversion

Housing Strategy & Positioning

Strategic Rationale

- Workforce units support entitlement and community alignment
- Smaller unit sizes improve rent efficiency
- Balanced affordability reduces lease-up risk

Strengths

- Stable blended rent profile
- Strong DSCR despite affordability requirements
- Reduced exposure to luxury rent volatility

Risks & Mitigation

- **Restricted rent growth:** mitigated by market-rate upside
- **Higher operating density:** offset by efficient unit layouts

---

CERTIFICATION OF NOTICE PURSUANT TO C.R.S. 24-65.5-103

I hereby affirm that an examination of the records in the office of the County Clerk and Recorder was made in accordance with C.R.S. 24-65.5-103 et seq. and

(check applicable box and fill in the information)

After such examination on **January 16, 2026** which is not less than thirty (30) days before the date scheduled for the initial public hearing on the application for the development known as **210 8th Street**, notice was sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the below-named mineral right owner(s) as listed in the records of the County Clerk and Recorder, containing the time and place of the initial public hearing, and contact information of the Community Development Department, the nature of the hearing, the location and legal description of the property that is the subject of the hearing, and the name of the applicant(s). Notice was also sent, by certified mail, return receipt requested, or by a nationally recognized overnight carrier, to the City of Glenwood Springs, containing the name and address of the mineral right owners to whom the foregoing notice was sent. A copy of the notices sent is attached hereto.

Listing of Mineral Right Owner(s) :	Address :
The Defiance Town and Land Company	**Unknown**

Such records do not identify any mineral right owners; or

The mineral right owner(s) have provided a signed waiver of the right to notice in writing, a copy of which is attached hereto.

Name: Candace Whipple
Applicant Signature

Whipple Development, LLC
Surface Owner's Signature

Candace Whipple
Print Name

Whipple Development, LLC
Print Name

Subscribed and sworn to before me, a notary public in and for the County of Pitkin, State of Colorado, this 6th day of February 2026, A.D.

Witness my hand and official seal

(SEAL)

LUCAS ABEL ANDRADE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254032688
MY COMMISSION EXPIRES OCT 23, 2029

Notary Public

My commission expires: Oct 23, 2029

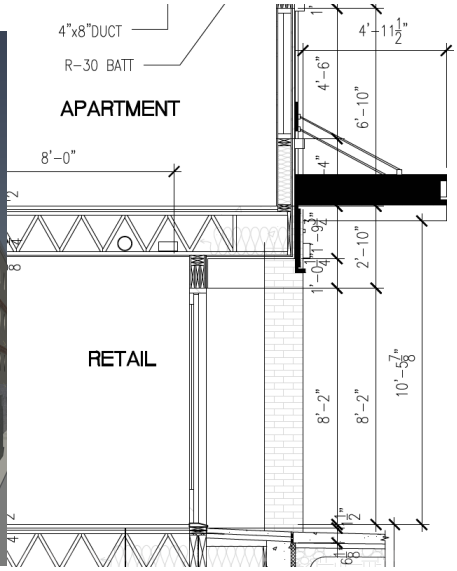
FAILURE TO PROVIDE THIS CERTIFICATION, INDICATING COMPLIANCE WITH C.R.S. 24-65.5-103 ET SEQ., IS LIKELY TO RESULT IN A CONTINUANCE OF THE HEARING.

Bryana,

I don’t see in the notice regarding the hearing for 210 8th Street any information regarding parking. It is important to have parking. Also, please note, as I am a property manager for over 125 properties, it is more difficult to find tenants with the addition of the apartments up at the Meadows. I do not believe we need to allow any more additional housing units at this time since we are not able to find tenants to find the existing homes. I absolutely believe no variances should be allowed at this time either. There is no reason to rush more housing through. I offer some of the least expensive homes in town since I have a client that focuses his rents on the 80% AMI. Please share my email with the planning commission prior to this hearing.

Thank you.

The Awning for the Windsor Apartments is approximately 19’-0” Wide and Extends 4’-11 ½” from the face of the building over the sidewalk and is approximately 10’-6” above at its lowest point. It is constructed of aluminum and has anodized accents. The general shape is an arch with its peak at 12’-1” above the sidewalk and is suspended by cable ties above. The purpose is to provide additional attention for the Lobby/Entrance of the Apartments and greater protection from rain and snow than the 3’-0” soffit at the entry doors.



PROOF OF PUBLIC NOTICE

I hereby affirm that Public Notice requirements of the Municipal Code of Glenwood Springs have been met for the Public Hearing before the

City Council
(Planning and Zoning Commission or City Council)

to be held on March 19th - April 2nd.

Attached are:

1. Notarized Proof of Publication from the Glenwood Springs Post Independent.

   Dates Published: 03/06/26 and 03/13/26

2. A list of names and addresses of owners of record of all property within 300 feet of the subject property.

   Date mailed: 03/04/26

The property was posted with a sign or signs meeting the specifications of the City of Glenwood Springs Community Development Department.

Date posted: 03/04/26

Name: Whipple Development, LLC
Applicant
Candace Whipple

Date: 03/13/26

Subscribed and sworn to before me, a notary public in and for the County of Pitkin, State of Colorado, this 13th day of March 2026, A.D.

Witness my hand and official seal

(SEAL) ISAAC ANDRADE
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20254032688
MY COMMISSION EXPIRES OCT 23, 2029

Notary Public

My commission expires: 10/23/29

Planning and Zoning Commission Staff Report

Date	February 24, 2026
File Number(s)	ARC-000130-2025 and VAR-000019-2026
Request	Consideration of a Minor Site and Architectural Plan and Design Variances for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.
Applicant	Whipple Development, LLC
Owner	Whipple Development, LLC
Location	210 8th Street, Parcel #218509411002
Zone	M2 Mixed Use Central Core Zoning District
Surrounding Land Uses	North: Downtown Mixed Use (commercial, residential, and institutional) South: Downtown Mixed Use (commercial, residential, and institutional) East: Downtown Mixed Use (commercial, residential, and institutional) West: Downtown Mixed Use (commercial, residential, and institutional)
Lot Size	7,500 square feet

ACTION ITEMS

The City is in receipt of applications, submitted by Whipple Development, LLC, for a Minor Site and Architectural Plan and related Design Variances for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces. Per Section Per Table 060.1/Section 070.060.020 of the *Glenwood Springs Municipal Code* (the "Code"), the Planning and Zoning Commission (Commission) is a recommending body for Minor Site/Architectural Plans. The role of the Commission is to make a recommendation to City Council for either approval or denial. City Council will render a final decision on the Minor Site and Architectural Plan. For the design variances, the Planning and Zoning Commission is the deciding body and will render a final decision.

Action 1 – Minor Site and Architectural Plan – Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Staff Recommendation: *Staff recommends approval of the Minor Site and Architectural Plan with findings and conditions on pages 32-34 of the staff report.*

Action 2.1 – Design Variance 1 – Consideration of a design variances for relief from Section 070.040.090(e)(2) requiring that no building elevation exceed thirty (30) feet in length without at least three specific elements.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.2 – Design Variance 2 – Consideration of a design variances for relief from Section 070.040.090(e)(2)(d) requiring a building elevation facing public right-of-way to include glazing comprising 30% of the elevation as a required horizontal and vertical articulation element.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.3 – Design Variance 3 – Consideration of a design variances for relief from Section 070.040.090(e)(4) requiring that no roofline exceed 50' without a visual variation that incorporates projections, recession, or dormers that alter the vertical or horizontal plan by at least 2' or a change in roof height of at least 2'.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.4 – Design Variance 4 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(g)(3) requiring that the first floor of the primary facade be between 65% and 80% glass.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.5 – Design Variance 5 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(d)(2) and Section 070.040.090(e)(8)(d)(3) which require vertical articulation to express traditional facade widths where a larger building is adjacent to existing smaller scale buildings and that to minimize apparent mass, new buildings shall be divided into bays through projections and/or recessions which are a minimum of 2' deep and 1' wide at a minimum of every 25' in order to be compatible with the character or historic building frontages.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

Action 2.6 – Design Variance 6 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(a)(2)(i) and Section 070.040.090(e)(8)(a)(2)(ii) which require the height of a new building shall vary and that upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.

Staff Recommendation: *Staff recommends approval of the Design Variance with findings and conditions on pages 32-34 of the staff report.*

BACKGROUND

The applicant proposes the construction of a four-story 30,000 square foot mixed use building providing retail on the ground floor, three floors of residential above, and a basement primarily used for tenant storage. The table below describes the number and approximate square footages of the different units proposed.

Unit Type	Number	Square Footage
Retail Space 1	1	2200 sf
Retail Space 2	1	1585 sf
1 Bedroom Units	15	532-643 sf
2 Bedroom Units	9	804-912 sf

LOCATION

The project site is at 210 8th Street in downtown Glenwood Springs (depicted below from the south), which is currently used as a privately owned 15 space surface parking lot with some landscaped areas. The surface parking lot was created in 2003 when the previous structure, a bank constructed in 1959 was demolished.

M2 Mixed Use Core District

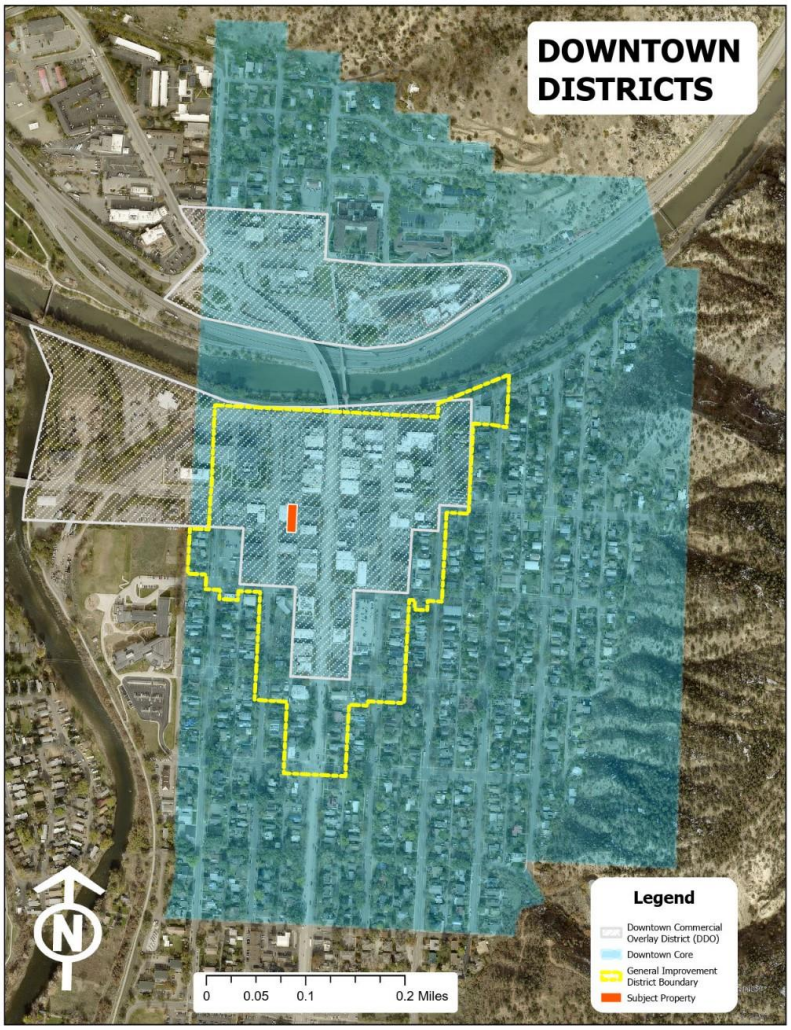
The property is located in the M2 Mixed Use Zoning District. This district is intended to accommodate walkable and active development and allows for a wide variety of residential and commercial uses. This district allows for zero setback buildings which provide a strong connection to the street.

General Improvement District (GID)
The GID was created in 1980 following a petition by registered electors of the City to create a special tax district to provide funds for improvements within the district including not limited to parking facilities, landscaping, and pedestrian improvements. The GID is funded by a property tax assessed to all properties within the district. The geographic boundaries of the district are also used as a boundary for some development code standards, including the exemption of off-street parking requirements within its boundaries.

Downtown Commercial Overlay District (DCOD)
The DCOD was established in 2023 as an overlay intended to promote sales tax revenue generating uses on the ground floor of buildings as well as encourage design which creates downtown vibrancy and pedestrian engagement. The subject property is located within this overlay and as such, any commercial uses on the ground floor would have to be one of the following uses:

- Food and beverage establishment
- Retal
- Indoor recreation and entertainment
- Commercial outdoor recreation use
- Personal Service

The uses proposed for the retail spaces are considered at time of a business license application. Any use permitted in the M2 Mixed Use Zoning District but not permitted within the overlay, such as an attorney office or a hotel, would have to obtain a Special Use Permit from Planning and Zoning Commission in order to operate on the ground floor.



Downtown Core

The property is located within the Downtown Core (depicted in yellow at right) which is an area of land which includes most of the Original Town Site lots platted in the late 19th century as well as the South Addition which platted in 1936. This area is used as a geographic boundary for the supplemental Downtown Designs Standards for nonresidential and mixed-use buildings.

PROJECT ANALYSIS

Section 070.040 of the Code outlines various development standards applicable to proposal. The table below provides more detail on the associated standards and compliance therewith.

CODE STANDARD		PROPOSED	STANDARD MET?
Dimensional Requirements			
Lot Standards	None	7,500 square feet	Not applicable
Lot Coverage	No limit	85% (6,378	Not applicable

		square foot footprint)	
Setbacks			
Front Minimum	None	0’ to 3’	YES
Side	None	6” to 5’	YES
Rear	None	5’	YES
Building Height			
Maximum Height	40’	40’	YES
Parpet Walls	Maximum 30” above maxium building height	30” above maximum building height	YES
Elevator Tower	May extend up to 10’above maximum building height	6’ above maximum building height	YES
Common Open Space			
Common Open Space	Properties in M2 Zoning District exempt	None	Not applicable
Landscaping			
Total Landscaping	No landscaping requirements for properties in the M2 Zoning District	None	Not applicable
Trees			
Shrubs			
Perennials			
Native and Drought Resistant Species			
Off-Street Parking			
Vehicle Parking	Properties in GID exempt from providing off-street parking.	Some offsite provided by applicant	Not applicable
Bicycle Parking	3 spaces	21 spaces inside buiding	YES
Parking Area Landscaping			
Surface Area Landscape	Properties in GID exempt from providing off-street parking.	None	Not applicable
Interior Landscape			
Trees			
Access and Circulation			

Sidewalks	8’ in nonresidential zone districts	Approximately 12’ from building face to back of curb	YES

Nonresidential and Mixed Use Site and Building Design Standards			
Staff has identified seven design variances for specific standards from which the applicant has submitted a design variance application.			Pending Planning and Zoning Commission approval of design variances
Downtown Commercial Overlay District Standards			
Design meets requirements and any future business would have to be an approved use			YES
Community Housing Standards			
Deed Restricted Resident Occupancy (RO) Units	20% of total units (5 units)	5 units	YES
Deed Restricted Affordable Units	20% (5 units)	5 units	YES

Section 070.020.180 Downtown Commercial Overlay District

This application meets the following applicable requirements of the Downtown Commercial Overlay District

- **Section 070.020.180(c)(2)(a)** states that*“75% of the building’s linear street frontage must be an approved use.”* As shown on the plans, the residential use frontage is 10’ 6.5” which is 21% of the linear frontage. This means that the remaining 79% of the building’s linear street frontage to be utilized for retail is an approved use.

- **Section 070.020.180(c)(2)(b)** states that "public *entrances must be a minimum of 10’ apart”*. The plans show the two public entrances to the retail spaces approximately 24’ feet apart.

Section 070.020.020 Measurements and Exceptions

This section provides exceptions to dimensional standards, such as building height. Table 020.21 Authorized Exceptions to Maximum Height standards allows for parapet walls to exceed 30” above the maximum building height and for elevator towers to exceed up to 10’ above maximum height requirement (see graphic below). The proposed parapet walls are 30” above the maximum 40’ limit and the elevator tower is 6’ above the maximum 40’ height. The dimensions of these elements are both within the allowed exception.

Section 070.040.020 Sensitive Area Protection

Thie project site is not within any identified geohazard zones, floodways, or areas of hillside development.

Section 070.040.030 Site Development and Improvement Standards

This site has existing access to City utilities including water, sewer, and electric as well as gas service provided by Black Hills. Existing electric infrastructure, located on the southeast corner of the property will remain in their location to serve the proposed development. The development also proposes relocation of a private sewer line which connects the neighboring property to the City sewer main located in the alley to the east of the subject property.

The proposed development would also be required to pay system improvement fees and impact fees which help offset the impact the new residential and commercial development has upon city services. These fees are assessed at time of building permit and include fees for water, sewer, school, parks, fire/emergency services, and public art. The total amount for these fees is determined by the exact type of development, square footages of uses, number of residential units, and number of bedrooms and bathrooms within those residential units. These amounts are charged with a building permit in addition to the building permit fee, plan review fee, and use tax. A summary of the estimated development fees is shown below:

FEE TYPE	ESTIMATED FEE*
Water System Improvement Fee	$62,950.39
Sewer System Improvement Fee	$67,668.29

Parkland Dedication Fee-In-Lieu	$98,996.57
School Land Dedication Fee-In-Lieu	$40,439.52
Fire and Emergency Services System Improvement Fee	$31,261.51
Public Art Fee-in-Lieu	Not applicable

*Final amount would be calculated at time of building permit application

Section 070.040.040 Common Open Space

Common open spaces are areas which are set aside for the use and enjoyment of a development's residents, employees, and users. However, properties within the M2 Zoning District are exempt from this requirement. In addition, because this development is exempt from providing Common Open Space, it is also exempt from providing any public art or public art fee-in-lieu.

Section 070.040.050 Landscaping, Screening, and Fencing

Properties within the M2 Zoning District are not required to provide site landscaping. This is a reflection of the fact that the majority of the M2 Zoning District covers the downtown area which has been heavily built out, with many lots entirely covered by buildings. Street trees are required, however.

Section 070.040.060 Off-Street Parking and Loading

The proposed project does not require any off-street parking spaces. Properties within the General Improvement District are exempt from off-street parking requirements so this project is entirely code compliant in this regard. The applicant has available parking spaces for lease at a neighboring property at the Western Hotel residential project at 716 Cooper. In addition, the applicant has also been working with nearby private parking lot owners for use options. Tenants would also be able to utilize both on-street public parking spaces as well as public off-street parking spaces such as the parking garage and 7th Street.

The City does have a parking permit program for downtown buildings which allows for 2 parking permits per building. There permits allow downtown residents to stay parked downtown in excess of the timed limits as marked. These permits are only available to downtown residents on an annual basis. Currently, there are 72 existing permits in the downtown. This building would be allowed 2 total parking permits as the permits are per building and not per unit.

The development has proposed a large storage area specifically for bicycle parking with 21 spaces which exceeds the 3 spaces required for a development of this size.

Section 070.040.070 Access and Circulation

The applicant has provided a traffic assessment letter to assess the amount of traffic which this project would generate. Based on this letter, this development would generate 201 trips on a weekday, with an AM and PM peak of 15 trips per hour. The residential use was estimated at 70 trips per day with an AM peak of 5 trips. Based on this assessment,

this project will not trigger any required improvements of nearby intersections

Construction will likely involve removal of the existing sidewalk which will be replaced with a new sidewalk of matching dimensions. During the construction, pedestrian traffic will at times need to be either rerouted away from the site or protected if travelling through the site.

Section 070.040.090 Nonresidential Mixed-Use Site and Building Design

This building is subject to the general requirements of this section as well as the supplemental Downtown Core standards. A total of six design variances from this section have been identified and are further analyzed later in this report.

Section 070.040.100 Exterior Lighting

A lighting plan which shows that the development meets all exterior lighting requirements will be submitted at time of Final Plans application. This includes meeting all general lighting requirements as well as the supplemental lighting standards for Lighting District 2 which require that:

- All freestanding fixtures be full cut-off fixtures
- Exterior fixtures which are not full cut off must have frosted lenses or lamps with a total light output of less than 505 lumens.
- Exterior fixtures which are full cut off must have frosted lenses or lamps with a total light output of less than 750 lumens.

Section 070.040.110 Signs

The approval of a Minor Site and Architectural Plan does not include approval of any signage. This would be completed at a time of building permit with a separate sign permit. Any signage shown on the plans or renderings is conceptual. Interior illuminated signs, with the exception of neon signs, are not allowed in the Downtown Core.

Section 070.045 Community Housing Standards and Guidelines

The project proposes a total of 24 residential units which will be for rent units. Community Housing standards require that 20% of these units be deed restricted for resident occupied (RO) units and 20% be deed restricted as affordable units. Based on the number of units offered, the development is required to deed-restrict 5 units as RO units and 5 units as affordable. The same units can be used to fulfill both requirements resulting in 5 units which are resident occupied and affordable.

- **Resident Occupied Units (RO):** Units which are deed restricted as RO must be rented to tenants which meet all the requirements of City's Community Housing guidelines which give priority for residents who are employed within City limits. RO units do not

have rental or sales caps.

- **Affordable Units.** Units which are affordable to households earning no more than 100% of average median income (AMI) averaged over the total required deed restricted units. Based on 2025 income limits, the maximum rent for a 1-bedroom apartment at 100% AMI in Garfield County is $1,981 and the maximum rent for a 2-bedroom apartment at 100% AMI is $2,377.

DESIGN VARIANCE APPROVAL CRITERIA

This application includes a total of six design variances for relief from Section 070.040.090 Non-residential and Mixed-Use Design standards. The criteria for design variances are split into two sections, Section A and Section B, as outlined in Section 070.060.070(3)(e)3 and depicted in ***bold italics*** below. A design variance must meet all the criteria of Section A and at least four of the criteria listed in Section B. The reason for this is to allow more flexibility in the review of applicable design standards. Design variances are only applicable to the following sections of Code: *Section 070.040.050 Landscaping, Screening, and Fencing, Subsection 070.040.060(h) Parking Area Landscaping, Section 070.040.080 Residential Site and Building Design, and Section 070.040.090 Non-Residential and Mixed-Use Site and Building Design*. Below is an analysis of the design variance criteria for the requested design variances.

DESGN VARIANCE CRITERIA ACTION ITEM 2.1 *HORIZONTAL AND VERTICAL ARTICULATION ELEMENTS EVERY 30'* Consideration of a design variances for relief from Section 070.040.090(e)(2) requiring that no building elevation exceed thirty (30) feet in length without at least three specific elements.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

✓	***4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation which requires that no elevation shall exceed 30' without at least three of the following elements:

- Projections or recessions with a minimum wall plane change of at least 24"
- Glazing, windows, or doors which compromise at least 30% of the total elevation
- Change in texture and/or masonry pattern
- Change in building, roofline, or parapet height of at least 2'
- Awning, canopy, or marquee extending at least 4' beyond the building face.

The intent of this regulation is to encourage a minimal level of design features on an elevation and prevent featureless building elevations. This building actually contains all of these design elements, however in some cases just not every 30' or to the numeric standard which Code requires. For example, the building has glazing on all four sides, just not to the 30% that would be required to be counted as an element. Staff finds that the applicant has made a substantial effort to design a building in the spirt of the regulation and that it meets the general purpose and intent of the regulation.

3. The variance requested will not violate building or fire code requirements

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject

standard

Analysis and Findings: The variance requested achieves the intent of the subject standard to provide a building with architectural features on all four sides and equally distributed along the building elevation. The variance requested is largely due to those elements not exactly fitting the numeric requirements of the Code such as a minimum recession depth, roofline change, or total amount of glazing along an elevation.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that all features are present, just not to the degree Code requires. Had the applicant completely left out features on a 30' such as not including any windows, staff would find this variance not to be of equivalent benefit.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary as the applicant could revise the designs so that the building exactly meet the design standards. However, staff finds that the variance is appropriate to make reasonable use of the land as the proposed design includes all the possible architectural features for this standard, just not in the specific dimensions Code requires.

5. ***The variance is the minimum variance that will afford relief of the subject standards of the Code.***

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance from the numeric standards governing these features and not a variance to avoid including them at all.

6. ***The strict application of the Code standards for which a variance is sought would produce undue hardship.***

Analysis and Findings: The strict application of the Code standards does not produce an undue hardship. The definition of a hardship is a condition by which the property in question cannot be put to reasonable use. The applicant could revise designs for conformance; however the Commission should consider to what degree meeting these standards would improve the overall design of the project.

DESGN VARIANCE CRITERIA ACTION ITEM 2.2 *REQUIRED GLAZING FOR RIGHT-OF-WAY FACING ELEVATIONS* Consideration of a design variances for relief from Section 070.040.090(e)(2)(d) requiring a building elevation facing public right-of-way to include glazing comprising 30% of the elevation as a required horizontal and vertical articulation element.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
✓	***6. The strict application of the Code standards for which a variance is sought would produce undue hardship***

Section A Criteria

1. ***The variance requested does not harm the public health, safety, or welfare.***

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. ***The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.***

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. The front elevation of this building which faces the street meets this standard and the variance only applies to the alley dimension. Staff finds that because this design standard is not a downtown specific requirement and does not differentiate between alleys and streets, that Code did not contemplate a situation where facing the public right-of-way would mean a 150' elevation adjacent to an alley.

3. ***The variance requested will not violate building or fire code requirements***

Analysis and Findings: The variance does not violate these requirements. In addition, not having 30% glazing on the alley may facilitate compliance with the 2021 International Energy Conservation Code.

Section B Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested is to have less than 30% glazing along the alley. The applicant has provided glazing along the entire alley and staff finds that this achieves the intent of the standard. Staff finds that Code's intent and concern was more for elevations facing streets, roads, and customer parking areas and not alleys.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that glazing has been provided along the alley, just not to the 30% required by Code.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is necessary and appropriate to make reasonable use because the Code standard for requiring the same amount of glazing on an alley without any public entrances as is required for a primary facade is unreasonable.

5. ***The variance is the minimum variance that will afford relief of the subject standards of the Code.***

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance from providing 30% glazing and is providing some form of glazing.

6. ***The strict application of the Code standards for which a variance is sought would produce undue hardship.***

Analysis and Findings: Staff finds that the hardship produced by this standard is undue and not appropriate due to the building's location adjacent to an alley. Glazing should be present as a feature, however, it is an undue hardship to require the same amount of glazing for an alley as the front facade facing the street.

DESGN VARIANCE CRITERIA ACTION ITEM 2.3 *ROOFLINE VARIATION* Consideration of a design variances for relief from Section 070.040.090(e)(4) requiring that no roofline exceed 50' with a visual variation that incorporates projections, recession, or dormers that alter the vertical or horizontal plan by at least 2' or a change in roof height of at least 2'.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or***

	achieves the intent of the subject standard to the same or better degree than the subject standard
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
✓	***4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
✓	***6. The strict application of the Code standards for which a variance is sought would produce undue hardship***

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. Over the entire course of the building, there are minor changes in roofline, which meets the intent of the regulation, however, the changes in roofline do not meet the numeric standard of 2' in change. In addition, a separate section of Code, Section 070.040.090(e)(8)(c)(3) states that roof design in the Downtown Core shall be consistent with other historic buildings in the Downtown Core. The neighboring Citizen's Bank Building, on the corner of 8th and Grand, which is listed on the National Register of Historic Places, if built today, would not meet this standard as its roofline does not vary at all.

3. The variance requested will not violate building or fire code requirements

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard

Analysis and Findings: The variance requested achieves the intent of the standard as there are deviations in the roofline, just not to the required 2' total in change.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that changes in rooflines are provided, just not 2' for every 50' of elevation.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary or appropriate as the applicant could revise the design to meet requirements. However, revising the design would contradict other requirements that promote conformance with nearby historic properties such as the Citizen's Bank and Kamm-Dever building, both of which have very flat rooflines.

5. ***The variance is the minimum variance that will afford relief of the subject standards of the Code.***

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance from a very specific numeric requirement. The design feature of roofline change is present, just not 2'.

6. ***The strict application of the Code standards for which a variance is sought would produce undue hardship.***

Analysis and Findings: Staff finds that the hardship produced by this standard is undue as meeting this requirement would result in roofline changes that would be inconsistent with the nearby historic buildings. The roofline, as proposed meets the adequately meets the intent of the regulation along with maintaining consistency with neighboring historic

building.

DESGN VARIANCE CRITERIA ACTION ITEM 2.4 *GLAZING ON GROUND FLOOR OF PRIMARY FACADE* Consideration of a design variances for relief from Section 070.040.090(e)(8)(g)(3) requiring that the first floor of the primary facade be 65% between and 80% glass.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. The amount of glazing as proposed on the first floor of the primary facade is 61%, just slightly short of the required 65%.

3. ***The variance requested will not violate building or fire code requirements***

Analysis and Findings: The variance does not violate these requirements.

Section A Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested achieves the intent of the subject standard which is to have a substantial amount of glazing at the pedestrian level in the downtown.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that a substantial amount of glazing is present on the first floor. Adding additional glazing to meet the standard would likely reduce the area available to the kickplate beneath the window, another architectural feature that Downtown Design Standards require.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary and appropriate to make possible the reasonable use of the land. The applicant could redesign to provide 65% glazing, however this would likely reduce the kickplate/bulkhead panel area.

5. ***The variance is the minimum variance that will afford relief of the subject standards of the Code.***

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant only seeks a variance for less than 4% deviation from the Code standard.

6. ***The strict application of the Code standards for which a variance is sought would produce undue hardship.***

Analysis and Findings: The strict application of Code would not produce an undue hardship as this could be redesigned. However, the Commission should consider if the extra 4% of glazing and possible reduction in kickplate would improve the building's design,

DESGN VARIANCE CRITERIA ACTION ITEM 2.5 *VERTICAL ARTICULATION (DOWNTOWN DESIGN)* Consideration of a design variances for relief from Section 070.040.090(e)(8)(d)(2) and Section 070.040.090(e)(8)(d)(3) which require vertical articulation shall be used to express traditional facade widths where a larger building is adjacent to existing smaller scale buildings and that to minimize apparent mass, new buildings shall be divided into bays through projections and/or recessions which are a minimum of 2' deep and 1' wide at a minimum of every 25' in order to be compatible with the character or historic building frontages.	
SECTION A (Must meet all 3)	
✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. ***The variance requested does not harm the public health, safety, or welfare.***

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. ***The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.***

Analysis and Findings: The variance requested conforms with the general purpose and intent of the specific regulation. There is existing vertical articulation in the form of recessed entryways, however it is not carried vertically for the building's entire height which has necessitated the variance.

3. ***The variance requested will not violate building or fire code requirements***

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested achieves the intent of the subject standard which is to provide horizontal and vertical articulation. The building uses belt course, changes in materials, and changes in fenestration to provide this articulation, just not with a projection or recession with a minimum depth and width every 25'.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that the building has substantial variation and articulation through use of different materials, window sizes, and recessions on the ground floor.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not absolutely necessary and appropriate to make possible the reasonable use of the land. The applicant could redesign to provide a recession or projection with a minimum 2' width and 1' depth every 25' on the frontage. However, the Commission should consider to what degree adding this design feature would contribute to the overall building design and aesthetic

5. ***The variance is the minimum variance that will afford relief of the subject standards of the Code.***

Analysis and Findings: The variance is the minimum variance that will afford relief as the applicant has provided horizontal articulation on the ground floor through recessed entry ways and bays. The applicant has also provided vertical articulation through base, middle, and cap design through use of different materials, belt courses, and a cornice. This variance is only allowing relief for one very specific section of the building. If there were no forms of vertical articulation present, staff would not find this to be the minimum variance.

6. ***The strict application of the Code standards for which a variance is sought would produce undue hardship.***

Analysis and Findings: The strict application of Code would not produce an undue hardship as this could be redesigned to meet this specific standard. However, the Commission should consider to what degree adding this design feature would contribute to the overall building design and aesthetic.

DESGN VARIANCE CRITERIA ACTION ITEM 2.6 *STEPPING BACK UPPER FLOORS (DOWNTOWN DESIGN)* Consideration of a design variances for relief from Section 070.040.090(e)(8)(a)(2)(i) and Section 070.040.090(e)(8)(a)(2)(ii) which require the height of a new building shall vary and that upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.
SECTION A (Must meet all 3)

✓	***1. The variance requested does not harm the public health, safety, or welfare***
✓	***2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including specific regulation for which the variance is sought***
✓	***3. The variance requested will not violate building or fire code requirements***
SECTION B (Must meet at least 4)	
✓	***1. The variance requested advances the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***
✓	***2. The subject property has an exceptional shape, topography, building configuration or other exceptional site condition that is not a general condition throughout the zone district***
✓	***3. The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***
	4. The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property
✓	***5. The variance is the minimum variance that will afford relief of the subject standards of the Code***
	6. The strict application of the Code standards for which a variance is sought would produce undue hardship

Section A Criteria

1. The variance requested does not harm the public health, safety, or welfare.

Analysis and Findings: The requested variance does not harm the public health, safety, or welfare.

2. The variance requested is in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought.

Analysis and Findings: The variance requested conforms with the general purpose and intent of Code. Section 070.040.090(e)(8) Supplemental Building Design Standards: Downtown Core, states that new buildings should have similar orientation, setbacks, and heights similar to those on the same block face. It also states that new buildings should respect the scale and massing of other buildings on the block face. This block is comprised of two buildings, the Citizen's Bank building which is a large four-story building without any step backs and the Barnes Haycock building which is a 1 story building with an exaggerated parapet wall. This building, in its scale and massing, is similar to the Citizen's Bank building, and this similarity is why staff finds that this variance meets the intent of this regulation, even though the upper floor is not stepped back.

3. ***The variance requested will not violate building or fire code requirements***

Analysis and Findings: The variance does not violate these requirements.

Section B Criteria

1. ***The variance requested advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard***

Analysis and Findings: The variance requested achieves the intent of the subject standard which is to have new buildings respect existing scale and massing of nearby buildings. This building would be of similar scale and massing to the neighboring Citizen's Bank building.

2. ***The subject property has an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district***

Analysis and Findings: The subject property is exceptional compared to other in the zoning district for its size and orientation. Most lots in the downtown in the M2 Zoning District are oriented east to west and measure between 25' and 50' wide and 100' deep with an alley at the rear of the property. In contrast, the subject property is oriented north to south and is 150' deep, with its longest dimension along an alley. This design requirement is for buildings citywide, which does not necessarily take into account a situation where a building's longest dimension is adjacent to an alley, an area typically not considered to be visually prominent.

3. ***The variance requested results in benefits to the community that are equivalent to or exceed benefits associated with the subject standard***

Analysis and Findings: The variance requested results in benefits to the community equivalent to the subject standard in that due to its proximity to another tall building, this building will not appear out of place nor looming but rather as an addition to the downtown consistent with its neighbor. If this site were adjacent to only single story or two-story buildings, staff would recommend there be a step back.

4. ***The variance is necessary and appropriate to make possible the reasonable use of the land or the structures on the property***

Analysis and Findings: The variance requested is not necessary and appropriate to make possible the reasonable use of the land or structures. The applicant could redesign to have a stepping down which could result in a reduction in living space or number of units. The Commission should consider the tradeoff between implied benefits of stepping down the building and the potential loss of living space or total units, especially when the scale and massing of the building is similar to its neighbor.

5. ***The variance is the minimum variance that will afford relief of the subject standards of the Code.***

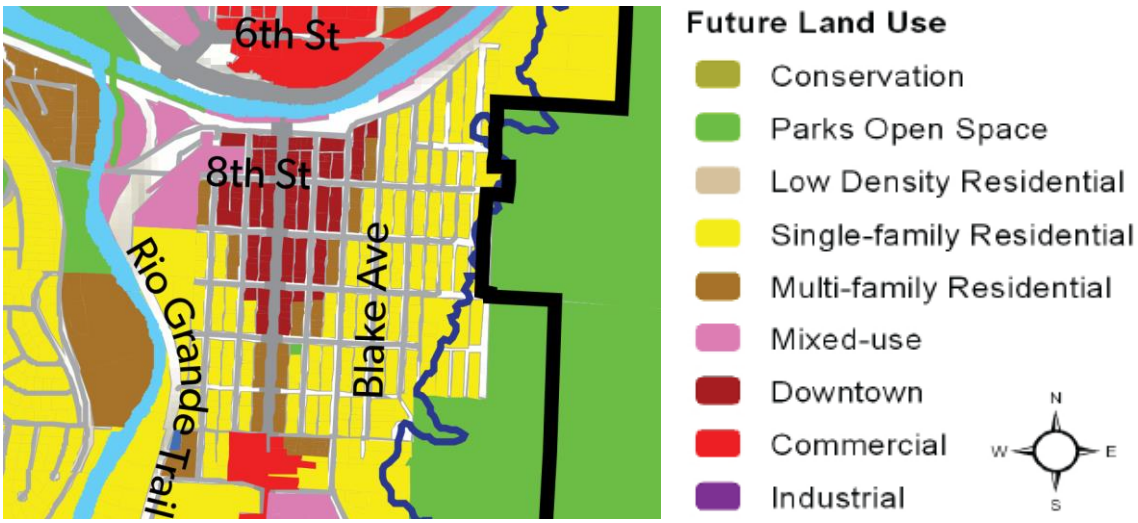
Analysis and Findings: The variance is the minimum variance that would afford relief as this is a requested variance of a specific design feature. In addition, the building is already partly stepped back on the west facade which faces the smaller building.

6. ***The strict application of the Code standards for which a variance is sought would produce undue hardship.***

Analysis and Findings: The strict application of Code would not produce an undue hardship as the applicant could redesign the project and still be able to develop a mixed-use building. However, the Commission should consider and compare the potential community benefits of meeting this standard with the potential negative outcomes such as reduction of living space.

COMPREHENSIVE PLAN CONFORMANCE

Following is staff's analysis of the proposed project and its compatibility with the Comprehensive Plan. The subject property is shown on the Future Land Use Map (FLUM) in the Comprehensive Plan as Downtown The Comprehensive Plan's definition of the "Downtown" future land use designation states "This designation is intended to reflect the character of the historic Downtown while allowing additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, lodging, and civic uses" The project's mixed use development concept meets the Future Land Use Map



The following describes how the proposed project supports specific goals, policies, and actions from the Comprehensive Plan.

- **Policy Action 1.1 Promote Transit Oriented Development (TOD)**

Analysis and Findings: Transit oriented development (TOD) is a type of development which seeks to maximize the amount of commercial and residential space within walking distance of public transit. This mixed-use project contains both residential and commercial uses within walking distance of public transit, which aligns with goals of Transit Oriented Development.

- **Policy Action 1.1.B Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit**

Analysis and Findings: This development is within a location served by high-frequency transit in the form of both the RFTA Bus Rapid Transit and Local lines as well as Ride Glenwood.

- **Policy Action 1.2 Encourage a compact urban form**

Analysis and Findings: This development helps to encourage a compact urban form through infill development in a location which is already served by existing utility, pedestrian, and street infrastructure.

- **Policy Action 1.2.C Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing**

Analysis and Findings: This proposed project is a perfect example of vertical mixed use which combines residential and commercial uses within one structure.

- **Policy Action 2.1 Support appropriate mass, scale and density of new development**

Analysis and Findings:

Analysis and Findings: The mass, scale, and density are comparable to nearby structures and is within the dimensional standards allowed in this zoning district.

- **Policy Action 2.1.A Prioritize downtown development that includes retail space at the street level, commercial office space at a second level and residential development above.**

Analysis and Findings: This development aligns with this goal as it is a development with retail at the street level and residential development above.

- **Policy Action 5.1 Increase Housing Density**

Analysis and Findings: This development would increase housing density by adding 24 residential units to a location close to public transit, employment, and civic facilities.

- **Policy Action 5.5 Promote Mixed-Use Development**

Analysis and Findings: This development aligns with this goal as the development is planned as a mixed-use development.

REVIEWING AGENCY COMMENTS

An overview of any comments received from referral agencies is provided below. Comments are also attached with application information.

Engineering Department – The Engineering Department commented that compliance with stormwater requirements would be reviewed at time of Final Plans.

BOARD AND COMMISSION COMMENTS

Historic Preservation Commission
The applicant met with the Historic Preservation Commission (HPC) on Monday, February 2 for a courtesy review. As a new building and not within a local historic district, this review was not required and was voluntary by the applicant. The HPC had questions regarding lighting, use of concrete block, height, proposed uses for ground floor, mechanical systems, cornice material, and reconstruction of sidewalk on the north side of the property.

Downtown Development Authority
The applicant voluntarily met with the Downtown Development Authority (DDA) on Tuesday, February 17. The DDA had questions about trash, proximity to nearby buildings, construction methods, options for making the units into condominiums, building height, parking, and traffic.

PUBLIC COMMENT

The applicant completed all three forms of required public notice which includes:

- Letters mailed to all neighboring property owners within 300’
- Posted sign on site posted at least 10 days prior to the hearing

- Two published notices published in the Post Independent on February 10 and February 17.

In addition to the required public noticing, the applicant also voluntarily organized a neighborhood meeting on February 20, 2026 which was held at the Glenwood Springs Public library. This application, as a Minor Site and Architectural Plan, was not required to hold a neighborhood meeting but chose to include an invite to this meeting with the notice sent to all neighboring property owners with 300'.

Prior to the meeting, public comment was received on this application and has been included in the packet and outlines concerns requiring the addition of rental units to the City.

SITE/ARCHITECTURAL PLAN REVIEW APPROVAL CRITERIA

A Minor Site/Architectural Plan Review application must meet the approval criteria outlined in Section 070.060.050(a)(5) of the code as outlined below. Staff analysis follows each criteria.

a. The site/architectural plan is consistent with the general purpose and intent of this Code;

Analysis and Findings**:** The proposed plan is consistent with the general purpose and intent of the Municipal Code, including the proposed use and the intent of the development standards.

b. The site/architectural plan is consistent with the dimensional, design, development, and all other standards of this Code;

Analysis and Findings: With the exceptions of the design variances noted in this report and the exceptions to dimensional standards that are permitted a flexible application of code requirements by 070.020.020, the proposal is consistent with all Code standards.

c. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval;

Analysis and Findings: Staff finds there are no prior approvals that conflict with the project.

d. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

Analysis and Findings: Staff believes that the project meets many of the Comprehensive Plan's housing and land use goals, policies, and actions as outlined above.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION:

The Planning and Zoning Commission may approve, approve with conditions, or deny the Minor Site/Architectural Plan. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Municipal Code and City goals and policies.

Action 1 – Minor Site and Architectural Plan – Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Staff Recommendation
Staff finds that the application meets the applicable approval criteria and recommends approval as outlined in the suggested motion below.

Suggest Motion for Approval
I move to recommend **approval** of the application, Planning File ARC-000130-2025, as it meets the approval criteria for a Minor Site and Architectural Plan with the findings and conditions outlined in the staff report.

Suggested Findings:
1. The site/architectural plan is consistent with general purpose and intent of the Code;
2. The site/architectural plan is consistent with dimensional, design, development, and all other standards of this Code;
3. The site/architectural plan is not in conflict with precedent land use approvals;
4. The site/architectural plan is consistent the Comprehensive Plan and other adopted City policies and plans

Suggested Conditions
1. The development shall comply with the requirements of the Code. Any future physical changes or improvements to the property or buildings are subject to the review and approval of the Community Development Director for compliance with applicable requirements of the Glenwood Springs Municipal Code.
2. The owner shall comply with all verbal representations made in the public hearings, as outlined in all application materials, and/or as revised per conditions herein and approved by the Community Development Director.
3. The applicant shall comply with recommendations identified in the technical reports submitted as part of the application, including but not limited to the drainage report and subsoil study.
4. The applicant shall comply with all conditions requested in the referral agency

comments.

5. All trees with a diameter of 14 inches or greater shall be issued tree removal permits from the Parks and Recreation Department before they are removed.
6. The Final Plan Review submission shall include a photometric plan and other plan details showing that all lighting standards in 070.040.100 are adhered to.
7. Prior to submitting a building and/or grading permit, the applicant shall:
   a. Submit a Final Plans application in accordance with Municipal Code Section 070.060.050(c)
   b. Enter into a Development Agreement that memorializes the development approvals. The Development Agreement shall be recorded with Garfield County Clerk and Recorder by the applicant.
8. Prior to issuance of a building permit, the applicant shall:
   a. Pay all required system improvement fees including and not limited to water, sewer, parkland, school land, and emergency services.
   b. Provide security at a rate of 125% of the Engineer's Estimate of public improvements
9. Prior to issuance of the Certificate of Occupancy, applicant shall:
   a. Submit and record the deed restriction agreement for all units satisfying Section 070.045 Community Housing Standards for all Resident Occupied and Deed Restricted units to the satisfaction of the City or its designee.
   b. Provide as-built plans and an Improvement Survey Plat for the completed improvements per the City's Engineering Standards.

Alternative Motions

If the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, its recommendation for denial motions should be based on one or more of the same approval criteria applicable to the application. Findings should be supported with information that show the shortcomings of the request as illustrated in the example below:

Motion to Deny

I move to recommend **denial** of the application, Planning File ARC-000130-2025, as it does not meet the approval criteria for a Minor Site and Architectural Plan, specifically:

1. The site/architectural plan is **NOT** consistent with general purpose and intent of the Code because **[insert reasoning]**;
2. The site/architectural plan is **NOT** consistent with dimensional, design, development, and other standards of this Code ; and **[insert reasoning]**;
3. The site/architectural plan **IS** in conflict with precedent land use approvals; and**[insert reasoning]**;
4. The site/architectural plan is **NOT** in conformance with the Comprehensive Plan and other City plans and policies. **[insert reasoning]**;

Motion to Continue
I move to **continue** consideration of the application, Planning File ARC-000130-2025, to [**enter date certain**] to gather additional information before making a decision.

Action 2.1 – Design Variance 1 – Consideration of a design variances for relief from Section 070.040.090(e)(2) requiring that no building elevation exceed thirty (30) feet in length without at least three specific elements.

Action 2.2 – Design Variance 2 – Consideration of a design variances for relief from Section 070.040.090(e)(2)(d) requiring a building elevation facing public right-of-way to include glazing comprising 30% of the elevation as a required horizontal and vertical articulation element.

Action 2.3 – Design Variance 3 – Consideration of a design variances for relief from Section 070.040.090(e)(4) requiring that no roofline exceed 50' without a visual variation that incorporates projections, recession, or dormers that alter the vertical or horizontal plan by at least 2' or a change in roof height of at least 2'.

Action 2.4 – Design Variance 4 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(g)(3) requiring that the first floor of the primary facade be between 65% and 80% glass.

Action 2.5 – Design Variance 5 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(d)(2) and Section 070.040.090(e)(8)(d)(3) which require vertical articulation to express traditional facade widths where a larger building is adjacent to existing smaller scale buildings and that to minimize apparent mass, new buildings shall be divided into bays through projections and/or recessions which are a minimum of 2' deep and 1' wide at a minimum of every 25' in order to be compatible with the character or historic building frontages.

Action 2.6 – Design Variance 6 – Consideration of a design variances for relief from Section 070.040.090(e)(8)(a)(2)(i) and Section 070.040.090(e)(8)(a)(2)(ii) which require the height of a new building shall vary and that upper floors of a large building mass shall be stepped back from the street or an adjacent residential zone to reduce looming effect.

Staff Recommendation
Staff finds that the application meets the applicable approval criteria and recommends approval as outlined in the suggested motion below.

Suggest Motion for Approval
I move to **approve**, Planning File VAR-000019-2026, as it meets the approval criteria for a Design Variance with the findings outlined in the staff report.

Alternative Motions
If the Planning and Zoning Commission does not believe the application meets the Code's minimum standards, its recommendation for denial motions should be based on one or more of the same approval criteria applicable to the application. Findings should be supported with information that show the shortcomings of the request as illustrated in the example below:

Motion to Deny
I move to **deny** the application, Planning File VAR-000019-2026, as it does not meet the approval criteria for a Design Variance, specifically:

1. The variance requested **DOES** harm the public health, safety, or welfare. **[insert reasoning]**;
2. The variance requested is **NOT** in general conformance with the Comprehensive Plan and with the stated purpose and intent of the Code including the specific regulation for which the variance is sought. **[insert reasoning]**;
3. The variance requested **WILL** violate building or fire code requirements **[insert reasoning]**;
4. The variance requested **DOES NOT** advance the goals and policies of the Code or achieves the intent of the subject standard to the same or better degree than the subject standard **[insert reasoning]**;
5. The subject property **DOES NOT HAVE** an exceptional shape, topography, building configuration, or other exceptional site condition that is not a general condition throughout the zone district **[insert reasoning]**;
6. The variance requested **DOES NOT** result in benefits to the community that are equivalent to or exceed benefits associated with the subject standard **[insert reasoning]**;
7. The variance is **NOT** necessary and appropriate to make possible the reasonable use of the land or the structures on the property **[insert reasoning]**;
8. The variance is **NOT** the minimum variance that will afford relief of the subject standards of the Code. **[insert reasoning]**;
9. The strict application of the Code standards for which a variance is sought would **NOT** produce undue hardship. **[insert reasoning]**;

Motion to Continue
I move to **continue** consideration of the application, Planning File VAR-000019-2026, to [**enter date certain**] to gather additional information before making a decision.

ARC-000130 Minor Site & Architectural Plan
ROWENC-000028-2026 Right of Way Encroachment License
210 8th Street

City Council

March 19, 2026

CITY OF GLENWOOD SPRINGS COLORADO

Application Details

Date	March 19, 2026
File Number(s)	ARC-000130-2025 and VAR-000019-2026
Request	Consideration of a Minor Site and Architectural Plan and Design Variances for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.
Applicant	Whipple Development, LLC
Owner	Whipple Development, LLC
Location	210 8th Street, Parcel #218509411002
Zone	M2 Mixed Use Central Core Zoning District DDO Downtown Overlay General Improvement District (GID) Downtown Core
Surrounding Land Uses	North: Downtown Mixed Use (commercial, residential, and institutional) South: Downtown Mixed Use (commercial, residential, and institutional) East: Downtown Mixed Use (commercial, residential, and institutional) West: Downtown Mixed Use (commercial, residential, and institutional)
Lot Size	7,500 square feet

CITY OF GLENWOOD SPRINGS COLORADO

Action Item Summary

Action 1:

Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Planning and Zoning Commission Recommendation:

Planning and Zoning Commission recommended approval following a 4-0 vote at the February 24, 2026 meeting with findings and conditions listed in the staff report.

City Council Actions:

1. Approve the item
2. Approve the item with additional conditions
3. Deny the item with providing findings
4. Continue item to next regularly scheduled meeting

Action Item Summary

Action 2:

Consideration of a Right-of-Way Encroachment License for an awning to encroach upon the City Right-of-Way on the north side of the building over the sidewalk.

Staff Recommendation:

Staff recommends **approva**l of the Right-of-Way Encroachment License with the findings and conditions of the staff report.

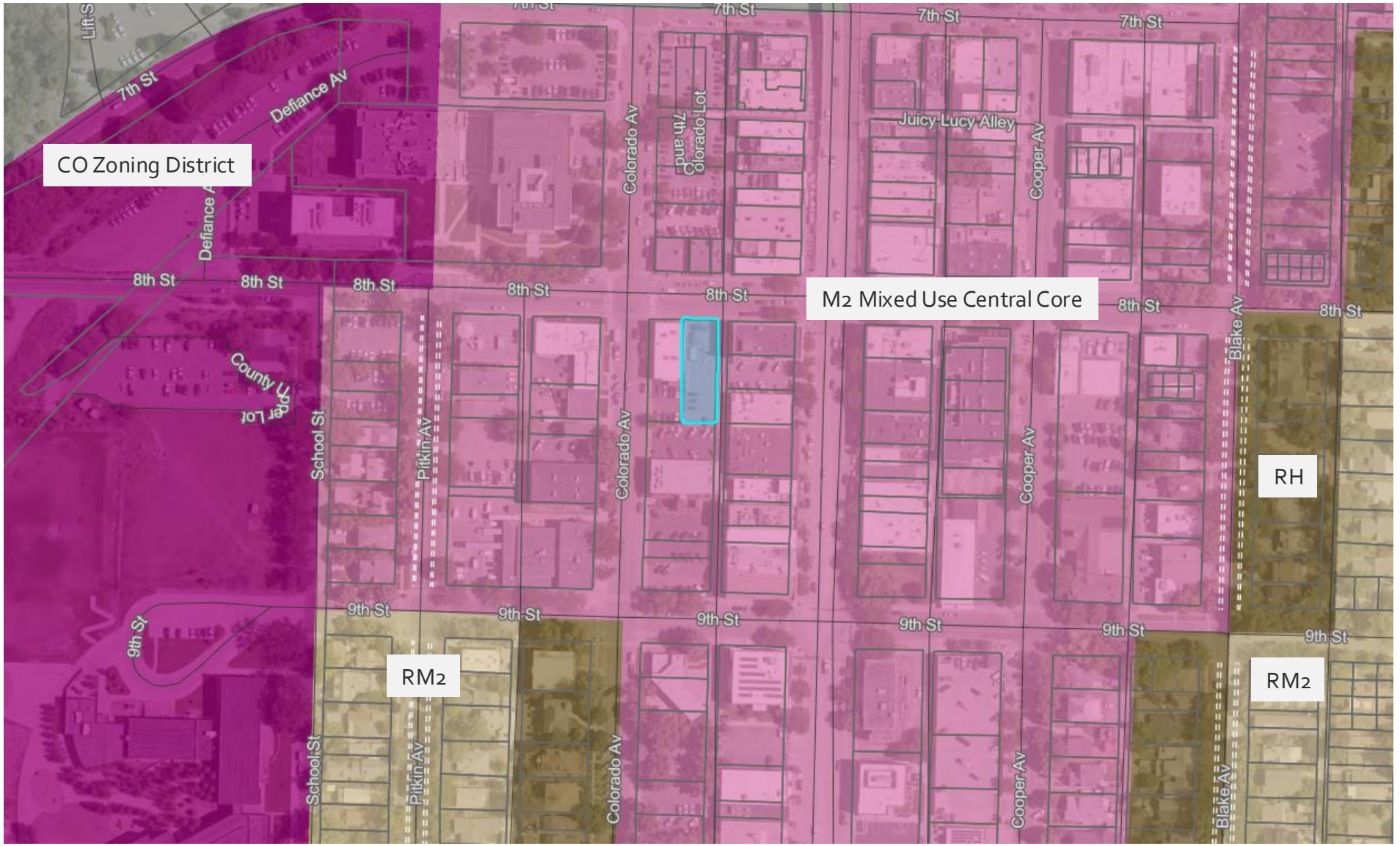
City Council Actions:

1. Approve item
2. Approve with additional conditions
3. Deny application
4. Continue item to next regularly scheduled meeting

Site Location

CITY OF GLENWOOD SPRINGS COLORADO

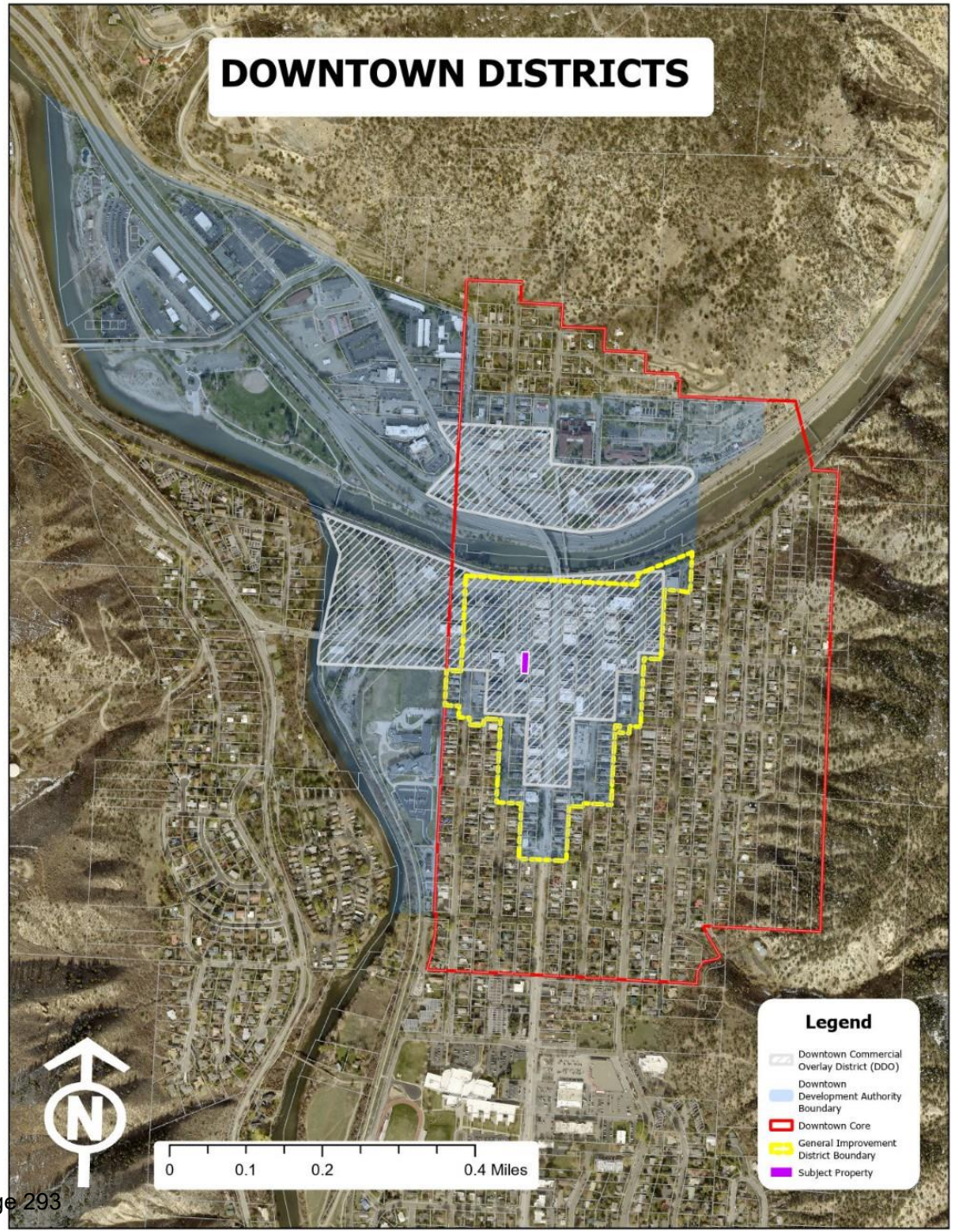
Site Location



RH
Residential High Density

City Council
March 19, 2026

Site Location



CITY OF GLENWOOD SPRINGS COLORADO

Site Location

Site Location

CITY OF GLENWOOD SPRINGS COLORADO

Project Summary

Unit Type	Number	Square Footage
Retail Space 1	1	2200 sf
Retail Space 2	1	1585 sf
1 Bedroom Units	15	532-643 sf
2 Bedroom Units	9	804-912 sf

Minor Site & Architectural Plan Criteria

1. The site/architectural plan is consistent with the general purpose and intent of this Code;

2. The site/architectural plan is consistent with dimensional, design, development and all other standards of this Code;

3. The site/architectural plan is consistent with any previously approved plat, PUD, or any other precedent land use approval; and

4. The site/architectural plan is consistent with the Comprehensive Plan and other adopted City policies and plans.

CITY OF GLENWOOD SPRINGS COLORADO

Site and Dimensional Requirements

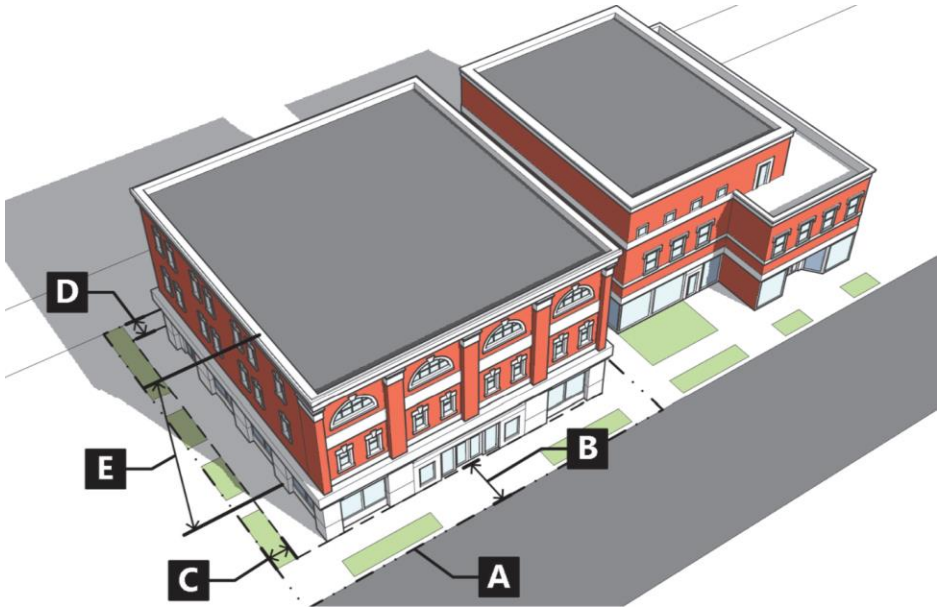
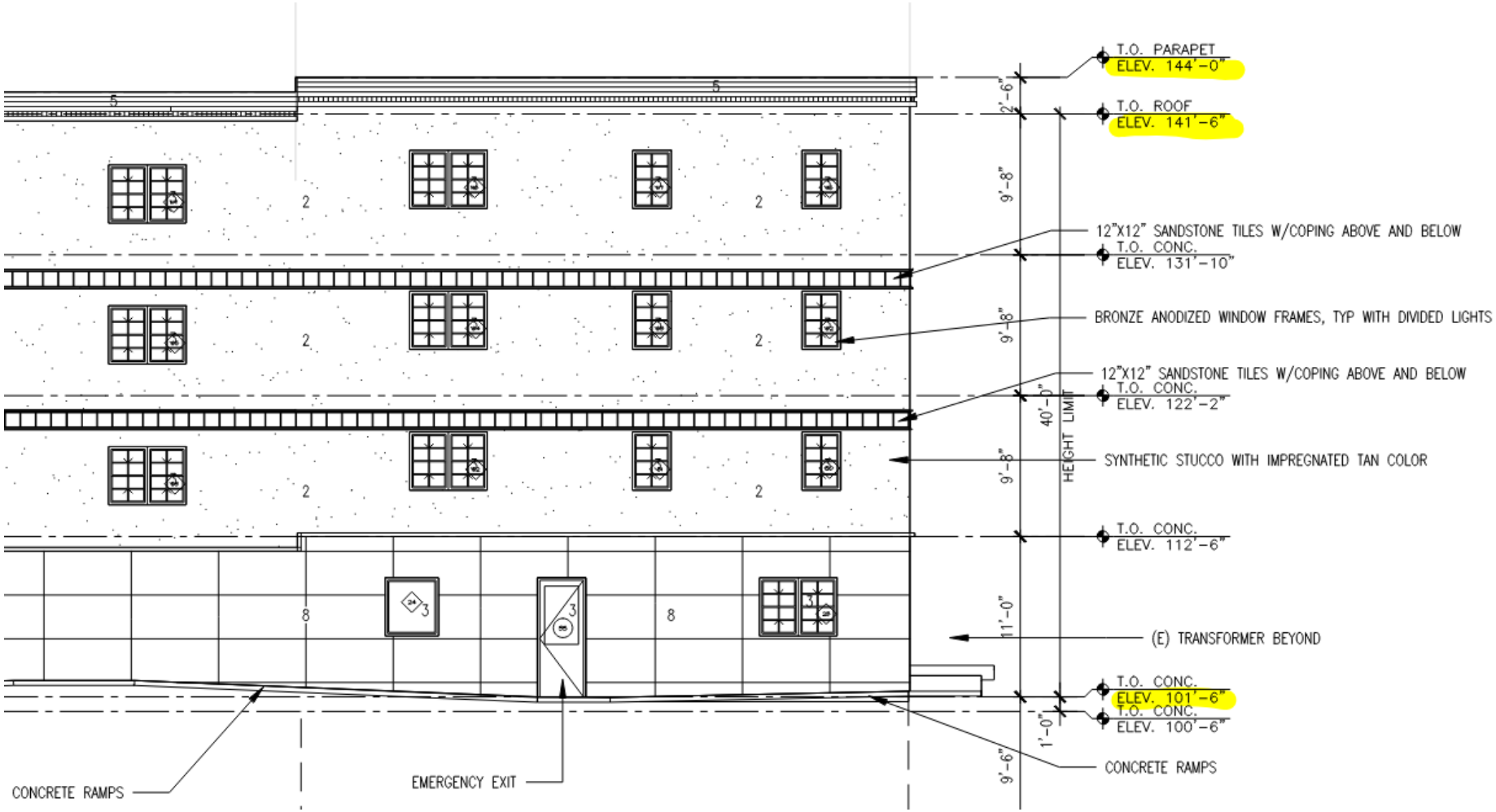


Table 020.12: M2 District		
Dimensional Standards		
Lot Standards, Minimum		
A	Lot area (sq ft)	None
	Landscaped area (%)	None
Setbacks, Minimum		
B	Front, min (ft)	None
	Front, max (from arterials) (ft)	40
	Front, max (from other streets) (ft)	20
C	Side, min (ft)	None
D	Rear, min (ft)	None

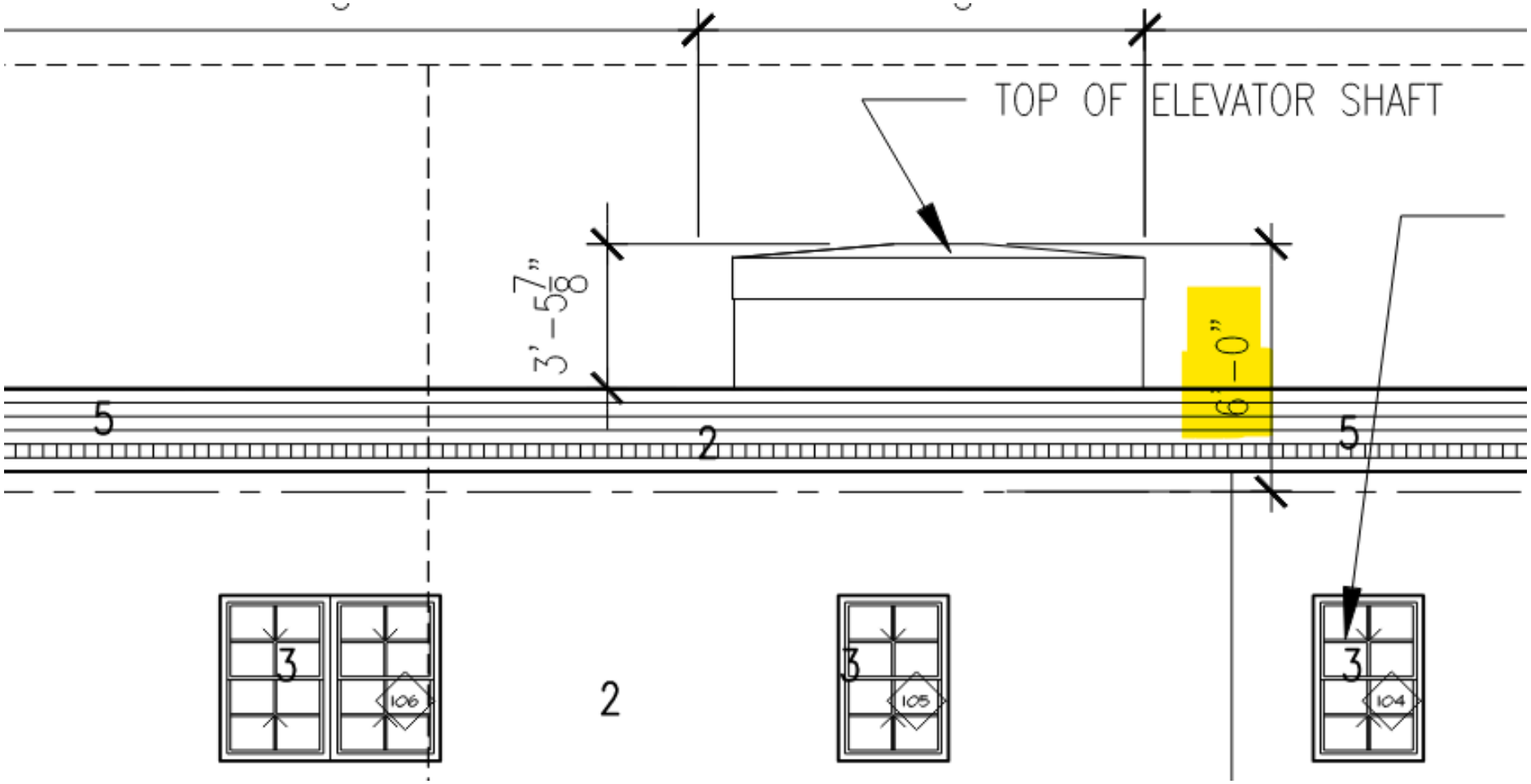
Building Height

This building is 40’ from finished grade. The parapet extends an additional 30” as allowed by Code.



Building Height

The elevator tower extends 6’ beyond the 40’ maximum, as excepted by Code.



CITY OF GLENWOOD SPRINGS COLORADO

Community Housing Requirement

Community Housing Standards			
Deed Restricted Resident Occupancy (RO) Units	20% of total units (5 units)	5 units	YES
Deed Restricted Affordable Units	20% (5 units)	5 units	YES

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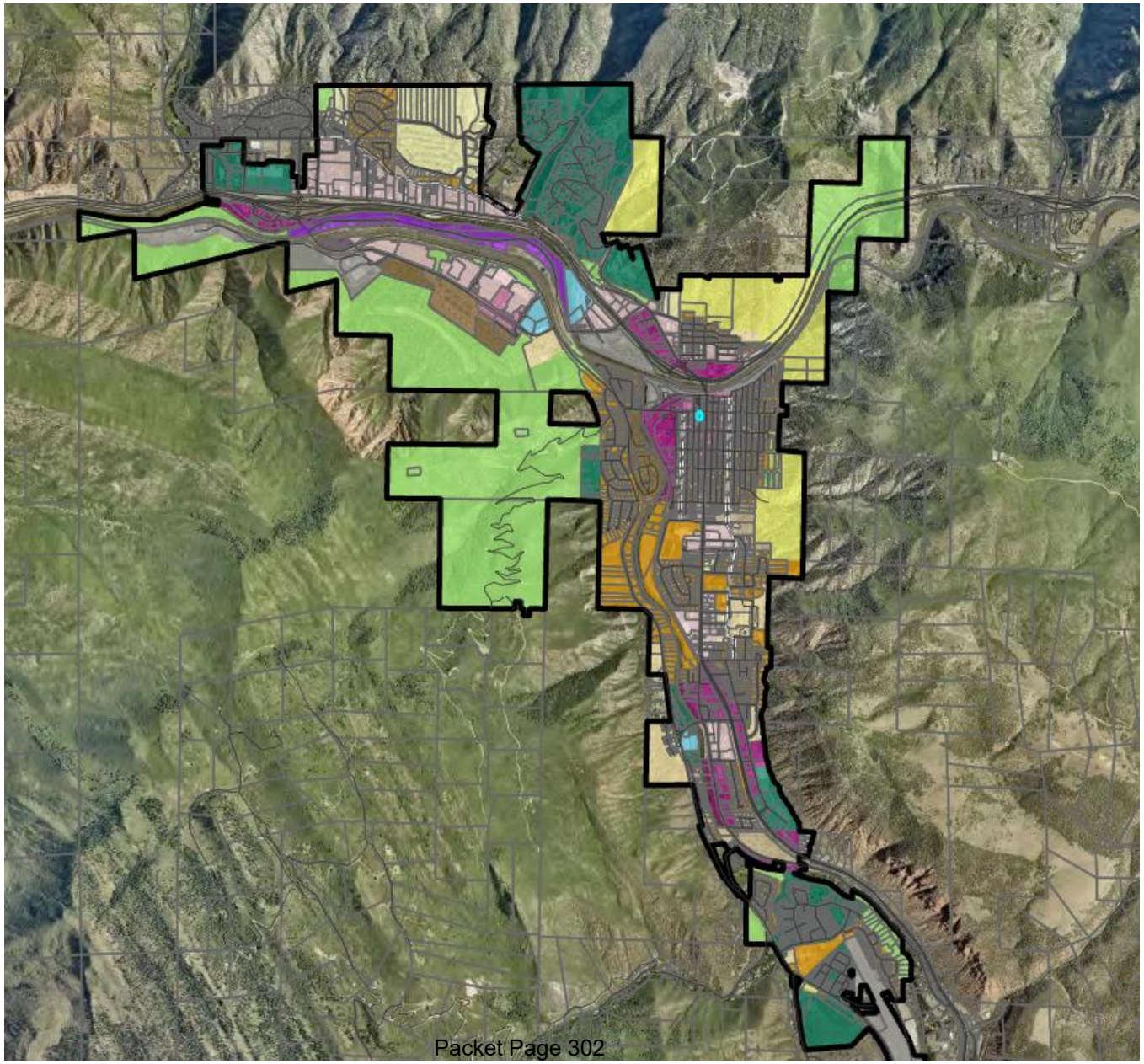
RO Units



Deed Restricted ($)

County	HERA	AMI	2025 Maximum Rents				
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm
Garfield		120%	2,220	2,377	2,853	3,295	3,675
Garfield		110%	2,035	2,179	2,615	3,020	3,368
Garfield		100%	1,850	1,981	2,377	2,746	3,062
Garfield		90%	1,665	1,783	2,139	2,471	2,756
Garfield		80%	1,480	1,585	1,902	2,197	2,450
Garfield		70%	1,295	1,386	1,664	1,922	2,143
Garfield		60%	1,110	1,188	1,426	1,647	1,837
Garfield		55%	1,017	1,089	1,307	1,510	1,684
Garfield		50%	925	990	1,188	1,373	1,531
Garfield		45%	832	891	1,069	1,235	1,378
Garfield		40%	740	792	951	1,098	1,225
Garfield		30%	555	594	713	823	918
Garfield		20%	370	396	475	549	612

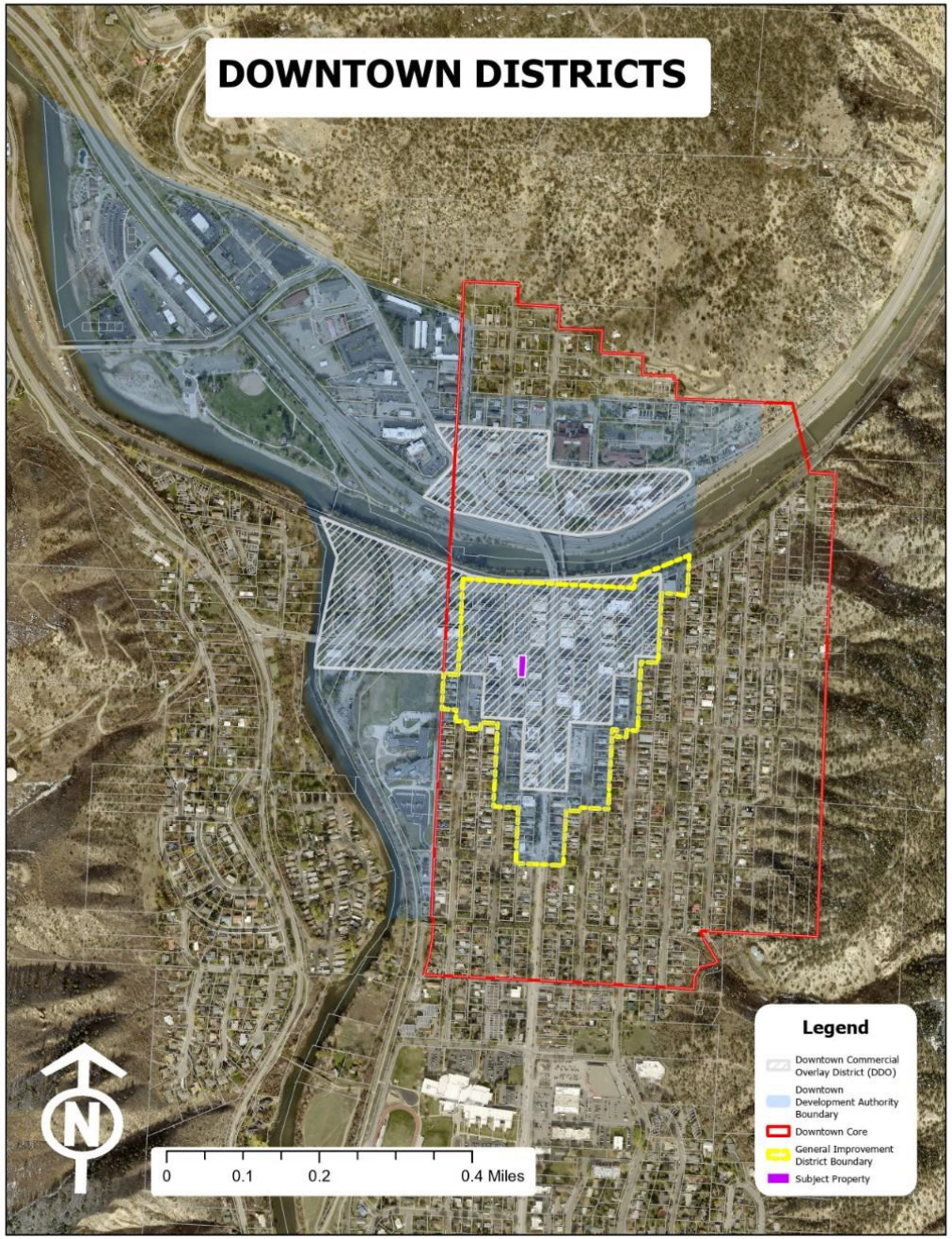
Maximum rent cannot exceed 120%

Average rent cannot exceed 100%

CITY OF GLENWOOD SPRINGS COLORADO

Parking Requirements

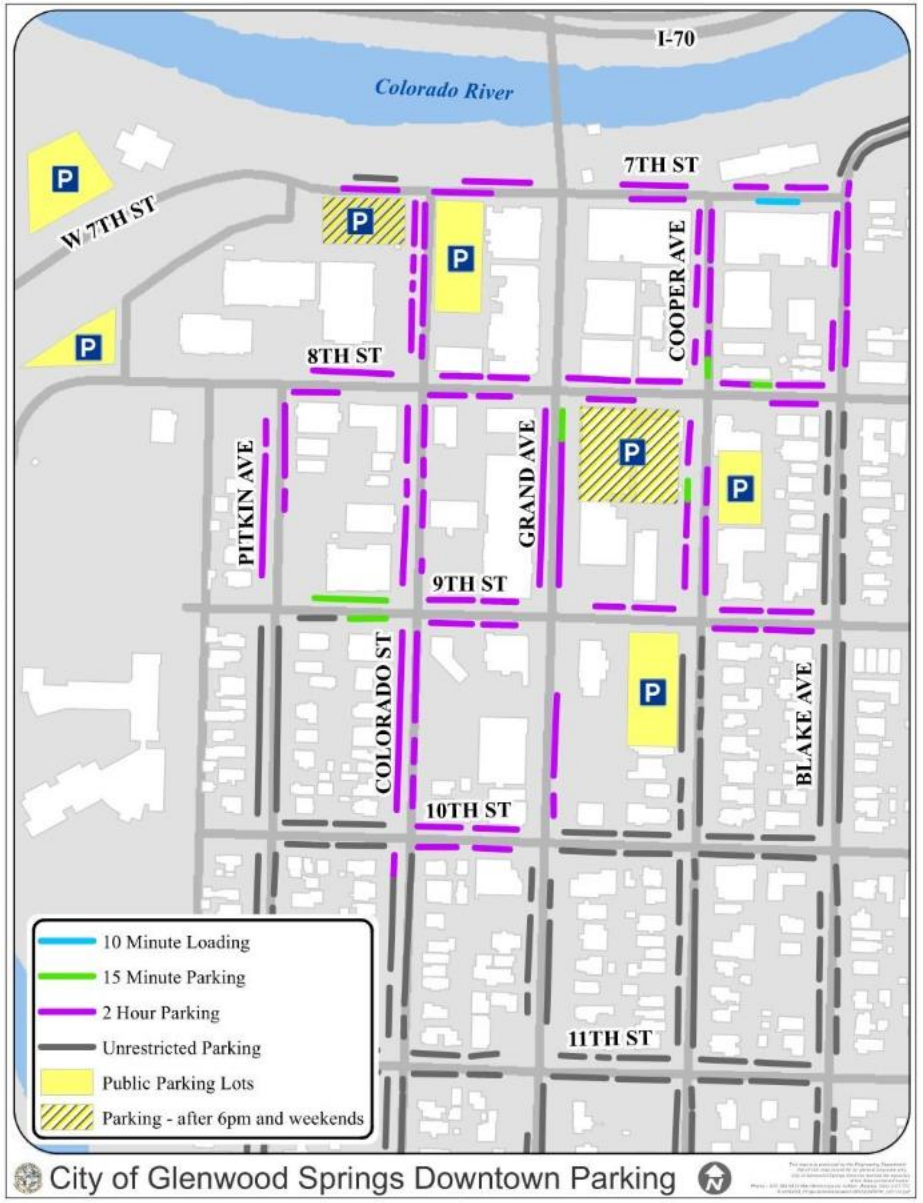
Properties within the General Improvement District (GID) are exempt from providing off-street parking.



CITY OF GLENWOOD SPRINGS COLORADO

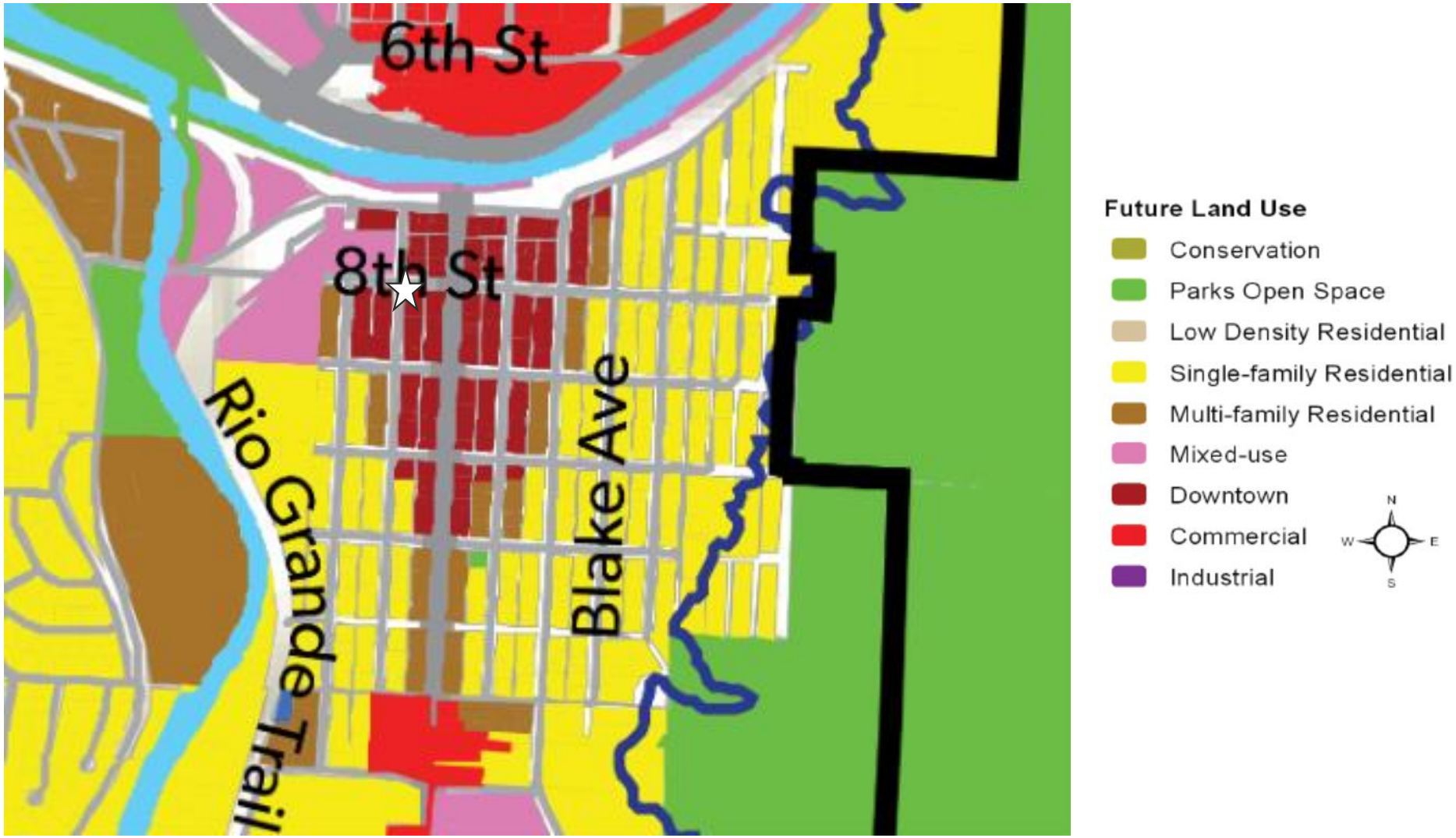
Parking Requirements

Properties within the General Improvement District (GID) are exempt from providing off-street parking.



3. Consistent with previous land use approvals.

4. Application consistent with Comprehensive Plan



CITY OF GLENWOOD SPRINGS COLORADO

4. Application consistent with Comprehensive Plan

The proposed project meets the following Comprehensive Plan goals

Policy Action 1.1 Promote Transit Oriented Development (TOD)
Transit oriented development (TOD) is a type of development which seeks to maximize the amount of commercial and residential space within walking distance of public transit.

Policy Action 1.1.B Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit
This development is within a location served by high-frequency transit in the form of both the RFTA Bus Rapid Transit and Local lines as well as Ride Glenwood..

Policy Action 1.2 Encourage a compact urban form
Proposed project encourages social diversity through providing a variety of housing options. This project proposes for sale units, addressing a housing need and helps to encourage social diversity.

Policy Action 1.2.C Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing
This proposed project is a perfect example of vertical mixed use which combines residential and commercial uses within one structure.

Policy Action 2.1 Support appropriate mass, scale and density of new development
This development aligns with this goal as it is a development with retail at the street level and residential development above.

Policy Action 5.1 Increase Housing Density
This development would increase housing density by adding 24 residential units to a location close to public transit, employment, and civic facilities.

Policy Action 5.1 Promote Mixed-Use Development
This development would increase housing density by adding 24 residential units to a location close to public transit, employment, and civic facilities.

Public Notice

Letters mailed to all neighboring property owners within 300'

Posted sign on site posted at least 10 days prior to the hearing

Two published notices published in the Post Independent on March 6 and March 13

Neighborhood meeting held at Glenwood Springs Public Library on February 20, 2026.

CITY OF GLENWOOD SPRINGS COLORADO

Historic Preservation Commission

The applicant met with the Historic Preservation Commission (HPC) on Monday, February 2 for a courtesy review. As a new building and not within a local historic district, this review was not required and was voluntary by the applicant. The HPC had questions regarding lighting, use of concrete block, height, proposed uses for ground floor, mechanical systems, cornice material, and reconstruction of sidewalk on the north side of the property. .

Downtown Development Authority

The applicant voluntarily met with the Downtown Development Authority (DDA) on Tuesday, February 17. The DDA had questions about trash, proximity to nearby buildings, construction methods, options for making the units into condominiums, building height, parking, and traffic.

CITY OF GLENWOOD SPRINGS COLORADO

Public Comment

1 letter was received and included in the packet.

Action Item Summary

Action 1:

Consideration of a Minor Site and Architectural Plan for the construction of a 30,000 square foot mixed use building with 24 residential units and two ground floor commercial spaces.

Planning and Zoning Commission Recommendation:

Planning and Zoning Commission made a recommendation of approval following a 4-0 vote at the February 24, 2026 meeting with findings and conditions listed in the staff report.

City Council Actions:

1. Approve the item
2. Approve the item with additional conditions
3. Deny the item with providing findings
4. Continue item to next regularly scheduled meeting

Action Item Summary

Action 2:

Consideration of a Right-of-Way Encroachment License for an awning to encroach upon the City Right-of-Way on the north side of the building over the sidewalk.

Staff Recommendation:

Staff recommends **approva**l of the Right-of-Way Encroachment License

City Council Actions:

1. Approve item
2. Approve with additional conditions
3. Deny application
4. Continue item to next regularly scheduled meeting

Alternative Motion – Action Item 1

Motion to Deny

I move to recommend **denial** of the application, Planning File ARC-000130-2025, as it does not meet the approval criteria for a Minor Site and Architectural Plan, specifically:

1. The site/architectural plan is **NOT** consistent with general purpose and intent of the Code because **[insert reasoning]**;
2. The site/architectural plan is **NOT** consistent with dimensional, design, development, and other standards of this Code ; and **[insert reasoning]**;
3. The site/architectural plan **IS** in conflict with precedent land use approvals; and**[insert reasoning]**;
4. The site/architectural plan is **NOT** in conformance with the Comprehensive Plan and other City plans and policies. **[insert reasoning]**;

CITY OF GLENWOOD SPRINGS COLORADO

Alternative Motion – Action Item 2

Motion to Deny Right-of-Way Encroachment License

I move to for **denial** of the application, Planning File ROWENC-### as it does not meet the approval criteria for a Right-of-Way Encroachment license as the proposed encroachment:

1. **DOES NOT** further the City's land use and utility goals and objectives **[insert reasoning]**;
2. Could **NOT** be reasonably accommodated on the applicant's own property and outside the City's right-of-way **[insert reasoning]**;
3. **DOES** compromise public safety, health, and welfare **[insert reasoning]**;
4. **DOES** compromise access to other public and/or private lands **[insert reasoning]**;
5. **IS** necessary based on a hardship created by the applicant

Motion to Continue

I move to **continue** consideration of the application, Planning File ARC-000130-2025 and/or ROWENC-###, to [**enter date certain**] to gather additional information before making a decision.

MINUTES
City of Glenwood Springs Planning and Zoning Commission
Regular Meeting
February 24, 2026
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call
Present: Commissioners: Amy Connerton, Joy White (Vice Chair), Connie Geiman, John Houghton, Kyle Jones
Absent: Commissioners Pete Waller (Chair), Patrick Corcoran, Marjorie Lear (Alternate),

Also Present: Community Development Director Trent Hyatt, Senior Planner Emery Ellingson, Long Range Principal Planner Jim Hardcastle, Community Development Technician Joel Asplund, City Attorney Karl Hanlon

2. Conflicts of Interest
Commissioner White stated that she would recuse herself from the discussion regarding planning file ARC-000130-2025 due to an association with a coworker who drafted a letter of opinion on the proposed development.

3. Receipt of Minutes
a. December 18, 2025, meeting minutes were received and approved unanimously 5-0. Commissioner Connerton made a motion to approve the minutes with the question of whether staff responded to all commissioner questions during December's meeting. Director Hyatt clarified that yes, all questions were answered by staff. Commissioner Jones seconded the motion.

b. January 24, 2026, meeting minutes were received and approved unanimously 5-0. Commissioner Connerton made a motion to approve the minutes, and commissioner Geiman seconded the motion.

4. Comments from citizens for items not appearing on the agenda
No public comment was offered.

5. New Items
a. Planning File SUP-000131-2025 Special Use Permit Childcare, 515 Flat Tops Drive
Senior Planner Emery Ellingson presented planning file SUP-000131-2025, with staff's recommendation for approval with the conditions outlined on page eight and nine of their report.

Commissioner questions, comments, and staff responses included the following: Commissioners brought up questions and concerns about lighting, streets, and the adequacy of the traffic study used. Staff answered all questions and concerns.

Dustin Robertson and Kelly Beal Co-Owners of Honey Tree preschool made a presentation to commission on the proposed use of the space.

- Commissioners asked questions about how long the timeline would take from approval to opening, operational hours, and what pick-up and drop-off of kids would look like at this location. Dustin Robertson and Kelly Beal answered all commissioners' questions.

Commissioner White opened the item to public comments. No members of the public presented. Commissioner White closed the item to public comment.

Commissioner Connerton made a motion to approve SUP-000131-2025 with staff findings 1-6 and conditions 1-7 stated in the staff report. Commissioner Geiman seconded the motion. The motion passed unanimously 5-0.

Commissioner White left the meeting for the evening and did not return. Commissioner Connerton stepped in as Chair.

b. Planning File ARC-000130-2025, Minor Site and Architectural Plan and Design Variances, 210 8th Street

Senior Planner Emery Ellingson presented planning file ARC-000130-2025, a minor site and architectural plan review and design variances proposed for 210 8th Street, outlining staff's recommendation for approval with the findings and conditions listed in the staff report.

Commissioner questions, comments, and staff responses included the following:

- Commissioners brought up questions and concerns about the currently adopted code, glazing, parking, and building egress during an emergency. Staff answered all questions and concerns.

Candace, Ralph, and Alex Whipple along with Kurt Carruth made a presentation to council on the proposed development on 210 8th Street.

- Commissioners brought up questions and concerns about fire rating, lot lines, use of commercial space on the first level, materials used in construction, parking, and access to the alley and 8th street during construction. Candace, Ralph, and Alex Whipple along with Kurt Carruth answered all questions and concerns.

Commissioner Connerton opened the item to public comments which included the following remarks;

- Cliff Haycock brought up concerns about disruption to their neighboring businesses during construction.
    - Cliff Haycock disagreed with the location and size of the proposed development.
    - Cliff Haycock also brought up concerns about:
        - Accumulation of snow and moisture between the two adjacent buildings
        - Lack of adequate parking for his business from this development and previous developments

- Shannon Pelland clarified that the parking spots for guests would be leased from the Hotel Maxwell Anderson and not part of the proposed site.
- William Barnes brought up questions about the windows between the two lot lines.
    - Kurt Carruth clarified that windows would be on the side between the two buildings where space allowed due to the angle and separation between the two buildings.

Commissioner Connerton closed the item to public comment.

Commissioner Houghton made a motion to approve planning file ARC-000130-2025 with staff findings and conditions listed in the staff report. Commissioner Jones seconded the motion. The motion passed unanimously 4-0 with Commissioner White not present.

Commissioner Houghton made a motion to approve design variances 1-9 for planning file VAR-000019-2026 with staff findings and conditions listed in the staff report. Commissioner Geiman seconded the motion. The motion passed unanimously 4-0 with Commissioner White not present.

c. Work Session Regarding Section 070.040.050 - Landscaping, Screening, and Fencing
This item was moved to the next regular meeting based on unanimous decision.

6. Commissioner Comments

- Commissioner Geiman brought up concerns about advertising on City Council meetings posted to YouTube.
- Commissioner Houghton brought up concerns on why work sessions are not typically recorded.
    - Staff answered all questions and concerns.

7. Director Comments

- Community Development Director Trent Hyatt thanked the commissioners for their flexibility at tonight's meeting.
- Community Development Director Trent Hyatt discussed future agenda items:
    - Lighting and staff recommendations for changes.
    - Landscaping applicability and changes necessary per the Colorado Wildfire Resiliency Code.
- Community Development Director Trent Hyatt discussed that there were no major developments currently in the works.
- Community Development Director Trent Hyatt discussed staffing changes.
    - Promotion of Senior Planner Watkins Fulk-Gray to Housing Development Manager along with his Senior Planner role.
    - Community Development Technician Joel Asplund and his role in assisting with meetings.

8. Adjournment
Meeting adjourned at 8:10PM.

City Council
STAFF REPORT
City of Glenwood Springs
April 2, 2026

Agenda Item: Employer-Based Rental Assistance Program

Action Requested: Consideration of extending the Employer-Based Rental Assistance program beyond the initial one-year pilot stage.

Department: Economic and Community Development

Presented By: Watkins Fulk-Gray

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

Background Info: The Employer-Based Rental Assistance Program (EBRAP) was approved as a one-year pilot program on November 21, 2024, and began in April 2025. The EBRAP is a rental subsidy program administered by the City in partnership with local employers. More specifically, a 50/50 split rental subsidy is provided to qualified employees who live in Glenwood in order to cover housing costs in excess of 30% of their monthly gross income. During the program's adoption, there was robust debate regarding operating guidelines, including the limit of one employee per participating business and whether or not to focus only on small businesses. Staff developed rules for eligibility and the application process, which are included as an attachment.

A total of six employers (and six employees) have participated in the program in its first year, with four participating after March 2026. The average household income of all participants is 91% AMI and the average monthly subsidy paid by the City was $386, which was matched by the employers. The average amount of gross monthly income participants spent on housing costs before the program was 40%. The EBRAP covers those expenses above 30%.

Issues: WHFAB requests that City Council allows the program to continue without any changes at this time. WHFAB has discussed changes such as recommending the City share of rental subsidy be increased, increasing the allowed number of employees per business, reducing the minimum one-year requirement of employment before employee eligibility, and opening the program to disabled and retired people. However, WHFAB does not recommend any changes at this time.

A total of $16,403 was provided for the Employer-Based Rental Assistance Program in 2025, which is much less than the $125,000 budgeted. If Council elects to make the program permanent, it will be easier to recruit more participating businesses.

One inefficiency with the program is a related taxation issue. Currently, the City sends checks to participating businesses for the City's share of the rental subsidy and the employer contributes that money, plus their share of the subsidy, as part of the employee's paychecks. Unfortunately, this means that the money is being taxed twice--the City's contribution to the employer and the employer's contribution to the employee. Staff is exploring alternatives to this process that would make the money go further and incentivize more employers to participate.

Fiscal Impact: The WHF is projected to have a balance of approximately $969,096 at the end of 2026, which includes expenditures of $250,000 for the Employer-Based Rental Assistance Program.

Legal Review: N/A

Staff Recommendation: Staff recommends approving the program on a permanent basis, in accordance with WHFAB's recommendation on February 10th.

Employer-Based Rental Assistance Pilot Program

Watkins Fulk-Gray
Housing Development Manager & Senior Planner

April 2, 2026

Purpose and Goals

- Reduce employee turnover at local businesses and fill vacancies
- Minimize commute times/distance travelled to jobs in Glenwood
- Reduce share of cost-burdened renters from a baseline of 44% of total renter households

Glenwood Springs Snapshot

Glenwood Springs Strategic Housing Plan Needs Assessment:

Cost burdened households:

44% of renters are cost-burdened

24% of owners are cost-burdened

Vacant jobs by AMI in Glenwood Springs, 2023

AMI Category	Vacant Jobs
Under 30%	90
30%-60%	482
60%-80%	213
80%-100%	124
100%-120%	39

Fast food & counter workers, laundry and dry-cleaning workers, teaching assistants, veterinary assistants, cashiers, amusement and recreation attendants, home health and personal care aides

Dietitians and nutritionists, graphic designers, construction and building inspectors, police and sheriff patrol officers, chefs and head cooks, loan officers

Key Program Guidelines

- Businesses must be in good standing with COGS
- 1-year contracts with employers
- Available for workers making less than 120% AMI
- Thorough documentation requirements with applications
- COGS not a party to leases and does not interact with landlords
- Employers provide paystubs as proof of participation

Year in Review

- 6 total participants, 4 current participants
  - 1 participant bought a house and exited program
  - 1 participant moved out of area to be closer to family
  - Participating businesses span variety of occupations
- Total funds spent in 2025 - $16,403
- Average monthly subsidy: $386 (City payment)
- Average cost burden of participants pre-subsidy: 40%
- Average AMI of sponsored employees: 91% AMI
- Reluctant to advertise program as April approached

Year in Review

- Feedback from participating employers:
  - May be worthwhile to offer smaller subsidies but spread to more people
  - Program is helpful but uncertain if the program alone is the reason for employee retention
  - Anything that helps keep people in Glenwood is a win

Staff Recommendation

Approve the Employer-Based Rental Assistance Program as a permanent program.

Revenue

		2025	2026	2027
	Projected	$1,700,000	$1,700,000	$1,700,000
	Carryover	$1,442,981	-	-
	Actual	-	-	-
Total Revenue	**Actual + Carryover**	$1,442,981		
	Projected + Carryover	$3,142,981	$1,700,000	$1,700,000

Expenses

Projects	Habitat Project	$0	$0	$0
	Canyon Vista	$785,000	$785,000	$0
Grants	Down Payment Assistance*	$0	$0	$0
Personnel	Housing Manager**	$75,000	$0	$0
Programs	Rental Assistance Program	$19,703	$0	$0
	Total Costs	$1,060,000	$1,135,000	$400,000

Remaining Funds

Actual + Carryover	$382,981	-	-
Projected + Carryover	$2,082,981	$565,000	$1,300,000

PROGRAM TERMS AND CONDITIONS

Employers and employees are required to understand and agree to the following terms prior to joining the program:

1. *City Obligations*
    a. *Funding period.* Program funding is available for a maximum of 365 days. The City is not party to any lease or rental agreement and is not responsible for rental assistance beyond the final day of the pilot period, regardless of lease/rental agreement requirements.

    b. *Audits.* The Housing Development Manager may require periodic audits from sponsoring employers to ensure compliance with program requirements. This audit may include but is not limited to monthly statements showing timely transfer of funds to participating employees, or recent paystubs. Information shall be provided within ten business days after notification that an audit has been requested, unless the Housing Director extends this time period for good cause shown.

2. *Employer Obligations*
    a. *Compliance and reporting.* Sponsoring employers are responsible for ensuring ongoing employee compliance and timely reporting to the City as necessary. Failure to meet program regulations in good faith may result in suspension or termination from the program in current and future years.

    b. *Rental Support Obligations.* Sponsoring employers shall meet rental support obligations for the duration of the program. Rental support payments shall be remitted to participating employees before the first of each month.
        1. Employers shall keep a record of timestamped monthly payments/transfers and may be required to provide such information in the event of an audit from the Housing Development Manager.

    c. *Employee separation, termination, or change in full-time employment status.* In the event that a participating employee is terminated, resigns, or is no longer employed on a full-time basis, the sponsoring employer shall notify the Housing Development Manager within ten business days or before the next rental assistance payment is remitted by the City (whichever is sooner). Rental assistance to the employee shall conclude for the duration of the pilot program.
        1. Any excess rental assistance paid out by the City shall be returned to the City within ten business business days from when the employee loses funding eligibility.

    d. *New Lease Agreement*
    In the event that a participating employee enters into a new lease while participating, the employer shall provide a copy of the lease agreement to the Housing Development Manager within ten business days from when the lease was signed.

1. If the participating employee lives with new people upon renewing or signing a new lease, re-verification of household income is required. This requirement can be met in one of two ways:
    - Provide copies of the three previous paystubs for each working member of a household (including individuals who do not work for a sponsoring employer); or,
    - Provide a copy of the documentation used to verify household income when applying for a rental unit.

3. *Employee Obligations:*
    a. *Initial participation in the program.* An employee currently renting may participate in the rental assistance program under the terms of their existing lease agreement or may sign a new lease agreement upon acceptance into the rental assistance program.

    b. *Signing a new lease while participating.* In the event that a lease expires or is broken before the rental assistance pilot program terminates, a qualified employee may renew/enter into a new lease/rental agreement and continue participating/benefiting from the rental assistance program until the end of the pilot period, subject to the following conditions:

        1. Any net increase in monthly rental/housing costs shall be borne by the qualified employee or participating employer. The City is not responsible for covering additional expenses beyond its original agreement.

        2. The participating employee shall notify the sponsoring employer that a new lease has been signed and shall provide a copy of the lease agreement to the employer.

        3. If the participating employee lives with new people, reverification of household income is required and shall be provided to the sponsoring employer. This requirement can be met in one of two ways:

            - Provide copies of the three previous paystubs for each working member of a household (including individuals who do not work for a sponsoring employer); or,
            - Provide a copy of the documentation used to verify household income when applying for a rental unit.

    c. *Life-safety requirements*
    Participating employees are responsible for finding/securing housing that meets basic life safety requirements and satisfies personal needs such as ADA accessibility. The City of Glenwood Springs bears no responsibility for the condition, safety, accessibility, or any other physical component of housing occupied by a participating employee.

    d. *Third party agreements*
    Participating employees are responsible for complying with bylaws, covenants, rental agreements, HOA regulations and any other applicable

controlling documents. The City of Glenwood Springs is not party to any agreements between participating employees, landlords, property managers, neighbors, or HOAs and shall not provide counsel or legal representation in any conflict or dispute that may arise.

DEFINITIONS

1. *Local Employer:* A business with a physical, permanent location in Glenwood Springs City limits that has an active business license on file with the City of Glenwood Springs (if required pursuant to City of Glenwood Springs Finance), and that regularly conducts business within City limits.
2. *Local Employee:* An individual who works for a local employer for a minimum average of 32 hours per week and who resides (or will reside upon joining the program) within City limits.
3. *Household:* A single person or a group of people who live together, regardless of their marital status, sexual orientation, or gender identity. A household may consist of a family or unrelated individuals (i.e., roommates).
4. *Cost-burdened:* A household that spends more than 30 percent of its gross income/earnings on rent.

Max Rental Support Payout Schedule									
Household AMI		**≤ 40%**	**≤ 50%**	**≤ 60%**	**≤ 70%**	**≤ 80%**	**≤ 90%**	**≤ 100%**	**≤ 110%**	**≤ 120%**
Household Size	**1 Person**	$1,170	$1,053	$936	$819	$702	$585	$468	$351	$234
	2 Person	$1,537	$1,383	$1,229	$1,075	$922	$768	$614	$461	$307
	3 Person	$2,166	$1,949	$1,732	$1,516	$1,299	$1,083	$866	$649	$433
	4 Person	$2,438	$2,194	$1,950	$1,706	$1,462	$1,219	$975	$731	$487

*Maximum rental support for households with more than four people is calculated by adding 15 percent for each additional person. For example, the maximum rental support for a five-person household is 1.15 times the four-person household, and the maximum rental support for a six-person household is 1.30 times the four-person household.

Example Scenario 1:
A two-person household earns $55 thousand per year, which falls between 60 – 70 percent AMI. They spend $2,000 per month on rent or ($24 thousand/year) which is 43 percent of their gross annual income. The goal is to pay 30 percent of household income on rent.

30% of $55,000 = $16,500
$24,000 - $16,500 = $7,500
$7,500 / 12 = $625

The household is eligible for $625 in assistance per month, half of which is paid by the City and half of which is paid by the employer.

Income Limits Per CHFA					
AMI	**1 Person**	**2 Person**	**3 Person**	**4 Person**	**5 Person**
30%	$21,510	$24,600	$27,660	$30,720	$33,180
40%	$28,680	$32,800	$36,880	$40,960	$44,240
50%	$35,850	$41,000	$46,100	$51,200	$55,300
60%	$43,020	$49,200	$55,320	$61,440	$66,360
70%	$50,190	$57,400	$64,540	$71,680	$77,420
80%	$57,360	$65,600	$73,760	$81,920	$88,480
90%	$64,530	$73,800	$82,980	$92,160	$99,540
100%	$71,700	$82,000	$92,200	$102,400	$110,600
110%	$78,870	$90,200	$101,420	$112,640	$121,660
120%	$86,040	$98,400	$110,640	$122,880	$132,720

Note: The tables identified in Exhibit A are subject to changes of a technical nature which may be approved administratively as needed.

Example Scenario 2:
The same two-person household spends $3,000 per month on rent ($36 thousand/year) which is 65 percent of their gross annual income.

30% of $55,000 = $16,500
$36,000 - $16,500 = $19,500
$19,500 / 12 = $1,625

An additional $1,625/month is needed so no more than 30 percent of household income is spent on rent. However, the payout schedule prescribes a maximum monthly payout of $1,075 for a two-person household earning between 60-70% AMI. The household is therefore eligible for $1,075 in assistance per month, half of which is paid by the City and half of which is paid by the employer.

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Agenda Item: Continued Discussion of Employee Housing Possibility at the Residences on Grand

Action Requested: NA

Department: City Administration

Presented By: Yvette Gustad

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Staff has been in talks with a local developer to enter into a master lease agreement for 15 rental units. There is one 1 bedroom and one 2 bedroom available. The rest are a variety of studio footprints.

Issues: Forecasting immediate demand for these units from employees of the City of Glenwood Springs is difficult. The program is only in concept right now and the earliest an employee could be impacted is still a month away. What we do know is that we are behind many of our peers in providing some type of temporary workforce housing. We know that is a valuable recruitment tool and that we have $500,000 set aside in a reserve fund specifically for employee housing. The landlord understands the City's difficulty in making a commitment and has been trying to help us reduce our risk. They have agreed to a one-year lease with a 90-day cancellation clause, to let us house employees of other organizations in these units and to use their channels to make these units available to other users in the event we are unable to reach target capacity.

Fiscal Impact: The cost to the City for a one year master lease is around $350,000 from a Workforce Housing reserve in the General Fund. The amount of rent offsetting this cost is unknown at this time.

Legal Review: Legal has drafted the lease and license agreement, and reviewed the initial policy document.

Staff Recommendation: Staff is supportive of entering this agreement for one year with a 90-day cancellation. We will report progress to Council during the second meeting in May.

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Agenda Item: Council Comments

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:

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Agenda Item: Social Event Announcement

Action Requested: City Council will announce the location of their social event which will take place immediately following the meeting.

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: