TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Wednesday, January 04, 2023 at 7:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

AGENDA APPROVAL

BUSINESS OF THE MONTH

SPECIAL PRESENTATIONS

PUBLIC COMMENT

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to three (3) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

1. December 19, 2022 Town Council Meeting Minutes
2. Resolution Number 2023-01 A Resolution Designating the Public Place for Posting Notices Pursuant to C.R.S. Section 24-6-402(2)(c)
3. Resolution 2023-02 Adopting the 2023 Three Mile Plan
4. Resolution 2023-03 Appointing a Member to the Planning & Zoning Commission
5. Johnstown 2023 - 2032 Capital Improvement Plan
6. List of Bills - December 2022

TOWN MANAGER REPORT

TOWN ATTORNEY REPORT

OLD BUSINESS

NEW BUSINESS

7. Second Amendment To Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Annexations and School Site Dedication or Payments In Lieu For School Site Purposes

PUBLIC HEARING

8. Ordinance 2023-238 Approving the North Ridge P.U.D. Outline Development Plan Amendment No. 1

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

INFORMATIONAL ITEMS

9. Informational Items

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act, and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at (970) 587-4664 no later than 48 hours before the meeting in order to request such assistance.

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, December 19, 2022 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Gary Lebsack called the meeting to order at 7:00 p.m. and led the Pledge of Allegiance.

Pledge of Allegiance

ROLL CALL

Present:
Mayor Lebsack
Councilmember Berg
Councilmember Dominguez
Councilmember Mellon
Councilmember Molinar
Councilmember Young

Absent:

Councilmember Morris

AGENDA APPROVAL

Councilmember Berg moved to approve the agenda.

Councilmember Young provided the second and the agenda was approved.

SPECIAL PRESENTATIONS

Mayor Lebsack welcomed the Dance Team and Football Team of Roosevelt High School and presented proclamations for Night of Champions.

1. Roosevelt High - Night of Champions

PUBLIC COMMENT

Jim Hatfield asked for clarification for Great Western Railroad activity.

CONSENT AGENDA

Councilmember Mellon moved to approve the consent agenda.

Councilmember Molinar provided the second and the consent agenda was approved.

2. December 5, 2022 Town Council Meeting Minutes
3. December 12, 2022 Special Meeting Minutes

4. Amend Owners Representative Agreement Between the Town of Johnstown and BlueWater Engineering Ltd. for Professional Services Related to the Water Treatment Plant Expansion

5. November 2022 Financial Statements

TOWN MANAGER REPORT

Matt LeCerf, Town Manager, presented this report. Council asked for detail on the Charlotte Street project to be included.

6. Town Manager's Report

TOWN ATTORNEY REPORT

There was no report from the Town Attorney.

OLD BUSINESS

There was no Old Business on the agenda.

NEW BUSINESS

7. Resolution 2022-52: A Resolution Accepting Conveyance of Real Property Situated in the Southwest Quarter of Section 9, Township 4 North, Range 67 West Of The 6th P.M., Town of Johnstown, County of Weld, State of Colorado, Consisting of Approximately 61.966 Acres, from Post Modern Development, LLC to the Town of Johnstown

Mr. LeCerf noted this would allow Council to accept Johnstown Farms Phase 2. The property owner would like to donate the land to the Town, for possibly building a regional park, trails or other recreational amenities. Staff's recommendation would be to accept this item as a donation.

Council inquired of water, future development and what would be done with the land in the interim.

Councilmember Berg moved to approve Resolution 2022-52 accepting donation of the property from Post Modern Development, LLC to the Town of Johnstown consisting of approximately 61.966 acres.

Councilmember Young seconded and the motion passed unanimously.

8. Contract Award with L4 Environmental for Construction of the Little Thompson River Trail

Troy White, Public Works Director, noted the location and history of this project. This project is budgeted and part of a federal project for 2023.

Councilmember Mellon move to approve the contract with L4 Environmental in the amount of $679,376.29 and authorize the Town Manager to sign and award the final contract.

Councilmember Young seconded and the motion passed.

PUBLIC HEARING

9. Second Amendment To Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Annexations and School Site Dedication or Payments In Lieu For School Site Purposes

Mayor Lebsack opened the public hearing.

Karen Trusler, Superintendent of Schools and Michael Everest, Chief Financial Officer, from Weld RE-5J presented this item to Council. Mr. Everest reviewed proposed Cash in Lieu rate comparisons.

Mayor Lebsack opened the public hearing for comment in favor of this item.

Jim Hatfield asked for clarification regarding cash in lieu.

Mayor Lebsack opened the public hearing for comment of those opposed to this item, to which there was none.

Mayor Lebsack closed the public hearing and noted there was not action being taken on this item.

COUNCIL REPORTS AND COMMENTS

Councilmember Dominguez extended holiday wishes.

Councilmember Young extended holiday wishes.

Councilmember Berg extended thanks for the Wreaths Across America event.

MAYOR'S COMMENTS

Mayor Lebsack extended holiday wishes.

MAYOR'S COMMENTS

Informational items were included in the packet.

10. Informational Items

ADJOURN

Mayor Lebsack adjourned the December 19, 2022 Town Council Meeting at 7:34 p.m.

Gary Lebsack, Mayor

_____

Hannah Hill, Town Clerk

_____

Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: January 4, 2023

SUBJECT: Resolution Number 2023-01 A Resolution Designating the Public Place for Posting Notices Pursuant to C.R.S. Section 24-6-402(2)(c)

ACTION PROPOSED: Consider Resolution No. 2023-01

ATTACHMENTS: 1. Resolution 2023-01

PRESENTED BY: Hannah Hill, Town Clerk

AGENDA ITEM DESCRIPTION: Colorado Revised Statutes (C.R.S) 24-6-402(c) (Meetings-Open to Public) states in part: Any meeting at which the adoption of any proposed policy, position, resolution, regulation or formal action occurs or at which a majority or quorum of the body is in attendance, or is expected to be in attendance, shall be held only after full and timely notice to the public. In addition to any other means of full and timely notice, a local public body shall be deemed to have given full and timely notice if the notice of the meeting is posted in a designated public place within the boundaries of the local public body no less than twenty-four hours prior to holding the meeting. The public place for posting such notice shall be designated annually at the local public body's first regular meeting of each calendar year. The Town website at Johnstown.colorado.gov and the Town Hall has been designated for posting notices.

LEGAL ADVICE:

The resolution was drafted by the Town Attorney.

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve Resolution No. 2023-01 designating the Public Place for Posting Notices.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-01

RESOLUTION DESIGNATING THE PUBLIC PLACES FOR POSTING NOTICES PURSUANT TO C.R.S. § 24-6-402(2)(c)

WHEREAS, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Section 24-6-402(2)(c), C.R.S., requires that the Town Council annually, at its first regular meeting of the calendar year, designate the public places for posting notices of meetings; and

WHEREAS, Section 24-6-402(2)(c), C.R.S., further requires that the notices be published at least twenty-four (24) hours prior to a meeting; and

WHEREAS, consistent with state law, the Town Council hereby desires to designate the Town's website and Town Hall as the location to post notices of Town Council meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT the following public places are designated for posting notices of Town Council meetings:

1. The Town's website: johnstown.colorado.gov; and
2. Town Hall: 450 S. Parish Avenue, Johnstown, CO 80534.

PASSED, SIGNED, APPROVED, AND ADOPTED this ___ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____
Hannah Hill, Town Clerk

By:_____
Gary Lebsack, Mayor

Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: January 4, 2023

SUBJECT: Resolution 2023-02 Adopting the 2023 Three Mile Plan

ACTION PROPOSED: Consideration of Resolution 2023-02 Updating and Adopting the 2023 Three Mile Plan

ATTACHMENTS:
1. Resolution 2023-02
2. 2023 Three Mile Plan & Future Land Use Plan

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

Colorado Revised Statutes require an annual approval of a municipal Three Mile Plan, for the purposes of evaluating and considering annexations. Johnstown's 2023 Three Mile Plan is a simple description that references the current Johnstown Area Comprehensive Plan and other Town plans as providing that policy guidance.

LEGAL ADVICE:

The Town Attorney drafted the Resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Resolution No. 2023-02 designating the Public Place for Posting Notices.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-02

ADOPTING THE 2023 THREE MILE PLAN

WHEREAS, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Section 31-12-105(1)(e), C.R.S., provides that, for purposes of annexation, each municipality shall prepare a plan for the geographic area within three miles in any direction from the municipality's borders generally describing the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area ("Three-Mile Plan"); and

WHEREAS, to comply with the statutory directive, the Town Council desires to adopt the 2023 Three-Mile Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT the 2023 Three-Mile Plan, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved and adopted.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ___ day of January, 202__.

ATTEST:

By:_____
Hannah Hill, Town Clerk

TOWN OF JOHNSTOWN, COLORADO

By:_____
Gary Lebsack, Mayor

Johnstown Statutory Three Mile Plan – 2023 Update

Introduction

This document constitutes the Three-Mile Plan ("Plan") for the unincorporated area three miles in width around the current Town Limits of the Town of Johnstown ("Town") as cited in Section 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.). Plans referenced in the Town of Johnstown Three-Mile Plan are not attached, but are available in the Town Clerk's Office.

Elements of the Plan

This Three-Mile Plan applies to all unincorporated lands within three miles of the current corporate limits of the Town, except where such lands are incorporated as part of another municipality. The elements of the Town of Johnstown Three-Mile Plan for the unincorporated area within the Johnstown Planning Area are as follows:

Land Use: The *Johnstown Area Comprehensive Plan (2021)* is the primary guiding plan for land use issues and the Town's growth management area. In the event of a conflict between this document and the Johnstown Area Comprehensive Plan (JACP), the JACP takes precedence. Not all area within three miles of current town limits are incorporated into the JACP or anticipated for future annexation into Johnstown, see the *attached* Future Land Use Plan for the extents of the current anticipated Growth Management Area (GMA).

Streets: Refer to the Johnstown Transportation Master Plan.

Subways: No subways exist or are planned for this area.

Bridges: No bridges other than roadway overpass bridges exist or are planned for this area.

Waterways: No changes are proposed.

Waterfronts: No major waterfronts are known to exist.

Parkways, playgrounds, squares, and parks and open space: Refer to the Johnstown/Milliken Parks Recreation Trails and Open Space Plan.

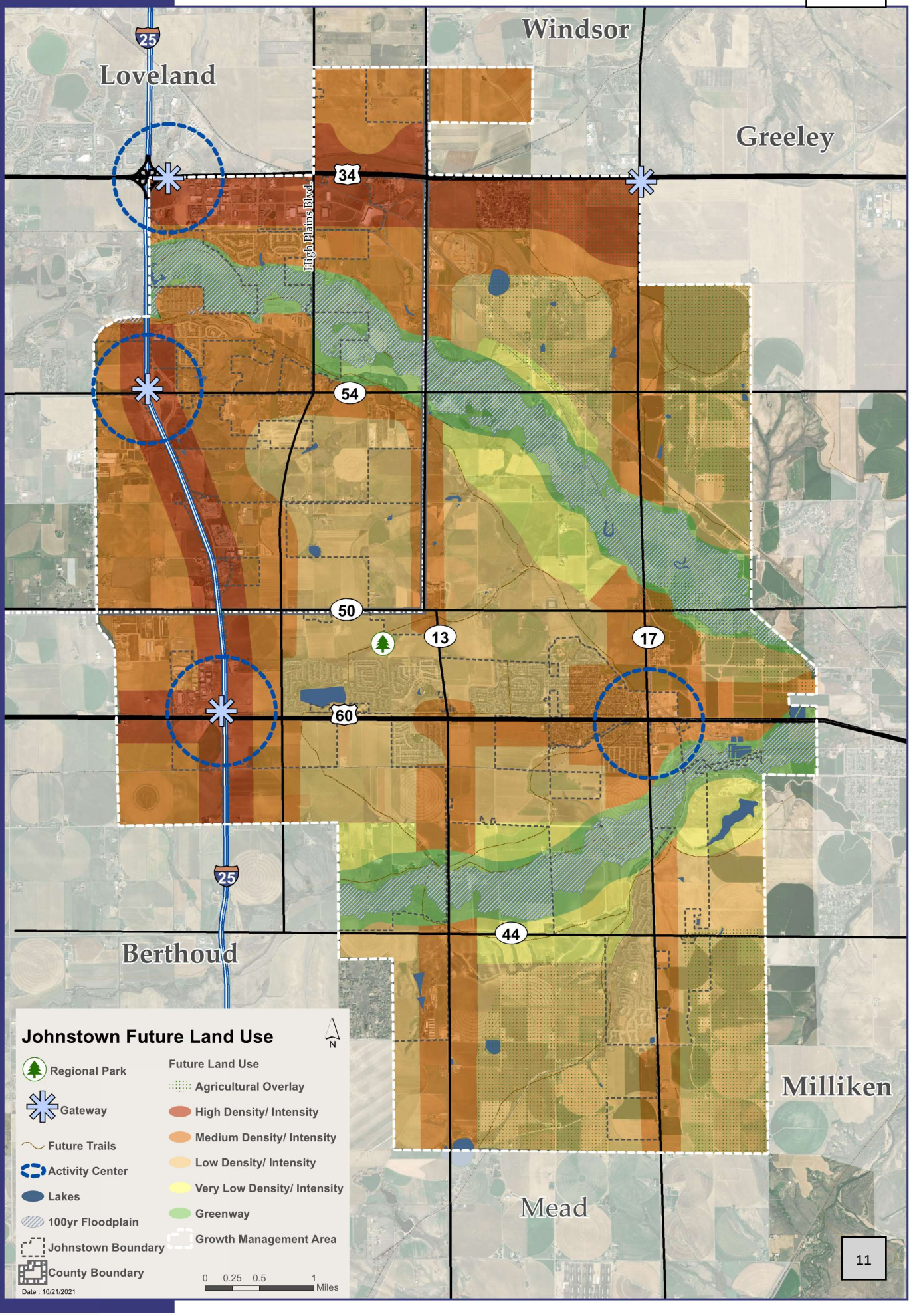
Aviation fields: At present, no public aviation fields are known to exist or are planned within the area of this plan.

Other public ways, grounds, and open spaces: Refer to the Johnstown/Milliken Parks Recreation Trails and Open Space Master Plan.

Public Utilities & Terminals for water, light, sanitation, transportation and power, provided by the municipality: Refer to the Johnstown Area Comprehensive Plan, Water Master Plan, Stormwater Master Plan, and Wastewater Master Plan. Transportation is addressed in the Johnstown Transportation Master Plan. The Town does not provide the other services.

MAP 7. FUTURE LAND USE MAP

(Source: Logan Si 21)



Town of Johnstown

TOWN COUNCIL CONSENT AGENDA COMMUNICATION

AGENDA DATE: January 4, 2023

SUBJECT: Resolution 2023-03 Appointment of Jim Hatfield to the Johnstown Planning & Zoning Commission

ATTACHMENTS:
1. Resolution 2023-03
2. Jim Hatfield - Town Boards & Commissions Application

PRESENTED BY: Kim Meyer, Director of Planning & Development

AGENDA ITEM DESCRIPTION:
Per Section 2-182 of the Johnstown Municipal Code, the Planning & Zoning Commission (PZC) shall consist of seven residents, appointed by the Town Council.

Upon recent resignation of a commissioner due to a move out of the Town of Johnstown, the Town sought additional candidates for the Commission. Jim Hatfield has consistently expressed interest in serving on the commission and has been interviewed previously as a candidate. On November 30, 2022, at a regular meeting, the Planning & Zoning Commission unanimously recommended Jim Hatfield to the Council for appointment to this Commission. Upon Council appointment and prior to the next meeting of the commission, Mr. Hatfield will be sworn into the position by the Town Clerk.

LEGAL ADVICE:

N/A

FINANCIAL ADVICE:

N/A

RECOMMENDED ACTION: Approve Resolution 2023-03, Appointing Jim Hatfield to the Johnstown Planning & Zoning Commission.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2023-03

RESOLUTION APPOINTING A MEMBER TO THE PLANNING AND ZONING COMMISSION

WHEREAS, the Town of Johnstown, Colorado (the "Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Section 2-182 of the Johnstown Municipal Code provides that the Planning and Zoning Commission shall consist of seven (7) members who shall be appointed by the Town Council; and

WHEREAS, there is a vacancy on the Planning and Zoning Commission; and

WHEREAS, the Town's Planning & Zoning Commission has considered a candidate and recommends that the Town Council appoint Jim Hatfield to the Planning and Zoning Commission; and

WHEREAS, after due consideration, the Town Council desires to appoint such person to the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

1. Jim Hatfield is appointed to service as a member of the Planning and Zoning Commission.

2. Jim Hatfield's term of office shall be as provided in the Johnstown Municipal Code.

PASSED, SIGNED, APPROVED, AND ADOPTED this ___ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Hannah Hill, Town Clerk Gary Lebsack, Mayor

Town of Johnstown

ADVISORY COMMITTEE, BOARD OR COMMISSION APPLICATION

I REQUEST APPOINTMENT TO (Circle one)

Cemetery Committee Housing Authority Planning and Zoning Commission

FIRST AND LAST NAME: JAMES (Jim) HATFIELD

EMAIL ADDRESS:

RESIDENCE ADDRESS (Street, City, State, Zip)

345 Hickory Lane, Johnstown, CO 80534

MAILING ADDRESS - if different than above (Street, City, State, Zip)

same

HOW LONG HAVE YOU LIVED IN JOHNSTOWN? 15 yrs (2006)

OCCUPATION & EMPLOYER:

~~Sr~~ Firmware Engineer, Standards Engineer – Seagate Technology Longmont, CO

VOLUNTEER AND/OR WORK EXPERIENCE:

Work: Software/Firmware engineer (45 yrs), chair & write international standards for computer security and storage (Hard Drives).

Volunteer: tutoring, mentoring, 4H leader in JT for 1-2 yrs, HOA for Clearview (President, for 13 yrs); Run an annual MATHCOUNTS competition for grades 6-8, JT Cemetery Committee, attend JT Council meetings when I can.

Continue to next page for questionnaire.

1. Are you presently serving on Town Council or on an appointed committee, board or commission? If so, which one(s)?

Yes - Cemetery Committee (meets as needed). I helped to revise the policies and rules in 2020-2021

2. Why do you wish to be appointed?

I want to contribute to JT in a meaningful way. I've lived in JT for 15 years, and want to give back.

3. List any abilities, skills, or interests which are applicable to the position for which you are applying:

Decades of experience with standards committees (leader, participant, long meetings, reviewing large documents). I ask questions that nobody thought of before, I can offer a fresh perspective.

4. Are you committed to attending meetings? Yes!

5. Are you committed to serving an entire term? Yes!

6. Please specify any activities which might create a serious conflict of interest if you should be appointed to a particular board, commission or committee.

Occasional travel for work

7. Although you are not required to have extensive knowledge or experience related to the board, commission or committee, please list any licenses, certificates or other specialized training applicable to the board, commission or committee for which you are applying.

I am highly skilled at reviewing large documents, correlating with laws and standards, participating in committees

8. Additional information or references you believe may be helpful in considering your application.

9. If you are not appointed at this time, are you interested in serving in the future?

(Circle one) YES NO

10. May we contact you in the future if a vacancy opens?

(Circle one) YES NO

10. What interests you most / least about the position?

I am very interested in what is developing around JT. By the time a proposal gets to the Town Council, it is really too late to comment on or have meaningful impact. I want to be able to participate in community development in a meaningful way. The PZC is the best place to do that, without being a town employee.

11. What do you like most / least about the Town of Johnstown?

most: It's still small. I fled from Westminster and Broomfield when the mega-shopping centers and traffic got bad.

least: Discussions and decisions appear to be made behind closed doors, and the Town Council mainly rubber-stamps those decisions.

12. What would you like to see the Town accomplish in the next two (2) years?

work with CDOT on several projects (I25/ccbo, Isat at co60/Carlson), work towards better interconnection between our neighborhoods, work towards better connection to public transit.

13. What is your philosophy on growth?

- Don't impede growth, but don't make it #1 priority
- encourage development, especially for small business
- expand the tax base to pay for infrastructure projects
- minimize local traffic impacts in growth areas

14. What changes would you like to see occur in the Town of Johnstown?

more vital downtown retail near YMCA, make JT a destination & entertainment, unite the Far-Flung parts of JT. Maybe some sort of within JT transportation network? Better broadband.

while I love Hays Market, residents have been asking for a long time. 2534 and TRR are in a food desert.

15. Why should you be appointed?

I have a fresh perspective, and ask new types of questions.
I am willing and able to serve the town I live in.

I have a deep calling to give back to my community

Signature _____ Date APRIL 30, 2021

Please complete this form in its entirety using the space provided and return to the Town Clerk by emailing a scanned copy to dseele@townofjohnstown.com or by dropping it off at Town Hall (450 S. Parish Ave, Johnstown, CO 80534). With questions, please call 970-587-4664.

Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: January 4, 2023

SUBJECT: 2023 – 2032 Capital Improvement Plan

ACTION PROPOSED: Consider Approval of the 10-Year Capital Improvement Plan

ATTACHMENTS: 1. Capital Improvement Plan 2023 to 2032

PRESENTED BY: Devon McCarty, Interim Finance Director

AGENDA ITEM DESCRIPTION:

A capital improvement plan (CIP) is a community planning and fiscal management tool used to coordinate the location, timing and funding of capital improvements over a multi-year period. The goal of the CIP is to create a logical, data-driven, comprehensive, integrated and transparent capital investment strategy that addresses infrastructure needs, reflects community values, supports Town operations, programs and services and exemplifies financial and environmental best practices. By providing funding for strategic investments at a given time and location, the CIP helps ensure that development occurs consistent with a community's plans and visions.

The development of the Town of Johnstown CIP plays an important role in the Town's budget process. The upcoming year(s) of the CIP provides guidelines for near-term capital needs that were considered when building the Town's 2023 Capital Budget. The Town of Johnstown's CIP is a ten-year plan that attempts to identify the needs of the community and indicates where the funding will need to originate during that ten-year period. In general, only projects/items that cost more than $5,000 and have a useful life in excess of three years are included in the Town's CIP. Capital improvements refer to major, non-recurring physical expenditures such as land, buildings, public infrastructure, equipment and vehicles. The CIP is reviewed and updated on an annual basis and was presented to Council during the budget process. The current year CIP mirrors the capital projects approved in the FY2023 budget.

The CIP was developed with input from each department and their respective teammates within each department. We believe this document represents the needs of the organization for the

benefit of the community. It is important to keep in mind that this is a living document as priorities and conditions can change from time to time based on realized weaknesses, opportunities, and unforeseen natural disasters to Town infrastructure.

LEGAL ADVICE:

Not Applicable

FINANCIAL ADVICE:

The CIP reflects long-term financial priorities of the Town related to capital projects.

RECCOMMENDED ACTION: Approve the Johnstown 2023 – 2032 Capital Improvement Plan as presented.

SUGGESTED MOTIONS:

For Approval
I move to approve the Johnstown 2023 – 2032 Capital Improvement Plan as presented.

For Denial
I move we deny the Johnstown 2023 – 2032 Capital Improvement Plan as presented.

Reviewed and Approved for Presentation,

Town Manager

Town of Johnstown, Colorado

2023 - 2032 Capital Improvement Plan - by Fund

Capital Request	Category	Fund	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	Total
Downtown Branding & Wayfinding- carryover FY22	Enhancement	General	55,000	60,000	70,000	500,000							685,000
Networks & IT	Maintenance	General	20,000	20,000	70,000	20,000	20,000	20,000	75,000	25,000	25,000	55,000	350,000
Town Hall Vehicle	Equipment	General				32,000				34,000			66,000
Financial software	Enhancement	General						150,000					150,000
Comp Plan updates	Planning	General			60,000					60,000			120,000
Land Use Code audit and revisions	Planning	General					50,000					80,000	130,000
Housing Needs Assessment & Strategy Plan	Planning	General			80,000					40,000			120,000
Sign Code Design - Corridor Plans	Planning	General		60,000									60,000
Police vehicles - 8 cars per year	Equipment	General	600,000	660,000	693,000	727,650	764,033	802,234	842,346	884,463	928,686	975,121	7,877,533
PD expansion	Enhancement	General	450,000	4,000,000									4,450,000
Keyless access/Cameras	Enhancement	General		30,000									30,000
Aerial photography	Maintenance	General	25,000			35,000			35,000			40,000	135,000
Church roof replacement	Maintenance	General	25,000										25,000
		General Fund Total	**1,175,000**	**4,830,000**	**973,000**	**1,314,650**	**834,033**	**972,234**	**952,346**	**1,043,463**	**953,686**	**1,150,121**	**14,198,533**
Entryway improvements - I-25	Enhancement	Capital Projects	2,200,000										2,200,000
Downtown Branding & Wayfinding Sign Design/Construction	Enhancement	Capital Projects	300,000										300,000
		Capital Fund Total	**2,500,000**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2,500,000**
Cemetery irrigation	Enhancement	Parks & OS				50,000							50,000
Cemetery expansion	New Infrastructure	Parks & OS		175,000	1,200,000								1,375,000
Columbarium	New Infrastructure	Parks & OS						100,000				100,000	200,000
Equipment - mowers, tanks, etc.	Equipment	Parks & OS	80,000		25,000			25,000		75,000		25,000	230,000
Parks vehicles	Equipment	Parks & OS	45,000		45,000		45,000						135,000
Tree program	Maintenance	Parks & OS	65,000	30,000	30,000	35,000	35,000	40,000	40,000	45,000	45,000	45,000	410,000
Letford Park	New Infrastructure	Parks & OS		1,200,000	1,000,000								2,200,000
Outdoor recreation courts	New Infrastructure	Parks & OS	300,000	100,000		120,000		100,000		100,000			720,000
Playground improvements/replacements	Maintenance	Parks & OS	60,000	120,000		150,000		150,000		150,000		150,000	780,000
Park development	New Infrastructure	Parks & OS	80,000			200,000			250,000			250,000	780,000
Trail development	New Infrastructure	Parks & OS	1,150,000	450,000		500,000		500,000		500,000		500,000	3,600,000
Trail development - Larimer	Land Acquisition	Parks & OS	1,000,000										1,000,000
Parks, Trails, OS Master Plan	Planning	Parks & OS	250,000					100,000				100,000	450,000
		Parks and Open Space Total	**3,030,000**	**2,075,000**	**2,300,000**	**1,055,000**	**80,000**	**1,015,000**	**290,000**	**870,000**	**45,000**	**1,170,000**	**11,930,000**
Streets Maintenance program	Maintenance	Streets	1,100,000	1,200,000	1,200,000	1,300,000	1,300,000	1,400,000	1,400,000	1,500,000	1,600,000	1,600,000	13,600,000
RRX upgrade agreements	Enhancement	Streets	175,000		75,000		80,000		85,000			90,000	505,000
Major construction projects	New Infrastructure	Streets					3,750,000						3,750,000
Bridge maintenance	Maintenance	Streets		150,000	30,000	20,000	25,000	25,000	25,000	25,000	25,000	25,000	350,000
Charlotte construction	Enhancement	Streets					100,000						100,000
LCR3 D&C	Enhancement	Streets		2,500,000	1,000,000		100,000						3,600,000
Alley overlay program	Enhancement	Streets		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	900,000
Curb/gutter/sidewalk replacement	Maintenance	Streets		115,000	115,000	115,000	125,000	125,000	125,000	135,000	135,000	135,000	1,125,000
Parking lot overlays	Maintenance	Streets		150,000			75,000			60,000			285,000
Roller	Equipment	Streets		65,000									65,000
Sweeper	Equipment	Streets						285,000					285,000
Plow Trucks	Equipment	Streets		60,000	175,000	125,000		175,000		125,000		175,000	835,000
Gator	Equipment	Streets	30,000										30,000
Tractor	Equipment	Streets	85,000										85,000
Water truck	Equipment	Streets	150,000										150,000
Streets vehicles	Equipment	Streets	48,000			50,000				55,000			153,000
Variable message boards	Equipment	Streets	40,000										40,000
Crack seal machine	Equipment	Streets	65,000										65,000
Transportation Master Plan Update	Planning	Streets		300,000									300,000
Colorado half-street improvements	Enhancement	Streets	1,500,000										1,500,000
Iron Horse	Enhancement	Streets	150,000										150,000
Design Colo & Hwy 60	Enhancement	Streets	140,000										140,000
Pedestrian bridge	Enhancement	Streets	225,000										225,000

Town of Johnstown, Colorado

2023 - 2032 Capital Improvement Plan - by Fund

Capital Request	Category	Fund	2023 Projected	2024 Projected	2025 Projected	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	Total
Thompson PKWY Redesign	Enhancement	Streets	250,000										250,000
Charlotte St	Enhancement	Streets	4,600,000										4,600,000
SH 60/Carlson Blvd. Traffic Signal	New Infrastructure	Streets	550,000										550,000
		Street and Alley Total	**9,108,000**	**4,640,000**	**2,695,000**	**1,710,000**	**5,655,000**	**2,110,000**	**1,735,000**	**2,000,000**	**1,860,000**	**2,125,000**	**33,638,000**
Water Dist - 4 PRV's	Maintenance	Water	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Valve exerciser	Equipment	Water		20,000									20,000
WTP Pilot project	Planning	Water	261,280										261,280
Raw Water - 24" CIPP Town Lake Lining	Enhancement	Water	550,000										550,000
WTP - 34 Tank Chlorine Injection	Enhancement	Water	350,000										350,000
WTP - Generator Town Lake	Equipment	Water	300,000										300,000
Water Dist - SH60 CWWTP Water Line-	Enhancement	Water	1,000,000										1,000,000
Water Dist - Annual Waterline Replacement	Maintenance	Water	-			100,000	1,000,000	100,000	1,000,000	100,000	1,000,000	100,000	3,400,000
WTP Storage Tanks Rehab	Maintenance	Water										4,000,000	4,000,000
Equip - Crew Vehicles (3/4 Ton Truck)	Equipment	Water		45,000			47,000			49,000			141,000
Equip - 1/3 Vac Truck (Water, Sewer, Storm)	Equipment	Water										300,000	300,000
Water Shares	New Infrastructure	Water	350,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	4,850,000
Water Dist - SH60 Water Line	New Infrastructure	Water	1,000,000										1,000,000
South Tank Construction Carry over	New Infrastructure	Water	850,000										850,000
Equip - Vac Trailer & Valve Exerciser	Equipment	Water									100,000		100,000
Equip - 1/2 - Tandum Dump Truck	Equipment	Water		100,000									100,000
Equip - Fork Lift (WTP)	Equipment	Water			45,000								45,000
Raw Water - Flushing Line to Town Lake	Maintenance	Water		600,000									600,000
Raw Water - Hillsbourough Transmission	Maintenance	Water		300,000									300,000
Water Dist - Bulk Water Fill Station	Maintenance	Water			1,000,000								1,000,000
Water Dist - Master Plan & Model (CIP & Dev Reimb)	Planning	Water			200,000								200,000
Water Tank	New Infrastructure	Water						7,000,000					7,000,000
WTP Exp (D&C)	New Infrastructure	Water	30,000,000	40,000,000	8,390,000					46,800,000			125,190,000
Raw Water - Transmission Line	New Infrastructure	Water	1,750,000	30,000,000	3,275,000								35,025,000
		Water Fund Total	**36,431,280**	**71,585,000**	**13,430,000**	**620,000**	**1,567,000**	**7,620,000**	**1,520,000**	**47,469,000**	**1,620,000**	**4,920,000**	**186,782,280**
Sewer Coll - Sewer Inspection & Cleaning	Maintenance	Sewer	100,000	150,000	150,000	150,000							550,000
Sewer Coll - Central Interceptor Project	New Infrastructure	Sewer	20,000,000	8,450,000									28,450,000
Central Ph 2 Granary connection	New Infrastructure	Sewer	500,000										500,000
WWTP - Central Plant (D&C)	New Infrastructure	Sewer	45,000,000										45,000,000
WWTP - Low Point Retrofit (D&C)	New Infrastructure	Sewer	12,300,000										12,300,000
WWTP - West of I-25	New Infrastructure	Sewer					4,000,000	4,000,000					8,000,000
Sewer Coll - Annual Sewer Rehab Project	Maintenance	Sewer		200,000	350,000	100,000	1,000,000	100,000	1,000,000	100,000	1,000,000	100,000	3,950,000
Equip - 1/3 Vac Truck (Water, Sewer, Storm)	Equipment	Sewer										300,000	300,000
Equip - Crew Vehicles (3/4 Ton Truck)	Equipment	Sewer			45,000			47,000			49,000		141,000
Sewer Coll - HWY 60 Rehab (D&C)	Enhancement	Sewer	400,000										400,000
Equip - Grounds Mowers	Equipment	Sewer			25,000			25,000					50,000
Equip - 1/2 - Vac Trailer & Valve Exerciser	Equipment	Sewer									100,000		100,000
Equip - 1/2 - Tandum Dump Truck	Equipment	Sewer		100,000									100,000
Equip - Fork Lift (WWTP)	Equipment	Sewer			45,000								45,000
Equip - Sewer CCTV Inspection Truck	Equipment	Sewer					500,000						500,000
		Sewer Fund Total	**78,300,000**	**8,900,000**	**615,000**	**250,000**	**5,500,000**	**4,172,000**	**1,000,000**	**100,000**	**1,149,000**	**400,000**	**100,386,000**
Storm Drainage Master Plan	Planning		55,000	300,000									355,000
Storm drain maintenance	Maintenance			200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000		1,600,000
Vactruck	Equipment											300,000	300,000
		Drainage Fund Total	**55,000**	**500,000**	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**200,000**	**300,000**	**2,255,000**
		Total Capital Improvement Costs:	**130,599,280**	**92,530,000**	**20,213,000**	**5,149,650**	**13,836,033**	**16,089,234**	**5,697,346**	**51,682,463**	**5,827,686**	**10,065,121**	**351,689,813**

Town of Johnstown

List of Bills - November 22, 2022 - December 19, 2022

Vendor	Description	Dept.	Amount
24/7 Networks, Inc.	Network improvements	ADM	2,169.12
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
A.L. Gilbert Company	Property appraisal reimbursement	ADM	5,000.00
Adamson Police Products	Uniforms	PD	506.35
All Copy Products, Inc	Copier supplies	PD	264.08
All Terrain Landscaping	Christmas lights	PW	12,792.00
Aqua Engineering, Inc	Irrigation repairs	PW	5,455.00
Arapahoe Rental	Equipment rental	PW	731.77
Arrowhead Scientific Inc.	Lab supplies	PW	414.49
Arthur M. Griffiths	Easement	PW	63,165.00
Axon Enterprises, Inc.	Training supplies	PD	1,686.00
BearCom	Supplies	PD	33.00
Bell Gould Linder & Scott, P.C.	Legal services	ADM	330.00
BHA Design Incorporated	Professional services	PW	2,590.00
Big Thompson & Platte River Ditch Co	Water assessments	PW	2,956.95
Bludot Technologies Inc.	CRM	ADM	195.00
BlueWater Engineering Ltd	Water treatment plant expansion	PW	13,712.23
Browns Hill Engineering & Controls	SCADA	PW	2,913.28
Bunyan Lateral Ditch Company	Water assessments	PW	325.00
Burns & McDonnell Engineering Co Inc.	Water treatment plant expansion	PW	321,248.85
C A Landscape	Maintenance	PD	95.00
Card Services	Training/travel/supplies	ALL	11,230.41
Caselle, Inc	Software support	ALL	19,449.00
CB&I Group Storage Tanks Solutions LLC	South Tank construction	PW	236,490.53
CDR Propane Services, LLC	Propane	PW	2,223.00
CDW Government	Computer equipment	PD	4,290.00
Central Weld County Water District	Interconnects	PW	586.00
CenturyLink	Phone/internet	PW	925.88
CH Diagnostic & Consulting	Lab testing	PW	590.00
Cintas	Mat supplies/service	ALL	804.10
CMC Tire	Vehicle supplies	PW	1,364.43
Colorado Analytical Labs	Lab testing	PW	945.00
Colorado Department of Public	Permit	PD	400.85
Colorado Municipal League	Membership dues	ADM	10,651.00
Community Center Refunds	Community center refunds	ADM	355.00
Connell Resources, Inc.	Parish Street rehabilitation/repairs	PW	3,173,414.20
Consolidated Hillsborough Ditch Co	Legal fees	PW	10,800.00
Consolidated Home Supply Ditch &	Water legal	PW	2,885.58
Core & Main	Supplies	PW	2,077.20
DeFALCO Construction Co	Old Town project	PW	132,860.51
Denali Water Solutions LLC	Sludge removal	PW	2,462.72
DES Pipeline Maintenance, LLC	Maintenance	PW	450.00
DPC Industries Inc	Chemicals	PW	22,179.55
Dunrite Excavation Inc.	Hydrant meter deposit refund	PW	1,500.00
E-470 Public Highway Authority	Travel	ADM	22.25

Vendor	Description	Dept.	Amount
Ergomed	Employment screening	ADM/PW	1,228.00
Felsburg Holt & Ullevig Inc	Engineering services	ADM	2,762.50
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	6,430.00
First Class Security Systems	Fire system monitoring	PW	128.80
First National Bank	Custodial services	ADM	1,019.41
Frontier Business Products	Supplies	ADM	54.00
Frontier Fertilizer & Chemical	Chemicals	PW	54.00
Fuerte Inc.	Hydrant meter deposit refund	PW	1,500.00
Glenn A. Jones Library	Library support	ADM	94,816.12
Goble Sampson Associates Inc	Equipment maintenance	PW	1,268.82
Grainger, Inc.	Supplies	PW	1,625.99
Great Western Railway of CO	Crossing agreement	PW	12,127.50
Greeley Lock and Key	Equipment maintenance	PW	623.24
Ground Engineering Consultants, Inc.	Materials testing	PW	2,012.00
Hays Market Inc	Supplies	PD	29.76
Helton & Williamsen, P.C.	Engineering services	ADM	3,117.50
Helton & Williamsen, P.C.	Billback - Engineering services	ADM	3,747.50
Hirschfeld Backhoe & Pipeline Inc.	Hydrant meter deposit refund	PW	1,500.00
IMEG Corp	Engineering services	ADM	44,136.00
IMEG Corp	Billback - Engineering services	ADM	32,782.50
Infosend, Inc.	Newsletter/utility bills	ADM	3,854.35
Insight North America, LLC	Investment services	ADM	3,003.62
J&D Creations	Uniforms	PW	1,272.39
J&S Contractors Supply Co.	Plow blades	PW	685.34
J&T Consulting, Inc.	Design services	PW	1,926.80
Jane C Eden Revocable Trust	Easement	PW	22,835.00
JJ Keller & Associates Inc	Supplies	ADM	300.50
Johnstown Downtown Dev. Assn.	JDDA reimbursement	ADM	3,796.25
Johnstown Historical Society, Ltd	Storm windows	ADM	4,500.00
JWO Engineering	SH 60 feasability study	PW	31,443.25
Kinsco, LLC	Uniforms	PD	438.04
Kissinger & Fellman P.C.	Legal services	ADM	157.50
Kubat Equipment & Service Co	Equipment maintenance	PW	1,085.05
Larimer County Sales Tax Administrator	Use tax reimbursement	ADM	37,675.01
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	708.00
Law Office of Avi Rocklin LLC	Legal services	ADM	9,306.50
Lazar, Michael	Municipal Court Judge	ADM	3,270.00
Loveland Barricade LLC	Supplies	PW	162.00
Loveland Fire Rescue Authority	Training location	PD	50.00
Lowe's	Supplies	PW	276.70
Mac Equipment, Inc	Supplies	PW	635.92
Mary's Mountain Cookies	Refund of deposit	ADM	292.00
McCoy, Mitzi	Travel reimbursement	ADM	181.54
Milliken Johnstown Electric	Equipment maintenance	PW	12,252.25
Mission Communications, LLC	Equipment maintenance	PW	1,078.20
Moltz Construction Inc.	Low Point construction	PW	341,839.91
Monsido Inc	Software	ADM	6,500.00

Vendor	Description	Dept.	Amount
Multistudio, Inc	Land use code	ADM	9,520.00
Nalco Company LLC	Chemicals	PW	4,610.20
Napa Auto Parts, Inc	Supplies	PW/PD	347.69
Office Depot Business Credit	Supplies	ALL	1,477.86
Oliva Bilingual Services	Translation services	ADM	121.44
Pitney Bowes Bank Inc Purchase Power	Postage	ADM	450.00
Pitney Bowes Inc	Postage meter	ADM/PD	218.43
Poudre Valley REA	Utilities	PW	13,879.59
ProForce Law Enforcement	Supplies	PD	288.70
Radiodetection	Utility locator	PW	2,766.25
Ramey Environmental Compliance Inc.	OCR services	PW	34,146.38
Rhinehart Oil Co., Inc.	Fuel	PW	12,829.07
Royal-T	Jet services	PW	330.00
Salt Lake Wholesale Sports	Training equipment	PD	4,214.00
Sam's Club MC/SYNCB	Supplies	ALL	344.83
SMH West, LLC	South Tank construction	PW	282,885.85
Steel Ops Ltd	Training supplies	PD	725.00
Tait & Associates, Inc.	Charlotte Street/Old Town design	PW	3,032.50
TDS	Phone/internet	ALL	1,114.99
Thoutt Brothers Concrete Contractors Inc	Hydrant meter deposit refund	PW	1,500.00
TechMedia, LLC	Supplies	ADM	544.35
The Home Depot/GECF	Supplies	PW	1,147.88
TimberLAN	IT services	ALL	4,500.00
T-Mobile	Cell phones	PD	32.91
Town of Mead	Broadband	ADM	22.88
Trinity SCS, Inc.	Supplies	PW	199.68
U.S. Postal Service	PO Box fee	ADM	108.00
UC Health Medical Group	Lab testing	PD	183.39
United Power, Inc	Utilities	PW	760.15
USA Bluebook	Supplies	PW	5,709.67
Utility Notification Center of Colorado	Locates	PW	1,101.10
Utility Refunds	Utility refunds	PW	1,652.42
Verizon Wireless	Cell phones	ALL	4,154.54
Waste Connections of Colorado Inc.	Trash services	ALL	74,758.58
Weld County	Equipment repair	PD	473.04
Weld County Dept of Public	Lab services	PW	650.50
Weld County Public Safety IT	Professional services	PD	64.12
Weld County Public Works Dept	South Tank construction	PW	724.40
Windstream	Phone/internet	PW	1,534.78
Wing Shack Enterprises Inc	2022 employee holiday party	ALL	3,036.00
Winters, Hughes & Laue, LLC	Attorney services	ADM	5,715.00
Work Zone Traffic Control LLC	Traffic control services	PW	616.25
Workwell Occupational Medicine	DOT physical	PW	180.00
Xcel Energy	Utilities	ALL	70,147.02
Xtra Air LLC	Equipment maintenance	PW	8,500.00
Yost Cleaning	Monthly cleaning service	PW	2,804.00
			5,341,673.28

Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: January 4, 2023

SUBJECT: Second Amendment to Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Annexations and School Site Dedication for Payments In-Lieu of School Site Purposes

ACTION PROPOSED: Consider the Second Amendment to Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J

ATTACHMENTS:
1. Intergovernmental Agreement (IGA) – Second Amendment
2. Exhibit A
3. Exhibit B
4. Cash In-Lieu Memo to Board
5. Western Demographics Cash In-Lieu Analysis Report
6. Cash In-Lieu Rates Presentation

PRESENTED BY: Matt LeCerf, Town Manager

AGENDA ITEM DESCRIPTION:
On December 19, 2022, Town Council conducted a Public Hearing regarding the Second Amendment to the IGA between the Town of Johnstown and the RE-5J School District. This Amendment is designed to adjust the cash in-lieu fees assessed and collected by the RE-5J School District for the purposes of school expansions and site acquisitions related to meeting the needs and the demands of our youth, as it relates to their education. The cash in-lieu fees are assessed upon new residential construction in the Town of Johnstown. During the Public Hearing, there was one comment from a citizen who was neither for or against the item, but simply requested clarity around the purpose of the fee.

All information provided at both the Public Hearing and a prior work session are also provided as attachments to this item and are available to be shared with the Community. Based on the study completed by Western Demographics and the request made by the RE-5J School District, the fees would be updated as shown below. While there is a noticeable increase in the fee, it is

also valid to recognize that property values and construction costs have increased for new facilities to meet the educational demands of our community.

	Current Rate	Proposed Rate
Single Family Detached	$ 924	$ 2,301
Single Family Attached	$ 353	$ 871
Apartment/Multifamily	$ 613	$ 1,514
Mobile Home	$ 1,530	$ 2,301

Upon approval of the IGA enclosed, the fee increase would go into effect immediately.

LEGAL ADVICE:

The IGA was drafted by the Town Attorney.

FINANCIAL ADVICE:

Not Applicable.

RECCOMMENDED ACTION: Approve the Second Amendment to Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Annexations and School Site Dedication for Payments In-Lieu of School Site Purposes.

SUGGESTED MOTIONS:

For Approval: I move to approve the Second Amendment to Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Annexations and School Site Dedication for Payments In-Lieu of School Site Purposes.

For Denial: I move to deny the Second Amendment to Intergovernmental Agreement Between Town of Johnstown and Weld County Reorganized School District RE-5J Concerning Annexations and School Site Dedication for Payments In-Lieu of School Site Purposes.

Reviewed and Approved for Presentation,

Town Manager

SECOND AMENDMENT TO INTERGOVERNMENTAL AGREEMENT BETWEEN TOWN OF JOHNSTOWN AND WELD COUNTY REORGANIZED SCHOOL DISTRICT RE-5J CONCERNING ANNEXATIONS AND SCHOOL SITE DEDICATION OR PAYMENTS IN LIEU FOR SCHOOL SITE PURPOSES

This Second Amendment to Intergovernmental Agreement Concerning Annexations and School Site Dedication or Payments in Lieu for School Site Purposes ("Second Amendment") between the Town of Johnstown, a Colorado home rule municipality ("Town"), and the Weld County Reorganized School District RE-5J, a political subdivision of the State of Colorado ("School District") (collectively, the "Parties"), is executed this ____ day of January, 2023.

RECITALS

WHEREAS, on or about January 1, 1999, the Parties entered into an Intergovernmental Agreement Concerning Annexations and School Site Dedication or Payments in Lieu for School Site Purposes ("Agreement"); and

WHEREAS, pursuant to the Agreement, the Town agreed, except in limited circumstances, to collect cash payments from certain developers in lieu of requiring such developers to dedicate land for school sites; and

WHEREAS, the amount of the cash in lieu payments was based on agreed-upon School Planning Standards and School District Methodology, as the terms are defined in the Agreement and set forth on Exhibits A and B attached thereto; and

WHEREAS, the Agreement provides that the cash in lieu payments should be reviewed periodically and adjusted when appropriate; and

WHEREAS, the Agreement further provides that, before revising cash in lieu payments based on a change in the School Planning Standards or School District Methodology, the Town shall hold a public hearing; and

WHEREAS, on or about February 4, 2019, subsequent to a public hearing, the Parties entered into the First Amendment to the Agreement, adjusting the cash in lieu payments ("First Amendment"); and

WHEREAS, based on a report by Western Demographics, Inc., a Colorado corporation, dated September 9, 2022, the School District is requesting that the Town agree to further adjust the amount of the cash in lieu payments to accommodate the increased market values and costs associated with development of school sites; and

WHEREAS, the School District's request reflects a change in the School Planning Standards and School District Methodology by differentiating between, and seeking different cash in lieu payments for, single-family detached, single-family attached, apartments and mobile homes; and

WHEREAS, the Town held a public hearing related to the School District's request on December 19, 2022; and

WHEREAS, after review of the Agreement and the evidence presented at the public hearing, the Town desires to enter into this Second Amendment and approve the School District's request to increase the cash-lieu payments; and

WHEREAS, the Town finds that this Second Amendment is in the best interests of the citizens of the Town of Johnstown.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and stipulations hereinafter set forth, it is agreed as follows:

1. Recitals. The Recitals are incorporated herein and shall be deemed to be terms of this Second Amendment as if fully set forth herein.

2. Terms. Unless otherwise defined or set forth herein, the terms of this Second Amendment shall have the meaning set forth in the Agreement.

3. School Planning Standards and School District Methodology. The School Planning Standards, attached hereto and incorporated herein by reference as Exhibit A, and School District Methodology, attached hereto and incorporated herein by reference as Exhibit B, are hereby adopted. Exhibit A and Exhibit B shall replace and supersede the exhibits attached to the First Amendment.

4. Headings. The paragraph headings are for the convenience and reference of the Parties and are not intended to define or limit the scope or intent of this Second Amendment.

5. Validity of Agreement. Except as expressly provided in this Second Amendment, the Agreement has not been amended, supplemented or altered in any way by this Second Amendment and the Agreement shall remain in full force and effect in accordance with its terms. If there is any inconsistency between the terms of the Agreement and the terms of this Second Amendment, the provisions of this Second Amendment will govern and control.

DONE AND DATED this ____day of January, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____
Hannah Hill, Town Clerk

By:_____
Gary Lebsack, Mayor

WELD COUNTY REORGANIZED SCHOOL DISTRICT RE-5J

ATTEST:

By:_____
_____, Secretary

By:_____
_____, Board of Education President

Weld County School District RE-5J
Johnstown/Milliken, Colorado

Exhibit A
School District Planning Standards

i. **Student Yields**

	Single Family Detached	Single Family Attached	Mobile Home	Apartment
Elementary School	0.301	0.106	0.469	0.187
Middle School	0.148	0.053	0.224	0.091
High School	0.170	0.071	0.306	0.123
Total	**0.619**	**0.230**	**0.999**	**0.401**

ii. **School Facility Enrollment Capacities**

Elementary School	640
Middle School	930
High School	1350

iii. **School Site Acreage Requirements**

Elementary School	10
Middle School	23
High School	40

iv. **Developed Land Value per Acre (Including Basic Infrastructure)**

$171,681

Revised 11/04/2022 based on information provided by Western Demographics, Inc.

Weld County School District RE-5J
Johnstown/Milliken, Colorado

Exhibit B
School District Methodology

Based on the School District Planning Standards, contained in Exhibit A, calculation of land dedication or in-lieu payments uses the following procedures:

	Student Yield	Acres per Student Capacity	Acres Required per Housing Unit	Per Acre Value	Cash in Lieu Amount Per Unit
Single Family Detached					
Elementary	0.301	0.05	0.0047	$ 171,681	$ 807
Middle	0.148	0.02	0.0037	$ 171,681	628
High School	0.170	0.02	0.0050	$ 171,681	866
Total	0.619		0.0134		$ 2,301
Single Family Attached					
Elementary	0.106	0.02	0.0017	$ 171,681	$ 284
Middle	0.053	0.01	0.0013	$ 171,681	225
High School	0.071	0.01	0.0021	$ 171,681	362
Total	0.230		0.0051		$ 871
Apartment					
Elementary	0.187	0.03	0.0029	$ 171,681	$ 502
Middle	0.091	0.01	0.0023	$ 171,681	386
High School	0.123	0.01	0.0036	$ 171,681	626
Total	0.401		0.0088		$ 1,514
Mobile Home					
Elementary	0.469	0.07	0.0073	$ 171,681	$ 1,258
Middle	0.224	0.02	0.0056	$ 171,681	951
High School	0.306	0.03	0.0091	$ 171,681	1,557
Total	0.999		0.0220		$ 3,766*

Revised 11/04/2022 based on information provided by Western Demographics, Inc.
** Adjusted to Single Family Detached Rate: $2,301*

Date: November 9, 2022
To: Weld RE-5J School Board Members
Cc: Karen Trusler, Superintendent of Schools
From: Michael Everest, Chief Financial Officer
Re: Update to District School Planning Standards and Methodology

At the September 21, 2022 Weld County School District RE-5J Board of Education Meeting, Mr. Shannon Bingham from Western Demographics, Inc. presented an updated report for the district's land dedication requirements using the same formula that has been used in the past. Weld RE-5J's requirements were last updated in 2018. These calculations have been updated since the September report to change the district's enrollment capacity for its high schools from 975 to 1,350. This reflects the capacity at the New Roosevelt High School that is currently under construction.

The updated values from the Western Demographics report are based off the costs associated with developed land that already has basic infrastructure: street frontage, water, sewer, storm sewer, electric, gas, and telephone/broadband. The below chart compares the district's current rates with the proposed rates.

Proposed Cash in Lieu Rate Comparison

	Current 2018 Rate	Proposed 2022 Rate
Single Family Detached	$ 924	$ 2,301
Single Family Attached	$ 353	$ 871
Apartment/Multifamily	$ 613	$ 1,514
Mobile Home	$ 1,530	$ 2,301

The analysis from Western Demographics calculates the cash in lieu rate for mobile homes to be $3,766 due to the number of school-aged children a mobile home demographically generates. This is by far the highest rate of the different types of property. Many districts set the cash in lieu rate for mobile homes to be the same as single family detached homes to lessen this burden. District administration proposes that Weld RE-5J adopt this approach as well as reflected in the proposed rates above.

While the proposed rates are significantly higher than the current rates set in 2018, they are in line with surrounding school districts:

Single Family Detached Rates

Weld RE-2 (Eaton)	$ 2,253
Weld RE-3J (Keenesburg)	$ 2,235
Weld RE-4 (Windsor)	$ 2,916
Weld RE-5J (Johnstown-Milliken)	$ 2,301
Weld RE-6 (Greeley-Evans)	$ 2,498
Weld RE-7 (Kersey)	$ 1,723

District administration is seeking board approval to begin discussions with the district's municipalities using the updated report from Western Demographics as the basis to realign the district's cash in lieu rates with updated financial and demographic information. The proposed rate changes will put the district more in-line with neighboring districts. Once discussions have concluded, district administration will seek board approval on the agreed upon rates.

Land Dedication Fee-in-Lieu Analysis – Weld Re-5J School District

Western Demographics, Inc. - 9/9/22

Introduction – This report updates the land dedication requirements for Weld Re-5J School District using the same formula that the district has historically used. This formula is commonly used in other rapidly-developing school districts. New values have been used for developed land value based on current samples of recent land sales and current infrastructure costs needed to construct new schools. The updated values propose a fee of $2,633.19. This report identifies specific variables used in the fee calculations and illustrates the updated calculations as proposed by Western Demographics Inc. (Western), an acknowledged expert on the topic in the State of Colorado.

History - The majority of Front Range school districts have had land dedication or fee-in-lieu of land dedication systems for decades. These systems have been adopted by many City and County Jurisdictions and are intended to collect land for school sites or fees to facilitate the purchase of school sites and the provision of other capital needs. Two Colorado school districts (SD27 and Douglas County), have voluntary capital cost recovery fees, which also collect revenue for actual school construction in addition to funds for land acquisition. Given the smaller size of most land developments along the Front Range, the majority of Front Range school districts collect fee-in-lieu instead of receiving school land. This revenue is consolidated so that appropriate sites may be purchased in the best locations to serve student growth needs.

Figure 1 - Sample List of Front Range Districts Collecting Fee-In-Lieu

- Adams 12 (Thornton)
- Aurora Public Schools
- Boulder Valley
- Cherry Creek
- Colorado Springs District 11
- Douglas County
- Poudre School District
- St. Vrain (Longmont)
- Thompson Valley
- SD27J (Brighton, Thornton)

Figure 2 - Single Family Detached and Single Family Attached Units Under Construction

Current and Proposed Developments in Weld RE-5J – There is a significant amount of active and proposed new development in the Weld RE-5J area during the coming decades. The following table displays new developments slated for Johnstown and Milliken during the next 20 years.

Figure 3
Weld RE-5J Land Developments - DRAFT - 9/8/22

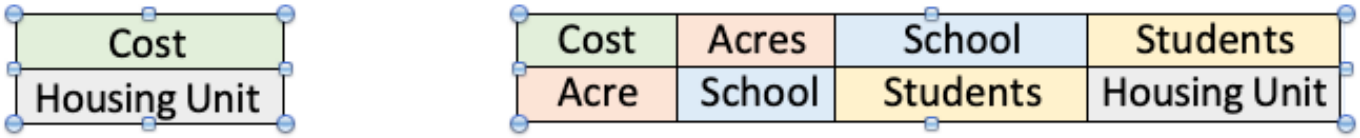
Johnstown	Density	Count	
Mallard Ridge	Detached	263	
Mallard Ridge	Townhome	138	
Mallard Ridge	Apartment	208	
Johnstown Farms	Detached	241	
Great Plains Village (Granary)	Detached	1039	
Great Plains Village (Granary)	Townhome	1115	
Keto / Maplewood Estates	Detached	960	
Subtotal		**3964**	
Milliken	**Density**	**Count**	**Acres**
Brookstone	Townhome	64	
Lot Holdings - Sunfield (IV)	Detached	86	150
Lot Holdings - Pheasant Hills (VI, VII)	Detached	?	257
Lot Holdings - Prairie Sky (VIII)	Detached	625	360
Lot Holdings - Trapper's Village (IX)	Detached	?	38
Lot Holdings - Golf Course (X)	Detached	?	624
Subtotal		**775**	

Western Demographics Methodology – Western's formula uses developed land cost which is more consistent with school district needs. Many districts spend millions of dollars to extend roads, water and sewer lines to sites that are not proximate to municipal infrastructure. The cost per acre to convert raw land into developed sites viable for an institutional building adds to the cost of an acre of school land. The majority of front range districts use developed land cost. Western has estimated a cost of $126,804 per acre to provide street frontage, water, sewer, storm sewer, electric, gas and telephone / broadband to a site. These cost figures are considered conservative given the recent escalation in the cost of construction which continues to make developing school sites an expensive proposition.

Basics of the Existing Formula – The calculation for school site acreage and cost is relatively simple and includes the following: 1) A land value is collected from comparable sales or appraisal method to establish cost per acre for potential sites; 2) The desired school site size is established to determine the acreage needed; 3) The desired school enrollments are added to establish the number of students that will be housed in a school; and 4) The student yield or average number of students from housing completes the formula.

The following diagram illustrates the variables and how the various units cancel out as the formula is completed and cost per housing unit is established. Residential densities are differentiated based upon the acreages assessed for single family homes, townhomes, apartments and mobile homes.

Figure 4 – Simplified School Site Acreage / Fee Formula



School Size and Student Yield Variables – The school enrollment and preferred site size metrics for Weld RE-5J that have been historically used continue in use in this fee calculation. Student yield statistics have been collected from sampling of existing developments. Mobile home developments are typically the leading producer of students in most Weld County school districts and that trend exists in Weld RE-5J with almost one student produced by each mobile home. There have been very few new mobile home park developments in the past decade.

Figure 5 – School Size Metrics

School Level	Elementary School	Middle School	High School
Desired School Enrollment	640	930	975
Necessary Acreage	10	23	40

Student Yeild Per Dwelling Unit	Elementary School	Middle School	High School	Total
Single Family Detached	0.301	0.148	0.17	0.619
Single Family Attached	0.106	0.053	0.071	0.23
Mobile Home	0.469	0.224	0.306	0.999
Apartment	0.187	0.091	0.123	0.401

Fee-in-Lieu of Land Dedication Calculation – Raw Land - The fee-in-lieu element of the calculation converts the acreage needed per housing unit into a cost per acre of developed land that would support a school. The land sales used for comparable sales were conveyed during the past six years. Given the 9 comparable sites available, an average cost of $44,559 was obtained. Older sales were inflated to current value at an expected appreciation of five percent per year consistent with land value cost escalation in Colorado and specifically in the Weld County area. Figure 6 illustrates the comparable sales and the calculation of the average raw land cost.

Figure 6

Weld RE-5J - Raw Land Comps - 8-30-22

PARCEL	ACCTTYPE	SALEPRICE	SALEDATE	GIS_Acres	Price_Per_Acre	Prior_Years	Formula_5%	Inflated_Price
95717300025	Agricultural	$ 650,000.00	1/31/22 0:00	35.6	$ 18,253.00	0	1	$ 650,000.00
95717300026	Agricultural	$ 600,000.00	11/10/21 0:00	35.1	$ 17,102.00	1	1.05	$ 630,000.00
95717300027	Agricultural	$ 650,000.00	10/27/21 0:00	35.5	$ 18,330.00	1	1.05	$ 682,500.00
95718400053	Agricultural	$ 375,000.00	4/14/17 0:00	32.7	$ 11,482.00	5	1.25	$ 468,750.00
105718000039	Commercial	$ 1,000,000.00	6/15/22 0:00	17.2	$ 58,288.00	0	1	$ 1,000,000.00
105903000028	Agricultural	$ 1,164,200.00	6/27/19 0:00	17.1	$ 68,237.00	3	1.15	$ 1,338,830.00
105905400014	Agricultural	$ 2,500,000.00	2/22/22 0:00	40.9	$ 61,077.00	0	1	$ 2,500,000.00
105906300040	Agricultural	$ 3,030,000.00	2/15/19 0:00	33.0	$ 91,738.00	3	1.15	$ 3,484,500.00
105912001001	Vacant Land	$ 950,000.00	5/1/17 0:00	21.0	$ 45,211.00	5	1.25	$ 1,187,500.00
	Total	**$ 10,919,200.00**	**Total**	**268.0**	**$ 40,742.43**	**Average**	**Total**	**$ 11,942,080.00**
	Raw Land		**Inflated Average Per Acre**		**$ 44,559.07**			

Developed Land Cost – $126,804 / Acre - Details – Developed land costs were calculated using the average costs from RLH Engineering based on current construction projects. Cost data were extracted from RS Means cost estimation manuals for institutional construction and compared to recent local school construction projects including Tointon K-8 Academy (Greeley), Roosevelt High School (Johnstown) and ElWell Elementary School (Johnstown). RS Means is the primary cost estimation source used in litigation for change orders and contract disputes in the construction industry. RLH Engineering (a regional authority on Colorado institutional construction costs) collected this data and provided it to Western. Linear footage-based costs in four major categories were converted into the $126,804 per acre figure.

Figure 7 – Developed Land Data – RLH Engineering - 2022

Utility Service Provider	LF Unit Price from RS Means inflated to 2022 using ENR Inflation Factors	Elementary School (10 Acres)				Middle School / PK8 (25 Acres)				High School (50 Acres)			
		.5 mile service	Road / utilities to 2 side of 10 acre site	Total LF of Infrastructure	Cost for Infrastructure	.5 mile service	Road / utilities to 3 side of 25 acre site	Total LF of Infrastructure	Cost for Infrastructure	.5 mile service	Road / utilities to 4 side of 50 acre site	Total LF of Infrastructure	Cost for Infrastructure
Electrical	$ 15.00	2,140	1,320	3,460	$ 51,900	2,140	3,132	5,272	$ 79,080	2,140	5,904	8,044	$ 120,660
Gas	$ 20.00	2,140	1,320	3,460	$ 69,200	2,140	3,132	5,272	$ 105,440	2,140	5,904	8,044	$ 160,880
Telephone / Data	$ 10.00	2,140	1,320	3,460	$ 34,600	2,140	3,132	5,272	$ 52,720	2,140	5,904	8,044	$ 80,440
Water	$ 45.00	2,140	1,320	3,460	$ 155,700	2,140	3,132	5,272	$ 237,240	2,140	5,904	8,044	$ 361,980
Sewer	$ 40.00	2,140	1,320	3,460	$ 138,400	2,140	3,132	5,272	$ 210,880	2,140	5,904	8,044	$ 321,760
Stormwater	$ 50.00	2,140	1,320	3,460	$ 173,000	2,140	3,132	5,272	$ 263,600	2,140	5,904	8,044	$ 402,200
Roads	$ 350.00	2,140	1,320	3,460	$ 1,211,000	2,140	3,132	5,272	$ 1,845,200	2,140	5,904	8,044	$ 2,815,400
Cost per LF for Infrastructure	$ 530.00	2,140	1,320	3,460	$ 1,833,800	2,140	3,132	5,272	$ 2,794,160	2,140	5,904	8,044	$ 4,263,320
				Cost per Acre	$ 183,380			Cost per Acre	$ 111,766			Cost per Acre	$ 85,266

Average Cost/Acre for $ 126,804

Fee-in-Lieu of Land Dedication Calculation – The fee-in-lieu calculation for Weld Re-4 School District is shown in the following table.

Figure 8 – LPSD Fee-in-Lieu of Land Development Fee Basis

Johnstown-Milliken RE5J School District - Initial Land Dedication Fee-In_Lieu Calculations - DRAFT
Western Demographics, Inc. - 9/9/19 - Scenario #1

Cost Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	640	930	975	
A2 - Johnstown-Milliken RE5J SD Student Yeild Per SFD Dwelling Unit	0.301	0.148	0.170	***0.619***
A3 - Site Acreage by Level	10.0	23.0	40.0	
A4 - Developed Land Cost	$171,681	$171,681	$171,681	
A5 - Cost Per Unit by Level - SFD	$ 807.44	$ 628.39	$ 1,197.37	***$ 2,633.19***
B2 - Johnstown-Milliken RE5J SD Student Yeild Per Single Family Attached Dwelling Unit	0.106	0.053	0.071	***0.230***
B5 - Cost Per Unit by Level - SFA	$ 284.35	$ 225.03	$ 500.08	***$ 1,009.45***
F2 - Johnstown-Milliken RE5J SD Student Yeild Per Mobile Home Dwelling Unit	0.469	0.224	0.306	***0.999***
F5 - Cost Per Unit by Level - MANUF HM	$ 1,258.10	$ 951.08	$ 2,155.26	***$ 4,364.43***
G2 - Johnstown-Milliken RE5J SD Student Yeild Per Apartment Unit	0.187	0.091	0.123	***0.401***
G5 - Cost Per Unit by Level - APT	$ 501.63	$ 386.37	$ 866.33	***$ 1,754.33***
Raw Land Cost / Acre Based on 10 Recent Sales - With Annual Inflation				**$44,877**
Infrastructure Cost / Acre - Categories and Average				
Electrical				
Gas	**Costs Based on Samples**			**Samples**
Telephone / Data	Average Cost Per Acre - Elementary		$183,380	ElWell ES
Water	Average Cost Per Acre - Middle		$111,766	Tointon K-8
Sewer	Average Cost Per Acre - High School		$85,266	Roosevelt HS
Stormwater				
Roads		**Average Cost - Basic Infrastructure**		**$ 126,804**
Developed Land Cost Including Basic Infrastructure				**$171,681**

Land Dedication Acreage Calculation ---- The methodology to obtain the land dedication acreage (as opposed to the fee) is illustrated in the following table.

Figure 9 – Land Dedication Acreage

Weld RE-5J School District - Land Dedication Acreage Calculations
Western Demographics, Inc. - 9/8/22 - Scenario #1

Calculation Element	Elementary School	Middle School	High School	Totals
A1 - Students per School - (SFD)	640	930	975	
A2 - Weld RE-5J SD Student Yeild Per SFD Dwelling Unit	0.30	0.15	0.17	***0.6190***
A3 - Site Acreage by Level	10.0	23.0	40.0	
A6 - Acreage Per Unit by Level - SFD	0.0047	0.0037	0.0070	***0.0153***
B2 - Weld RE-5J SD Student Yeild Per CD/TH/Duplex Dwelling Unit	0.11	0.05	0.07	***0.2300***
B6 - Acreage Per Unit by Level - CD/TH/Duplex	0.0017	0.0013	0.0029	***0.0059***
F2 - Weld RE-5J SD Student Yeild Per Manufactured Home Dwelling Unit	0.47	0.22	0.31	***0.9990***
F6 - Acreage Per Unit by Level - MANUF HM	0.0073	0.0055	0.0126	***0.0254***
G2 - Weld RE-5J SD Student Yeild Per Apartment Unit	0.19	0.09	0.12	***0.4010***
G6 - Acreage Per Unit by Level - APT	0.0029	0.0023	0.0050	***0.0102***

Adjacent Districts – The other Weld County school districts close to RE-5J are collecting fees that are close to the $2,633.19 fee proposed for single family homes.

Figure 10

District	SFD Fee
Weld RE-2 (Eaton)	$ 2,253
Weld RE-3J (Keenesburg / Lochbuie / Hudson)	$ 2,235
Weld RE-4 (Windsor / Severance)	$ 2,916
Weld RE - 6 (Greeley-Evans)	$ 2,498
Weld RE-7 (Platt Valley / Kersey)	$ 1,723

Conclusion – An average fee per single family detached unit of $2,633.19 is reasonable given the various costs faced by Weld Re-5J School District as it continues to provide high quality school facilities for its students and families. This report confirms that this proposed fee uses reasonable, updated variables and a methodology consistent with common practice in the State of Colorado. The revenue collected will greatly assist the district with its efforts to construct needed schools as the community continues to grow.

Update to District School Planning Standards & Methodology

Karen Trusler

Superintendent of Schools

Michael Everest

Chief Financial Officer

Weld County School District RE-5J

November 9, 2022

Overview

- Weld RE-5J last updated its School District Planning Standards and Methodology in 2018.
- Board of Education presentation by Shannon Bingham from Western Demographics, Inc. on September 21, 2022.
- Planning Standards updated on November 4, 2022 to change high school enrollment from 975 to 1,350.
  - Reflects capacity of the New Roosevelt High School that is currently under construction.

Proposed Cash in Lieu Rate Comparison

- Updated values based off costs associated with developed land with basic infrastructure.
  - street frontage, water, sewer, storm sewer, electric, gas, and telephone/broadband

Proposed Cash in Lieu Rate Comparison

	Current 2018 Rate	Proposed 2022 Rate
Single Family Detached	$ 924	$ 2,301
Single Family Attached	$ 353	$ 871
Apartment/Multifamily	$ 613	$ 1,514
Mobile Home	$ 1,530	$ 2,301

Comparison with Neighboring Districts

- Proposed rates are significantly higher than 2018 rates.
- Proposed rates are comparable to neighboring districts.

Single Family Detached Rates

Weld RE-2 (Eaton)	$	2,253
Weld RE-3J (Keenesburg)	$	2,235
Weld RE-4 (Windsor)	$	2,916
Weld RE-5J (Johnstown-Milliken)	$	2,301
Weld RE-6 (Greeley-Evans)	$	2,498
Weld RE-7 (Kersey)	$	1,723

Requested Board Action

- District administration is seeking board approval to begin discussions with district's municipalities using the updated rates as presented.
- This change would realign the district's cash in lieu rates with updated financial and demographic information and make the district more in-line with neighboring districts.
- Once discussions have concluded, district administration will seek board approval on the agreed upon rates.

Town of Johnstown

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: January 4, 2023

SUBJECT: Ordinance 2023-238 Approving the North Ridge P.U.D. Outline Development Plan Amendment No. 1

ACTION PROPOSED: Hold Public Hearing and Consider Ordinance 2023-238 Approving the North Ridge P.U.D. Outline Development Plan Amendment No. 1

ATTACHMENTS:

1. Ordinance 2023-238
2. Vicinity Map
3. Approved North Ridge Outline Development Plan (ODP)
4. Proposed North Ridge Outline Development Plan Amendment No 1
5. PZC Agenda Memorandum, August 10, 2022
6. JMC Chapter 16 relevant sections
7. Johnstown Area Comprehensive Plan excerpt – Future Land Use Map and High Density/Intensity Category description
8. Staff Presentation
9. Applicant's Letter to the Town (July 7, 2022)
10. Applicant's North Ridge Economic Analysis (Dec 12, 2022)
11. Applicant's Presentation

PRESENTED BY: Kim Meyer, Planning & Development Director

AGENDA ITEM DESCRIPTION:

The Town has received an application from Ridge II HoldCo, LLC, for consideration of an Amendment No. 1 to the North Ridge Outline Development Plan (ODP) encompassing approximately 60 acres of land known as the North Ridge development (Attachment 4). The property is located on the north side of the CR 18/CO 402 and the I-25 East Frontage Road, along both sides of the Frontage Road (Attachment 2).

The ODP for North Ridge, (Attachment 3) approved in 2021, covers a 60-acre area, and includes a range of uses permitted within the PUD-MU (Planned Unit Development – Mixed Use) zone district, including medium-density (10.0 DU/Ac) residential on approximately 23.4 acres (40%); with the remainder of the area (36.5 Ac / 60%) permitting commercial, office, and light industrial

uses, noting, “The Design Intent for the Planning Areas A, B, C, and D, is to allow for a wide range of commercial development uses, which could include various office, retail, private garage condominiums, hotel development or similar uses.”

The proposed amendment would modify the uses for two of the Planning Areas (A & D), with a combined 26.2 acres, which had been intended for commercial/retail development, to permit multifamily development, as well. The resulting land use ratio would permit up to 80% of the land in North Ridge PUD to be used for residential (if the full acreage were so developed), and the potential for only 20% commercial area. The PZC Staff Memo describing the proposed amendment in additional detail, and Staff’s analysis for the Planning & Zoning Commission (PZC) is Attachment 5.

The Planning & Zoning Commission (PZC) held a public hearing on August 10, 2022, to consider the North Ridge ODP (Case ZON22-0003). Two members of the public spoke concerned with height of buildings, traffic, and preference for commercial rather than multifamily development in the area. Based on the materials submitted, analysis, and a finding that the proposed amendment was not in alignment with, and incompatible with, the 2021 Johnstown Area Comprehensive Plan, the PZC approved a motion (5-0) to recommend to Town Council denial of this ODP amendment request.

To review and evaluate the proposed ODP amendment, Staff referenced the requirements and review criteria within Section 16 of the Johnstown Municipal Code related to PUDs (Attachment 6):

Section 16-302(d)(1)c discusses the intent of the PUD-MU zone and notes that “The number of residential units that may be built is flexible, but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.” As every development that occurs is quite unlikely to be “self-supporting” on that smaller scale, Staff tends to interpret

that statement on a community-wide scale, keeping in mind the Comprehensive Plan theme of being Resilient and encouraging a sustainable balance of land uses.

Section 16-303 provides the review criteria for PUDs with the following Declaration of Policy, "The Town Administration, Planning and Zoning Commission and the Town Council shall evaluate all Planned Unit Development plans pursuant to the following criteria, which may be applicable to the particular circumstances, balancing and evaluating the implementation of such criteria to maximize, to the great practical extent, the community interest and welfare." Subsection 1 discusses review criteria on the basis of Comprehensive Plan and Code requirements, and poses the questions:

> (1)a. "Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?"
>
> (5)a. "Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?"

In addition, Section 16-304(2) of the Code contemplates that an outline development plan should comply with the Comprehensive Plan.

Staff's analysis of these sections, in relation to the proposed ODP amendment, concluded that the current Johnstown Area Comprehensive Plan Future Land Use Map designates this area along the I-25 corridor as an area best suited to High Density / Intensity (HDI) uses and design (Attachment 7).

These HDI areas would be generally characterized by a high percentage of non-residential uses, with some residential possibly integrated into larger development areas. The corridors and nodes identified as HDI in the Map are expected to experience and accommodate larger volume of traffic and be located along busy arterial and highway corridors, and notably at interchanges and intersections. The plan indicates that in these HDI areas, the "approximate land use balance" should be 80+% non-residential to a maximum of 20% residential.

Future Land Use Map & HDI Description Attachment 5

Per code review requirements, Town Planning Staff relied heavily on this land use category intent and description in reviewing this proposed North Ridge ODP amendment. The Future Land Use Map approved as part of the Comprehensive Plan reflects the will of the Council, PZC, and the Community; which in recent years have made numerous comments and land use decisions with an eye towards ensuring a long-term land use balance that provides the Johnstown community with diverse housing opportunities, as well as the commercial areas and nodes that provide goods, services, and employment opportunities.

The Map clearly indicates the remaining areas along I-25 and US 34 corridors as prime areas for this higher-density/intensity type of development, which would support the Town's overall 48-square mile Growth Management Area in the long term. There are many areas along these corridors where there is a pattern of existing industrial, commercial, and residential development, as well as floodplains and oil & gas facilities, that will restrict development. Johnstown's high value "hard corners" exist along these corridors at the few limited-access full-movement interchanges that exist at CO Highway 60B, CO Highway 402, and along US 34.

Staff's analysis of the project was additionally informed by a thorough review of relevant sections and goals noted within the text of 2021 Johnstown Area Comprehensive Plan. The Comprehensive Plan was adopted by the Town Council in November of 2021, after over a year of discussions, work sessions, and meetings throughout and with the community, the Planning & Zoning Commission, and Town Council. Excerpts of the plan are provided; for more complete context and text, please reference the Comprehensive Plan at the pages noted. Staff's analysis is included in *italics* for clarity.

1. **Chapter 1 Introduction** (pg. 1)
   A. **Why the Plan Update?** "The development and adoption of a Comprehensive Plan is mandated through Colorado Revised Statues to be used as a long-range guiding document that provides the policy framework for implementing regulatory tools like zoning, subdivision regulations, annexation, and updates to Town codes and standards"
   B. **Who is this Comprehensive Plan for?** "This Plan is designed for Town leaders to guide and for community members to understand future development and redevelopment considerations for the Johnstown Area from now into the next 20 years. The Plan is designed for:
      - Planning & Zoning Commission, Town Council, and Town staff to make decisions regarding:
        - Development applications
        - Provision and extension of community services and infrastructure
        - Regional Coordination efforts with other jurisdictions and agencies.

Staff's analysis and understanding of this purpose and applicability statement of the comprehensive plan is to provide guidance for decision-making when needed for the review and evaluation of a proposed project for zoning, land use, and development pursuant to requirements set forth in the Code. Given that, Staff reviewed the Future Land Use Map and corresponding descriptions provided to assist with review of this proposed amendment. Such entities as the counties, school and special districts, and the North Front Range MPO also utilize and depend on the direction found within the adopted Johnstown Area Comprehensive Plan as they evaluate their own projects, and growth and development expectations.

2. **Chapter 3 Johnstown Today**
   A. Where We Live – Opportunities Moving Forward (pg. 14) "Balance residential with commercial land uses to promote local job opportunities as the Town grows and develops."
   B. Where We Work & Shop
   > **Community Patterns of Primary Workers** (pg. 16) "Of the 6,323 Johnstown residents in the workforce (based on individuals holding a primary job – the highest paying job for a worker), only 420 work in Johnstown and the rest leave the town for work."
   >
   > **Opportunities Moving Forward** (pg. 18) "Seek to balance larger, more intense commercial uses along the periphery of Town and major corridors, while encouraging smaller, more local, "boutique" commercial uses in Downtown."

   C. Commercial Land Uses (pg. 17) "Areas that provide opportunity for additional commercial and employment uses include existing and rapidly-developing properties along the I-25 and US 34 corridors."

   This Chapter provided Staff with a snapshot of "Johnstown Today," indicating the need to provide a more resilient balance of land uses, employment opportunities, as well as leverage our highway frontage to locate higher intensity commercial and employment in those areas.

3. **Chapter 4 Johnstown Tomorrow** (Policies and Goals)
   Goal L1 (pg. 34) Ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.
   L1.1 – Update land use regulations to address balance of residential and non-residential development consistent with the Future Land Use Plan; to create complete neighborhoods within and surrounding activity centers; to include design guidelines and wireless design standards for high quality developments; and to promote creative and diverse housing types and neighborhoods.

The Future Land Use Plan/Map indicates that the area along the I-25 corridor (and US 34) is the best-suited land in Johnstown for those areas of higher intensity commercial, and higher-density residential uses, with a balance of 80% "commercial" to 20% residential to achieve diverse activity centers that provide employment and services at an appropriate ratio to the community and surrounding neighborhoods.

Goal W2 (pg. 37) Balance more intense commercial uses along major highway corridors while having neighborhood-scale commercial in the downtown and throughout the community to ensure convenient access to jobs, goods, and services for all residents.
W2.3 Promote appropriate, mixed-density residential development in and adjacent to employment and commercial centers to enliven these areas, and provide options to live, play and work in close proximity.

Staff reviewed the proposed amendment to the North Ridge ODP as a stand-alone project, as well as taking into account the adjacent and proposed residential development in the area. The Ridge and Thompson River Ranch provide considerable acreage for residential, in close proximity – as well as the 196 units of higher-density single family neighborhood incorporated into one of the Planning Areas within the North Ridge ODP, which has been approved as the North Ridge at TRR Subdivision. Staff believes that this larger-scale balance of land uses, versus looking on a project-by-project or parcel-by-parcel basis, meets the spirit and intent of the community and the Comprehensive Plan.

Upon the thorough analysis of the Comprehensive Plan, as directed by the Johnstown Municipal Code, Staff determined that the proposed amendment to the North Ridge P.U.D. Outline Development Plan would not meet the criteria of being "in accordance with all elements of the Comprehensive Plan" [JMC §16-303(1)], nor provide "the land use mix appropriate given land use designations of the Comprehensive Plan." [JMC §16-303(5)(a)]. Staff believes that the current, approved ODP will better serve the community's interests, and should remain in place as the document governing land use and density for this PUD, per the approved 2021 ordinance that adopted the North Ridge P.U.D. Outline Development Plan.

The Planning and Zoning Commission's review concurred with Staff's analysis and the Commission therefore recommended Denial of this project.

LEGAL ADVICE:

The Town Attorney has drafted the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: PZC recommends and Staff supports Denial of Ordinance 2023-238, an Ordinance approving the North Ridge P.U.D. Outline Development Plan Amendment No. 1, on first reading.

SUGGESTED MOTIONS:

For Approval
I move to approve Ordinance 2023-238, an Ordinance approving the North Ridge P.U.D. Outline Development Plan Amendment No. 1, located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West, County of Larimer, State of Colorado, consisting of approximately 60 acres.

For Denial
I move to deny approval of Ordinance 2023-238 on the basis that the proposed North Ridge P.U.D. Outline Development Plan Amendment No. 1 does not satisfy Section 16-303(1) of the Johnstown Municipal Code because it is not in accordance with all elements of the 2021 Johnstown Area Comprehensive Plan nor does it satisfy Section 16-303(5)(a) of the Johnstown Municipal Code because the land use mix is not appropriate given the land use designations set forth in the 2021 Johnstown Area Comprehensive Plan.

Reviewed and Approved for Presentation,

Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2023-238

APPROVING NORTH RIDGE P.U.D. OUTLINE DEVELOPMENT PLAN AMENDMENT NO. 1, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST, COUNTY OF LARIMER, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 60 ACRES.

WHEREAS, the Town of Johnstown, Colorado ("Town") is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town's Home Rule Charter; and

WHEREAS, Ridge II HoldCo, LLC, a Delaware limited liability company, submitted an application to the Town for approval of the North Ridge P.U.D. Outline Development Plan Amendment No. 1, related to the North Ridge development located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 60 acres; and

WHEREAS, on August 10, 2022, the Planning and Zoning Commission held a public hearing and recommended denial of the North Ridge P.U.D. Outline Development Plan Amendment No. 1; and

WHEREAS, on January 4, 2023, the Town Council held a public hearing concerning the North Ridge P.U.D. Outline Development Plan Amendment No. 1; and

WHEREAS, after considering the Planning and Zoning Commission's recommendation, reviewing the file and considering the evidence submitted at the public hearing, the Town Council finds that the North Ridge P.U.D. Outline Development Plan Amendment No. 1 is compatible with and furthers the goals of the *Johnstown Area Comprehensive Plan* and other applicable Town standards and regulations; and

WHEREAS, based on the foregoing, Town Council desires to approve the North Ridge P.U.D. Outline Development Plan Amendment No. 1.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, THAT:

Section 1. P.U.D. Outline Development Plan Approval. The North Ridge P.U.D. Outline Development Plan Amendment No. 1, related to the North Ridge development located in the Southeast Quarter of Section 22, Township 5 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Larimer, State of Colorado, consisting of approximately 60 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace. The North Ridge P.U.D. Outline Development Plan Amendment No. 1 adopted herein shall supersede and replace the North Ridge P.U.D. Outline Development Plan adopted pursuant to Town of Johnstown Ordinance No. 2021-206.

Section 3. Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado ("Charter") and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

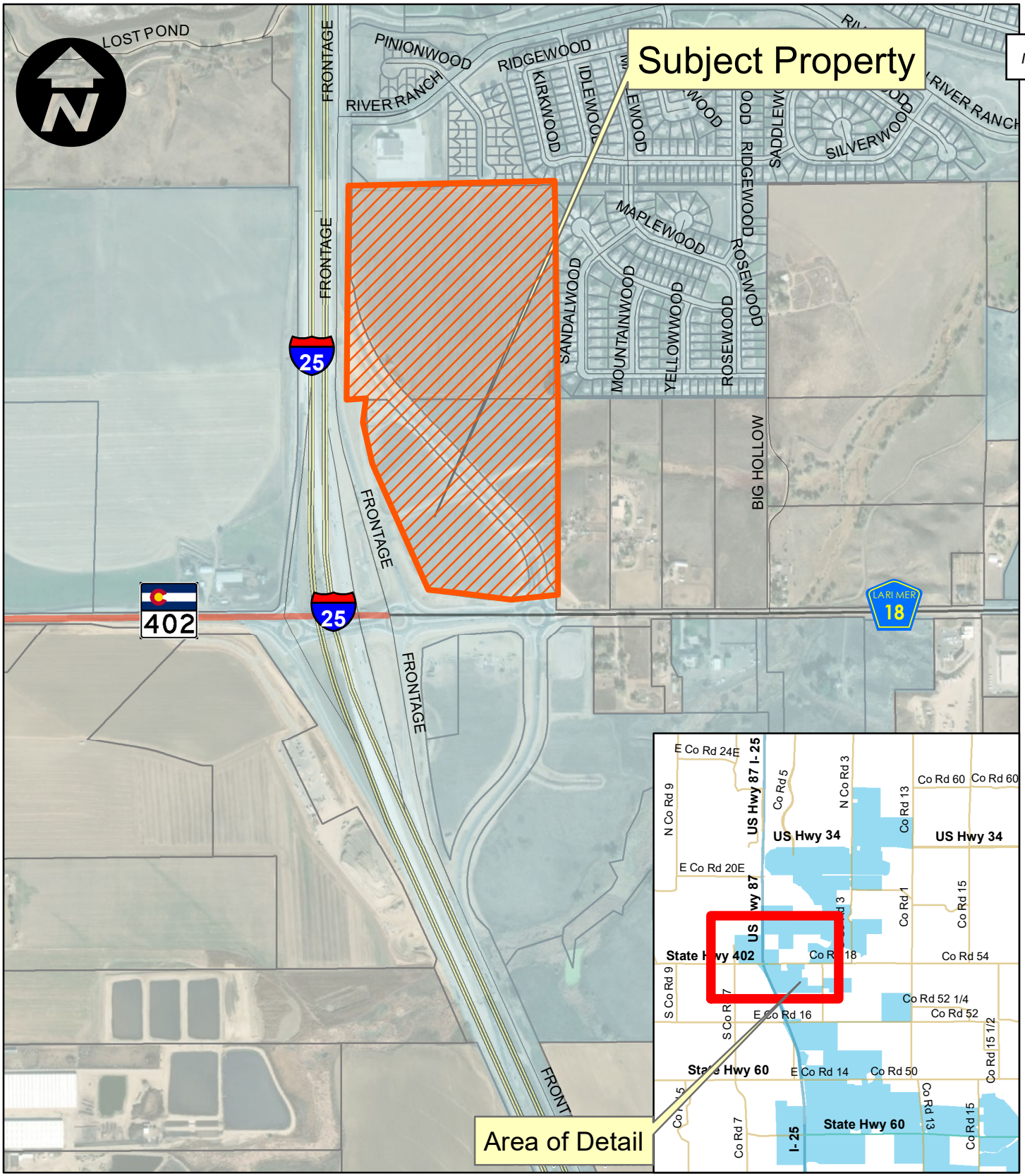
By:_____ By:_____
Hannah Hill, Town Clerk Gary Lebsack, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2023.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By:_____ By:_____
Hannah Hill, Town Clerk Gary Lebsack, Mayor


Subject Property
Area of Detail
LOST POND
PINIONWOOD
RIDGEWOOD
RIVER RANCH
KIRKWOOD
IDLEWOOD
SADDLEWOOD
SILVERWOOD
MAPLEWOOD
ROSEWOOD
SANDALWOOD
MOUNTAINWOOD
YELLOWWOOD
BIG HOLLOW
FRONTAGE
25
402
LARIMER
18
US Hwy 87 I- 25
US Hwy 34
State Hwy 402
State Hwy 60
I- 25
E Co Rd 24E
E Co Rd 20E
E Co Rd 16
E Co Rd 14
N Co Rd 9
S Co Rd 9
Co Rd 5
N Co Rd 3
Co Rd 13
Co Rd 60
Co Rd 1
Co Rd 15
Co Rd 54
Co Rd 52 1/4
Co Rd 52
Co Rd 15 1/2
Co Rd 50
Co Rd 7

OUTLINE DEVELOPMENT PLAN
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

EXISTING ZONING

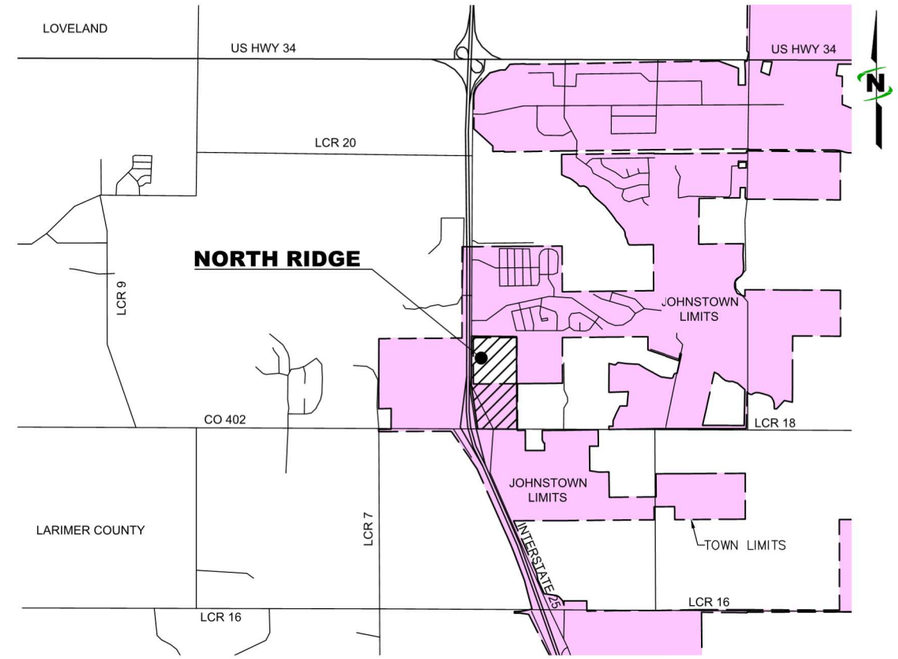
SCALE: 1" = 250'

GENERAL NOTES:

1. ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
2. LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS WILL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS.
3. ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS, FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE WILL NOT EXCEED 10 DU/AC. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF RESIDENTIAL PARCEL PLATTING.
4. AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
5. FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
6. WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT AS USES THAT ARE ALLOWED.
7. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS PART OF THE FINAL SUBDIVISION PLATTING.
8. LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DEVELOPER MAY FORMULATE A DESIGN STANDARDS REGULATING THE DESIGN, CHARACTER, LOCATION, AND OTHER DETAILS OF THESE ELEMENTS PRIOR TO THEIR IMPLEMENTATION. THE DEVELOPER FORMULATED DESIGN STANDARDS MUST RECEIVE APPROVAL BY THE PLANNING AND DEVELOPMENT DIRECTOR PRIOR TO IMPLEMENTATION.

DEVELOPMENT PHASING:

IT IS ANTICIPATED THAT NORTH RIDGE WILL DEVELOP SOUTH TO NORTH, COMMENCING ON THE 402, LLC PARCEL WITH ANTICIPATED LOT DELIVERIES IN 2021 AND BUILD-OUT BY 2022 OR EARLY 2023. CURRENT CONCEPT PLANS FOR COMMERCIAL, INCLUDE CONVENIENCE STORE WITH GAS, RETAIL SHOPS, OFFICE CONDOMINIUMS, AND A POTENTIAL HOTEL ALONG THE I-25 CORRIDOR. GARAGE CONDOMINIUMS WERE CONSIDERED IN CONCEPT DRAWINGS, BUT HAVE BEEN REJECTED IN FAVOR OF OTHER COMMERCIAL USES TO BE DETERMINED BY MARKET DEMAND. CURRENT CONCEPT PLANS FOR RESIDENTIAL INCLUDE 23.5 ACRES OF SINGLE FAMILY SMALL FOOT-PRINT (1,100 - 1,700 SQ. FT.) HOMES. INTEREST ON THE RESIDENTIAL COMPONENT IS BY A SINGLE DEVELOPER WHO HAS SUCCESSFULLY DEVELOPED OTHER PROJECTS WITHIN THE TOWN.



VICINITY MAP

SCALE: 1" = 2000'

NARRATIVE:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE NORTH RIDGE JOHNSTOWN DEVELOPMENT. NORTH RIDGE JOHNSTOWN IS A CONTINUATION OF THE RIDGE AT JOHNSTOWN DEVELOPMENT, ALL OF WHICH WILL BRING NEEDED INFRASTRUCTURE, SERVICES, AMENITIES, AND TAX REVENUE TO THE TOWN.

THE ANNEXATION OF THE BATH PARCEL WILL COMPLETE NORTH RIDGE AND COMPLEMENT THE RIDGE DEVELOPMENT BRIDGING THE TWO PROJECTS TOGETHER THROUGH INTEGRATED CONCEPT DESIGN AND UNIFORM DEVELOPMENT STANDARDS. THE BATH PARCEL IS CONTIGUOUS TO AN EXISTING ANNEXED PARCEL IN THE TOWN ALLOWING INFRASTRUCTURE TO BE BROUGHT TO NORTH RIDGE FROM EITHER OR BOTH THE SOUTH AND THE NORTH IN COORDINATION WITH DEVELOPED PROJECTS. THE TOWN WILL BENEFIT FROM REVENUES GENERATED BY NEW BUSINESS, AND INCREASED EXPOSURE AND VISIBILITY ALONG I-25. THE COMMUNITY WILL HAVE ADDITIONAL COMMERCIAL RESOURCES NEEDED FOR A GROWING JOHNSTOWN.

APPROVALS:

RIDGE II HOLDCO, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER(S) OF THE PROPERTY LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF LARIMER, AND STATE OF COLORADO, DO HEREBY SUBMIT THIS OUTLINE DEVELOPMENT PLAN AND AGREE TO PERFORM UNDER THE TERMS NOTED HEREIN.

RIDGE II HOLDCO, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: RIDGE II MANAGECO, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: CALIBER SERVICES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGER

BY: CALIBER COMPANIES, LLC
AN ARIZONA LIMITED LIABILITY COMPANY
ITS: MANAGING MEMBER

BY: CALIBERCOS INC.
A DELAWARE CORPORATION
ITS: MANAGER

BY: _____
NAME: JENNIFER SCHRADER
ITS: PRESIDENT

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS _____, IS APPROVED AND ACCPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PADDED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE _____ DAY OF _____,
.

BY: _____
GARY LEBSACK, MAYOR

ATTEST: _____
DIANA SEELE, TOWN CLERK

Item #8.

J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

FINAL EXHIBIT

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS IN THE DRAWINGS AND SPECIFICATIONS. THEY SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APR	DATE
	REVISION			

NORTH RIDGE DEVELOPEMNT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN COVER

FILE: 87-20-003_ODPCOVER
JUB PROJ. # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/1/2021

SHEET NUMBER:
ODP-0

Plot Date:7/12/2021 3:47 PM Plotted By: Amber Morse
Date Created:4/1/2021 \\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003_ODPCOVER.DWG

OUTLINE DEVELOPMENT PLAN
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

LEGEND	
	POTENTIAL FUTURE ACCESSES
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY
P/L	PROPERTY BOUNDARY
R/W	RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS

NOTES:
1. ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
2. THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT.

PLANNING AREA BOUNDARIES:

PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGE MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

PLANNING AREA INDEX:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA–A	±14.2	COMMERCIAL	70%
PA–B	±3.2	COMMERCIAL	60%
PA–C	±7.1	COMMERCIAL	50%
PA–D	±11.4	COMMERCIAL	50%
PA–E	±23.4	RESIDENTIAL	–

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

LAND USE SUMMARY:

LAND USE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	36.5	60
RESIDENTIAL	16.4	30
OPEN SPACE	7.1	10
TOTAL	60.0	100

DEVELOPMENT STANDARDS: COMMERCIAL

MAXIMUM HEIGHT	A: 130' B & C: 85' D: 50' ALL AREAS UP TO 150' W/ CONDITIONAL USE GRANT
LANDSCAPE REQUIREMENT	20% LANDSCAPING
BUILDING SETBACK FROM HIGHWAY	50'
BUILDING SETBACK FROM ARTERIAL	25'
BUILDING SETBACK FROM FRONTAGE ROAD	20'
PARKING SETBACK FROM ROW	20'

DEVELOPMENT STANDARDS: RESIDENTIAL

	SINGLE FAMILY DETACHED
MINIMUM LOT SIZE	1,400 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15' MIN.
FRONT SETBACK TO GARAGE	10' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.
SIDE YARD SETBACK	5' MIN.
REAR YARD SETBACK (FRONT LOADED)	5' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.
BUILDING SEPARATION	PER FIRE CODE

NOTES:
1. ADDITIONAL DESIGN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
2. THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO RESIDENTIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT.

OPEN SPACE, PARKS, & WALKS/TRAILS:

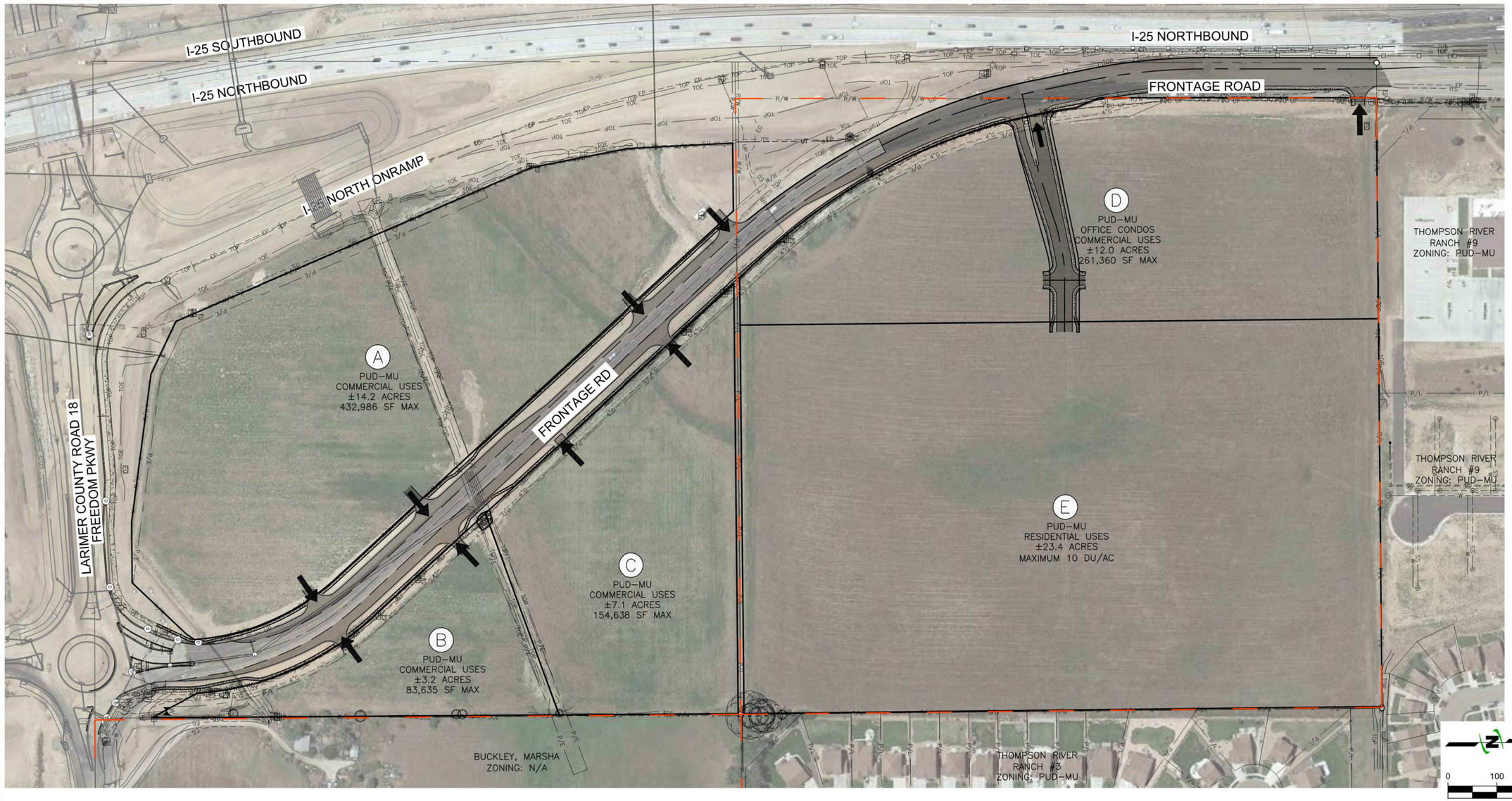
OPEN SPACE:
1. 30% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE OPEN SPACE.
2. PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
3. OPEN SPACE INCLUDES STREETSCAPES OUTSIDE OF ROW, HARDSCAPES, PLAZAS, FOUNTAIN ARES, PONDS, AND AREAS SUCH AS SIDEWALKS WITH BENCH SEATING.
4. SIDEWALKS ARE REQUIRED TO BE 10' WIDE AND 6" DEEP REINFORCED CONCRETE ALONG ARTERIAL STREETS. DETACHED AND MEANDERING SIDEWALKS PROPOSED AS FEASIBLE.

PARKS AND RECREATION:
1. 10% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
2. PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
3. ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

PARCEL DESIGN INTENT:

PARCEL A, B, C, AND D:
THE DESIGN INTENT FOR THE PLANNING AREAS A, B, C, AND D IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES, WHICH COULD INCLUDE VARIOUS OFFICE, RETAIL, PRIVATE GARAGE CONDOMINIUMS, HOTEL DEVELOPMENT OR SIMILAR USES.

PARCEL E:
THE DESIGN INTENT FOR PLANNING AREA E IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE–FAMILY, MULTI–FAMILY USES SUCH AS CONDOMINIUMS OR APARTMENTS, OR MIXED USE DEVELOPMENT.



Item #8.

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

FINAL EXHIBIT

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS IN THE DRAWINGS AND SPECIFICATIONS. THEY SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISION			
NO.	DESCRIPTION	BY	APR	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE OUTLINE DEVELOPMENT PLAN

FILE : 87-20-003_ODP
JUB PROJ. # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ##
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/17/2021
SHEET NUMBER:
ODP-01

Plot Date:7/13/2021 3:51 PM Plotted By: Amber Morse
Date Created:4/1/2021 \\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003_ODP.DWG

OUTLINE DEVELOPMENT PLAN
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

Item #8.

LEGEND:

- 4900 — EXISTING MAJOR CONTOUR
- 4902 — EXISTING MINOR CONTOUR
- SD — EXISTING STORM PIPE
- BASIN BOUNDARY: ONSITE
- BASIN BOUNDARY: OFFSITE
- BASIN BOUNDARY: PROPERTY LINE
- H-1 — BASIN ID, C–MINOR AREA, C–MAJOR
- 3 — DESIGN POINT
- DIRECT FLOW ARROW
- OVERLAND FLOW ARROW

BASIN DESIGN DATA:

Basin	Total Area	Composite	Composite	Q2	Q100
	acres	"C2"	"C100"	cfs	cfs
P1-N	9.84	0.64	0.79	13.93	49.36
P-1S	11.77	0.64	0.79	14.93	48.00
P-2S	4.15	0.77	0.87	23.35	75.32
P-2N	7.86	0.77	0.87	14.93	48.00
P-3	12.84	0.76	0.86	23.35	75.32
P-4	23.48	0.64	0.80	31.67	112.01
Total:	69.94				
Combined Basins to Design Point (DP)					
P2	33.62	0.73	0.82	89.50	173.28
P2 is combined basins P1-N, P1-S, P2-N and P2-S.					

BASIN OUTPUT DATA:

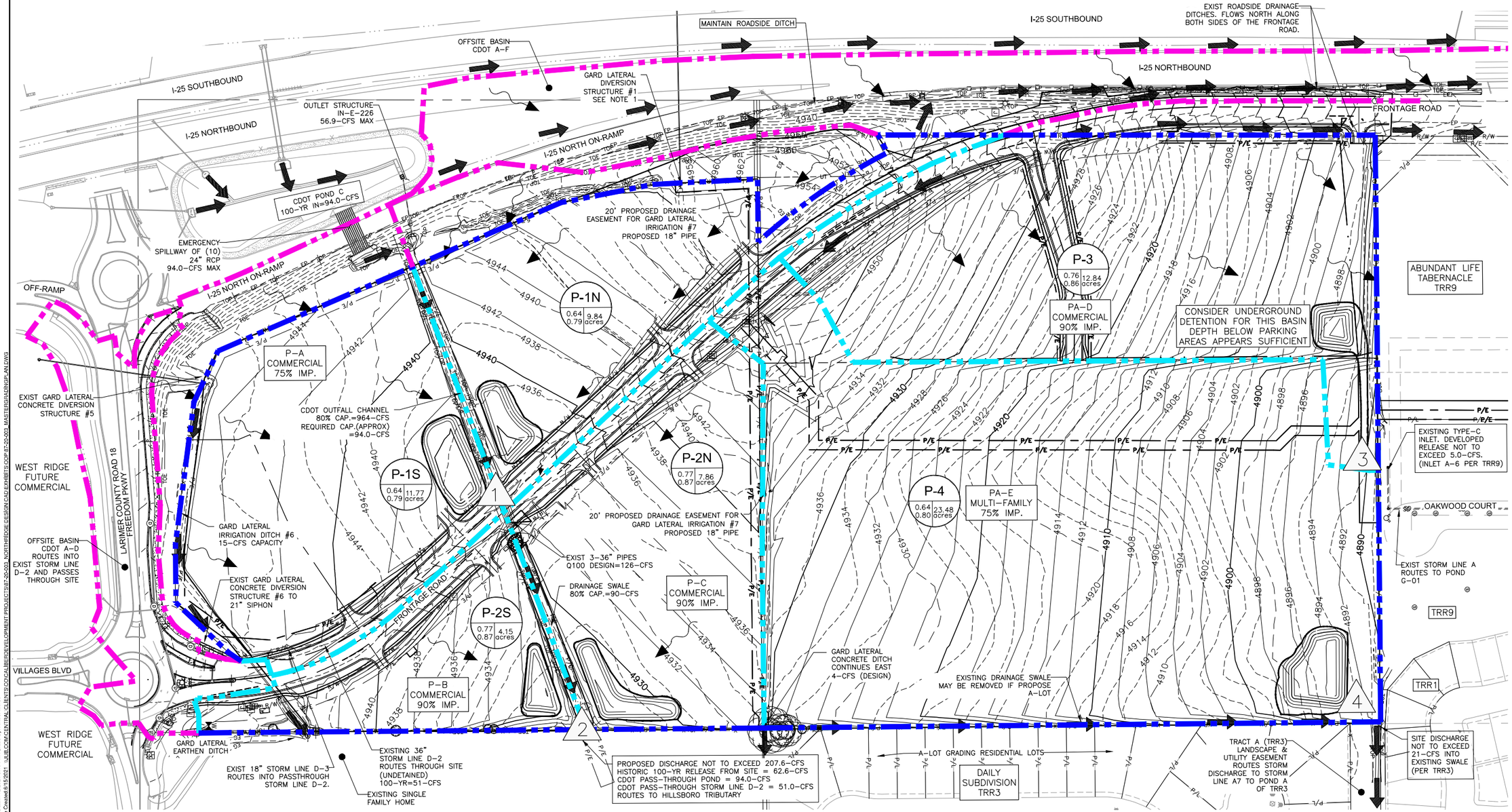
PROPOSED PONDS	100–YR RELEASE RATE (cfs)	WQCV (acre–ft)	100–YR VOLUME (acre–ft)	TOTAL VOLUME (acre–ft)	APPROX SURFACE AREA (area)
P1–N	9.84	0.64	0.79	13.93	49.36
P–1S	11.77	0.64	0.79	14.93	48.00
P–2S	4.15	0.77	0.87	23.35	75.32
P–2N	7.86	0.77	0.87	14.93	48.00
P–3	12.84	0.76	0.86	23.35	75.32
P–4	23.48	0.64	0.80	31.67	112.01

NOTES:
FOR 100–YEAR STORM ANALYSIS; ASSUME IRRIGATION DITCHES ARE FULL. ASSUME STORM WATER WILL OVERTOP EXISTING IRRIGATION EARTHEN DITCHES.

TRR – THOMPSON RIVER RANCH
CDOT – COLORADO DEPARTMENT OF TRANSPORTATION

PROPOSED POND SIZING IS APPROXIMATE USING RATIONAL FAA PROCEDURE BASED ON SITE CONDITIONS AND ASSUMPTIONS SHOWN ON THIS EXHIBIT AND 2–FEET OF FREEBOARD. FINAL POND SIZING SHALL BE UPDATED AS SITE DEVELOPMENTS ARE FINALIZED.

TYPE B SOIL TYPE.



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FINAL EXHIBIT

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NO.	REVISION DESCRIPTION	BY	APR.	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE MASTER GRADING AND DRAINAGE PLAN

FILE: 87-20-003_MASTERGRADINGPLAN
JUB PROJ. # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ##
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/15/2021
SHEET NUMBER:
ODP-03

Plot Date:7/13/2021 5:16 PM Plotted By: Amber Monre
Date Created:6/15/2021 J:\JUB.COM\CENTRAL\CLIENTS\OVCALUBER\DEVELOPMENT PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP 87-20-003_MASTERGRADINGPLAN.DWG

OUTLINE DEVELOPMENT PLAN
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

Item #8.

LEGEND	
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY
P/L	PROPERTY BOUNDARY
R/W	RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS
W	DOMESTIC WATER
SS	SANITARY SEWER

ESTIMATED WASTEWATER FLOW:

PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpd)	PEAK FLOW (gpd)
PA–A	COMMERCIAL	6 UNITS/ACRE	±14.2	22,010	44,020
PA–B	COMMERCIAL	6 UNITS/ACRE	±3.2	4,960	9,920
PA–C	COMMERCIAL	6 UNITS/ACRE	±7.1	11,005	22,010
PA–D	COMMERCIAL	6 UNITS/ACRE	±12.0	18,600	37,200
PA–E	RESIDENTIAL	15 UNITS/ACRE	±23.4	77,220	282,057

WASTEWATER CALCULATIONS AND ASSUMPTIONS:

RESIDENTIAL AVERAGE DAILY FLOW (ADF) = 220 GPD/SFE*

*INCLUDES ALLOWANCE FOR I/I

COMERCIAL AVERAGE FLOW = 1,550 GPD/ACRE

COMMERCIAL PEAKING FACTOR = 2

RESIDENTIAL PEAKING FACTOR = $2.6 * Q_A^{-0.16}$

Q_A = AVERAGE FLOW IN CFS

ESTIMATED WATER DEMAND:

PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpm)	MAX DAY DEMAND + FIRE FLOW (gpm)	PEAK FLOW (gpm)
PA–A	COMMERCIAL	6 UNITS/ACRE	±14.2	16.8	3025	37.8
PA–B	COMMERCIAL	6 UNITS/ACRE	±3.2	3.8	3,006	8.6
PA–C	COMMERCIAL	6 UNITS/ACRE	±7.1	8.4	3,013	18.9
PA–D	COMMERCIAL	6 UNITS/ACRE	±12.0	14.2	3,021	32.0
PA–E	RESIDENTIAL	15 UNITS/ACRE	±23.4	109.7	3,219	329.1

WATER CALCULATIONS AND ASSUMPTIONS:

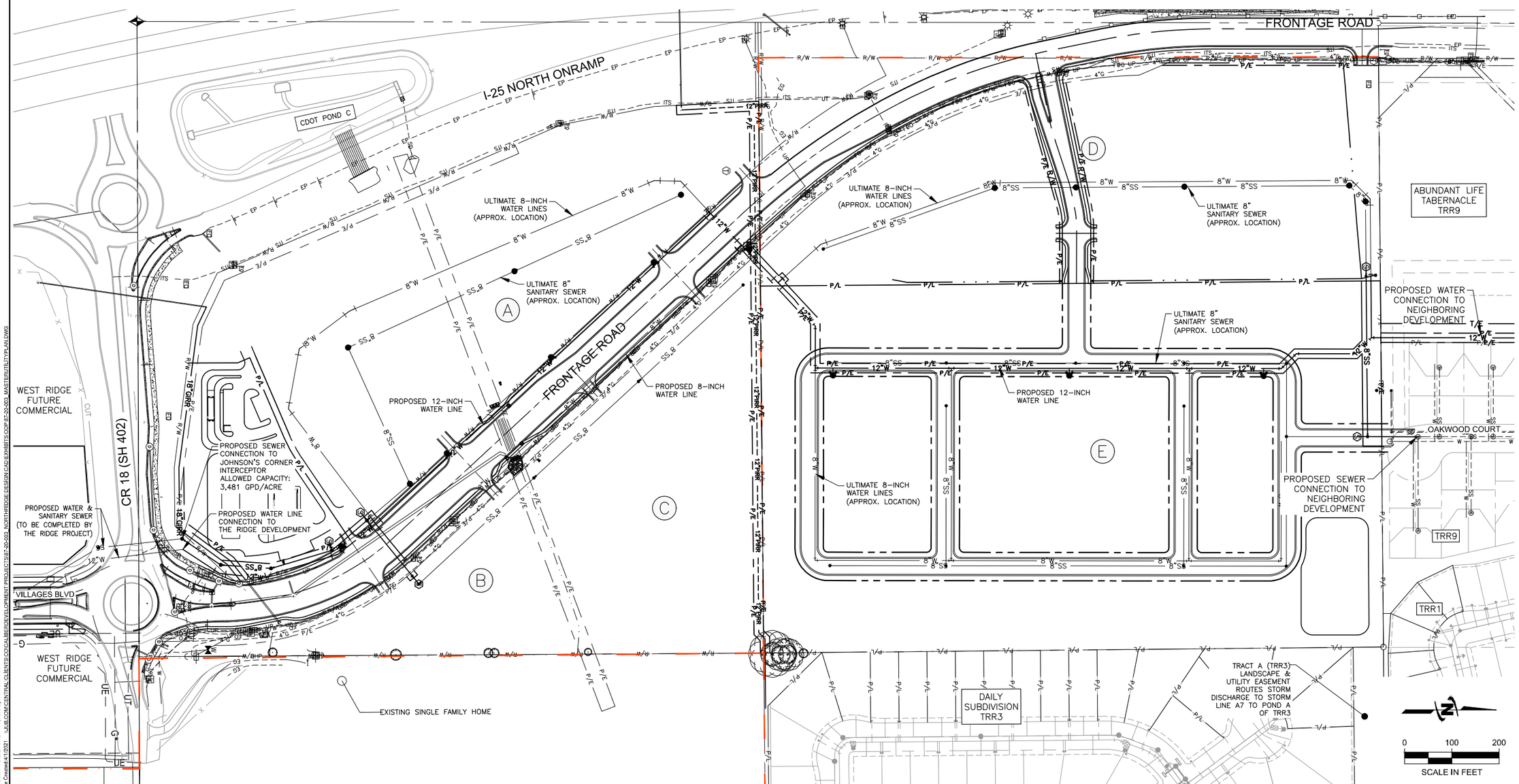
RESIDENTIAL AVERAGE DAY FLOW (ADF) = 150 GPCD (450 GPD/SFE)

COMMERCIAL AVERAGE DAY FLOW (ADF) = 1,700 GPD/ACRE

FIRE FLOW AVAILABILITY = 3,000 GPM FOR 3 HOURS

MAXIMUM DAY FLOW (MDF) = 2 x ADF

PEAK HOUR FLOW = 1.5 x MDF



J-U-B ENGINEERS, INC.
J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

FINAL EXHIBIT

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NO.	DESCRIPTION	REVISION	BY	APR.	DATE

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

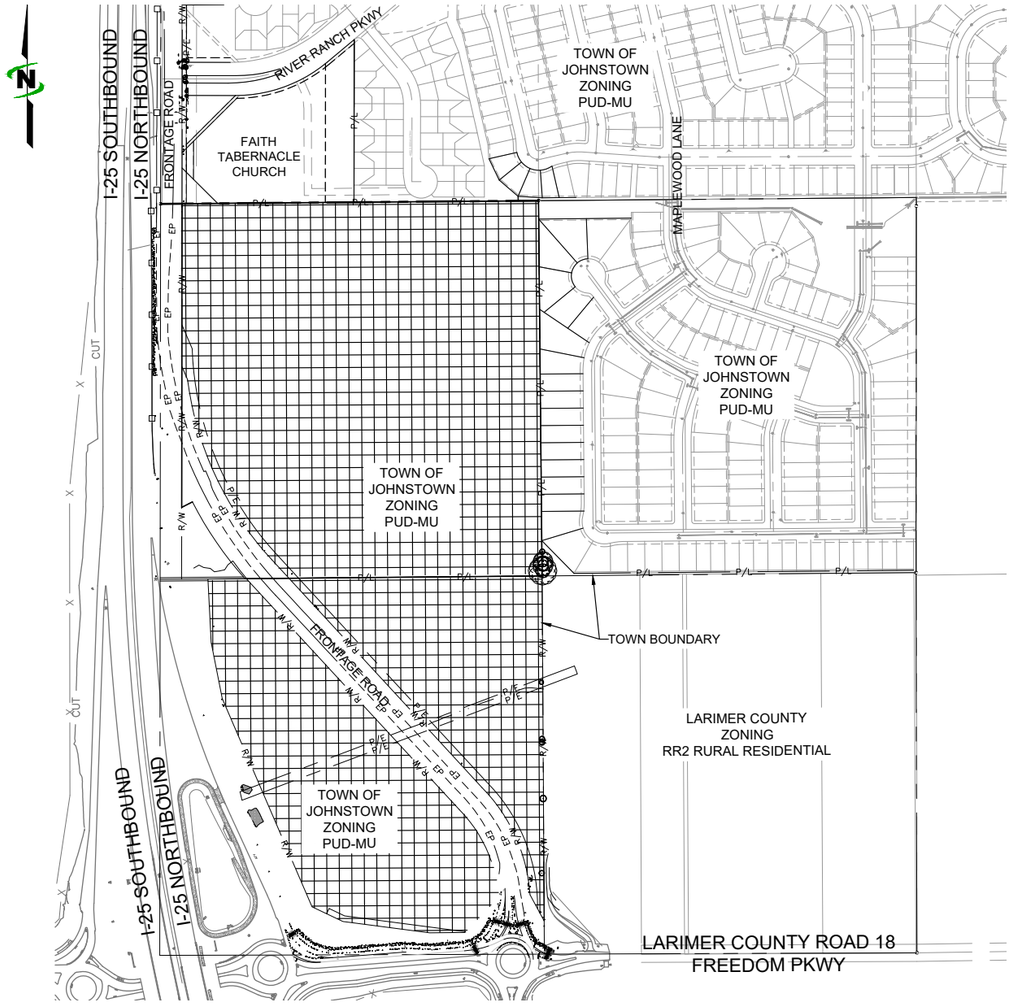
NORTH RIDGE MASTER UTILITY PLAN

FILE: 87-20-003_MASTERUTILITYPLAN
JUB PROJ. # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY: ###
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/1/2021
SHEET NUMBER:
ODP-0

Plot Date:7/13/2021 5:12 PM Plotted By: Amber Morse
Date Created:4/1/2021 \\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP 87-20-003_MASTERUTILITYPLAN.DWG

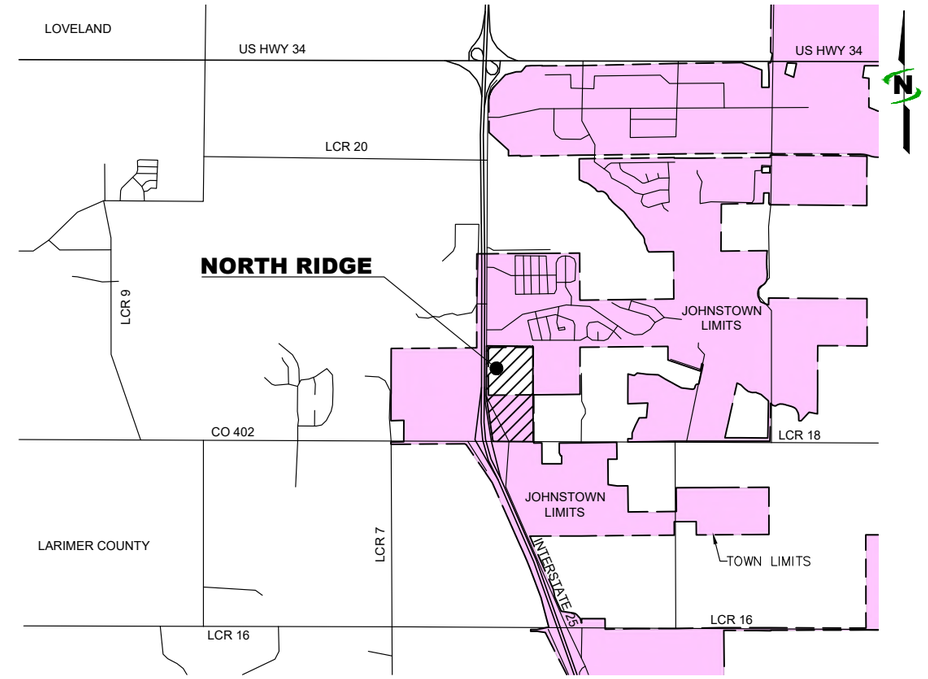
OUTLINE DEVELOPMENT PLAN AMENDMENT 01
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO



EXISTING ZONING

SCALE: 1" = 250'



VICINITY MAP

SCALE: 1" = 2000'

NARRATIVE:

THE INTENT OF THIS OUTLINE DEVELOPMENT PLAN (ODP) IS TO PROVIDE THE FRAMEWORK FOR THE NORTH RIDGE JOHNSTOWN DEVELOPMENT. NORTH RIDGE JOHNSTOWN IS A CONTINUATION OF THE RIDGE AT JOHNSTOWN DEVELOPMENT, ALL OF WHICH WILL BRING NEEDED INFRASTRUCTURE, SERVICES, AMENITIES, AND TAX REVENUE TO THE TOWN.

THE ANNEXATION OF THE BATH PARCEL WILL COMPLETE NORTH RIDGE AND COMPLEMENT THE RIDGE DEVELOPMENT BRIDGING THE TWO PROJECTS TOGETHER THROUGH INTEGRATED CONCEPT DESIGN AND UNIFORM DEVELOPMENT STANDARDS. THE BATH PARCEL IS CONTIGUOUS TO AN EXISTING ANNEXED PARCEL IN THE TOWN ALLOWING INFRASTRUCTURE TO BE BROUGHT TO NORTH RIDGE FROM EITHER OR BOTH THE SOUTH AND THE NORTH IN COORDINATION WITH DEVELOPED PROJECTS. THE TOWN WILL BENEFIT FROM REVENUES GENERATED BY NEW BUSINESS, AND INCREASED EXPOSURE AND VISIBILITY ALONG I-25. THE COMMUNITY WILL HAVE ADDITIONAL COMMERCIAL RESOURCES NEEDED FOR A GROWING JOHNSTOWN.

APPROVALS:

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN AMENDMENT 01, TO BE KNOWN AS NORTH RIDGE P.U.D. OUTLINE DEVELOPMENT PLAN AMENDMENT 01, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2022-_____, PASSED AND ADOPTED ON FINAL READING AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, HELD ON THE _____ DAY OF _____, _____.

BY: _____
GARY LEBSACK, MAYOR

ATTEST: _____
DIANA SEELE, TOWN CLERK

GENERAL NOTES:

1. ACCESS POINTS SHOWN ON THIS ODP ARE APPROXIMATE. EXACT LOCATIONS TO BE DETERMINED DURING THE PRELIMINARY AND FINAL PLATTING PROCESS BASED ON THE FINAL TRAFFIC IMPACT STUDY.
2. LOCAL AND COLLECTOR STREETS MAY CHANGE LOCATION, SIZE AND CONFIGURATION AT THE TIME OF FINAL PLATTING. LOCAL AND COLLECTOR STREETS WILL CONFORM TO THE TOWN OF JOHNSTOWN STREET STANDARDS.
3. ALL DENSITIES AND UNIT COUNTS ARE PROJECTIONS, FINAL DENSITIES TO BE DETERMINED AT TIME OF PLATTING. DENSITY OF ANY GIVEN PHASE WILL NOT EXCEED VALUES LISTED ON ODP-02. ACTUAL NUMBER OF UNITS WILL BE DETERMINED AT TIME OF RESIDENTIAL PARCEL PLATTING.
4. AREA OF DEVELOPMENT PARCELS SHOWN ARE APPROXIMATE AND MAY VARY. EXACT LOT SIZES WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBDIVISION SUBMITTAL.
5. FINAL CONFIGURATION OF PARCELS, OPEN SPACE AREA, AND STREETS MAY VARY FROM THAT SHOWN.
6. WHERE A PROPOSED USE IS NOT LISTED IN THE ODP, IT MAY BE ALLOWED IF DETERMINED BY THE TOWN OF JOHNSTOWN TO BE SIMILAR IN CHARACTER AND OPERATION, AND HAVING THE SAME OR LESSER IMPACT AS USES THAT ARE ALLOWED.
7. ALL DRAINAGE ELEMENTS ARE CONCEPTUAL IN NATURE AND FINAL DETERMINATIONS OF THE DRAINAGE SYSTEM, TO INCLUDE THE PLACEMENT OF DETENTION/RETENTION PONDS, CHANNELS, AND STORM SEWER, WILL BE MADE DURING THE PRELIMINARY AND FINAL DRAINAGE REPORTS AND DURING THE PRELIMINARY DEVELOPMENT PLAN PROCESS AS PART OF THE FINAL SUBDIVISION PLATTING.
8. LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DESIGN GUIDELINES SPECIFIC FOR CALIBER PROJECTS.

DEVELOPMENT PHASING:

IT IS ANTICIPATED THAT NORTH RIDGE WILL DEVELOP SOUTH TO NORTH, COMMENCING ON THE 402, LLC PARCEL WITH ANTICIPATED LOT DELIVERIES IN 2021 AND BUILD-OUT BY 2022 OR EARLY 2023. CURRENT CONCEPT PLANS FOR COMMERCIAL, INCLUDE CONVENIENCE STORE WITH GAS, RETAIL SHOPS, OFFICE CONDOMINIUMS, AND A POTENTIAL HOTEL ALONG THE I-25 CORRIDOR. GARAGE CONDOMINIUMS WERE CONSIDERED IN CONCEPT DRAWINGS, BUT HAVE BEEN REJECTED IN FAVOR OF OTHER COMMERCIAL USES TO BE DETERMINED BY MARKET DEMAND. CURRENT CONCEPT PLANS FOR RESIDENTIAL INCLUDE 23.5 ACRES OF SINGLE FAMILY SMALL FOOT-PRINT (1,100 - 1,700 SQ. FT.) HOMES. INTEREST ON THE RESIDENTIAL COMPONENT IS BY A SINGLE DEVELOPER WHO HAS SUCCESSFULLY DEVELOPED OTHER PROJECTS WITHIN THE TOWN.

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Item #8

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NO.	DESCRIPTION	BY	APVD	DATE

REVISION

NORTH RIDGE DEVELOPEMNT JOHNSTOWN

OUTLINE DEVELOPMENT PLAN COVER AMENDMENT 01

FILE: 87-20-003_ODPCOVER
JUB PROJ. #: 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/29/2022

SHEET NUMBER:
ODP-01

Plot Date:5/29/2022 2:01 PM Plotted By: Amber Morse
Date Created:9/13/2021 \\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003_ODPCOVER.DWG

OUTLINE DEVELOPMENT PLAN AMENDMENT 01
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

CONCEPT NOTE:

CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

LEGEND	
	POTENTIAL FUTURE ACCESSES
	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY
P/L	PROPERTY BOUNDARY
R/W	RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS

NOTES:
1. ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
2. THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT.
3. LANDSCAPING, SIGNING, ARCHITECTURE, NON-RESIDENTIAL PARKING, FENCING, AND LIGHTING FOR DEVELOPMENT WITH THIS PUD WILL EITHER FOLLOW THOSE APPLICABLE STANDARDS IN THE TOWN OF JOHNSTOWN MUNICIPAL CODE OR THE DESIGN GUIDELINES SPECIFIC FOR CALIBER PROJECTS.

PLANNING AREA BOUNDARIES:

PLANNING AREA ACREAGE AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGE MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

PLANNING AREA INDEX:

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	LOT COVERAGE
PA-A	±14.2	COMMERCIAL/RESIDENTIAL	70%
PA-B	±3.2	COMMERCIAL	60%
PA-C	±7.1	COMMERCIAL	50%
PA-D	±12.0	RESIDENTIAL	—
PA-E	±23.4	RESIDENTIAL	–

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES ARE REQUIRED FOR RESIDENTIAL PLANNING AREAS.

LAND USE SUMMARY:

LAND USE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	18.6	31
RESIDENTIAL	41.3	69
TOTAL	60.0	100

OPEN SPACE	ACRES	PERCENTAGE (NEAREST 1%)
COMMERCIAL	2.8	15
RESIDENTIAL	12.4	30
TOTAL	15.2	25.3

DEVELOPMENT STANDARDS: COMMERCIAL

MAXIMUM HEIGHT	A: 130' B & C: 85' ALL AREAS UP TO 150' W/ CONDITIONAL USE GRANT
LANDSCAPE REQUIREMENT	20% LANDSCAPING
BUILDING SETBACK FROM HIGHWAY	50'
BUILDING SETBACK FROM ARTERIAL	25'
BUILDING SETBACK FROM FRONTAGE ROAD	20'
PARKING SETBACK FROM ROW	20'

DEVELOPMENT STANDARDS: RESIDENTIAL

	SINGLE FAMILY DETACHED	SINGLE FAMILY ATTACHED	MULTI FAMILY
MINIMUM LOT SIZE	1,400 SF	4,500 SF	N/A
MAXIMUM HEIGHT	35'	35' *50'	50' *70'
FRONT SETBACK TO BUILDING	15' MIN.	15' MIN.	15' MIN.
FRONT SETBACK TO GARAGE	10' MIN.	10' MIN.	10' MIN.
FRONT SETBACK TO SIDE LOADED GARAGE	10' MIN.	10' MIN.	10' MIN.
SIDE YARD SETBACK	5' MIN.	0' MIN.	0' MIN.
REAR YARD SETBACK (FRONT LOADED)	5' MIN.	5' MIN.	5' MIN.
REAR YARD SETBACK (ALLEY LOADED)	5' MIN.	5' MIN.	5' MIN.
SIDE (CORNER) SETBACK	15' MIN.	15' MIN.	15' MIN.
BUILDING SEPARATION	PER FIRE CODE		

* PER CONDITIONAL USE GRANT

NOTES:
1. ADDITIONAL DESIGN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
2. PLANNING AREA E SHALL HAVE A MINIMUM 15' BUFFER YARD ADJACENT TO EXISTING RESIDENTIAL PROPERTIES, IN COMPLIANCE WITH THE TOWN LANDSCAPE STANDARDS (SEC. E.2), WITH 1 TREE AND 5 SHRUBS, PER 600 SF.
3. PLANNING AREA E SHALL PERMIT ONLY SINGLE FAMILY DETACHED HOMES WITHIN 150-FEET OF THE NORTH AND EAST BOUNDARIES. ANY ATTACHED OR MULTI-FAMILY HOUSING TYPES SHALL BE PLACED OUTSIDE OF THIS USE-TRANSITION BUFFER AREA.
4. THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO RESIDENTIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION, OR OTHER CONSTRAINT.

OPEN SPACE, PARKS, & WALKS/TRAILS:

OPEN SPACE:
1. 30% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE OPEN SPACE.
2. PARK SPACE WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
3. OPEN SPACE INCLUDES STREETSCAPES OUTSIDE OF ROW, HARDSCAPES, PLAZAS, FOUNTAIN ARES, PONDS, AND AREAS SUCH AS SIDEWALKS WITH BENCH SEATING.
4. SIDEWALKS ARE REQUIRED TO BE 10' WIDE AND 6" DEEP REINFORCED CONCRETE ALONG STANDARD ARTERIAL STREET SECTIONS. DETACHED AND MEANDERING SIDEWALKS PROPOSED AS FEASIBLE.

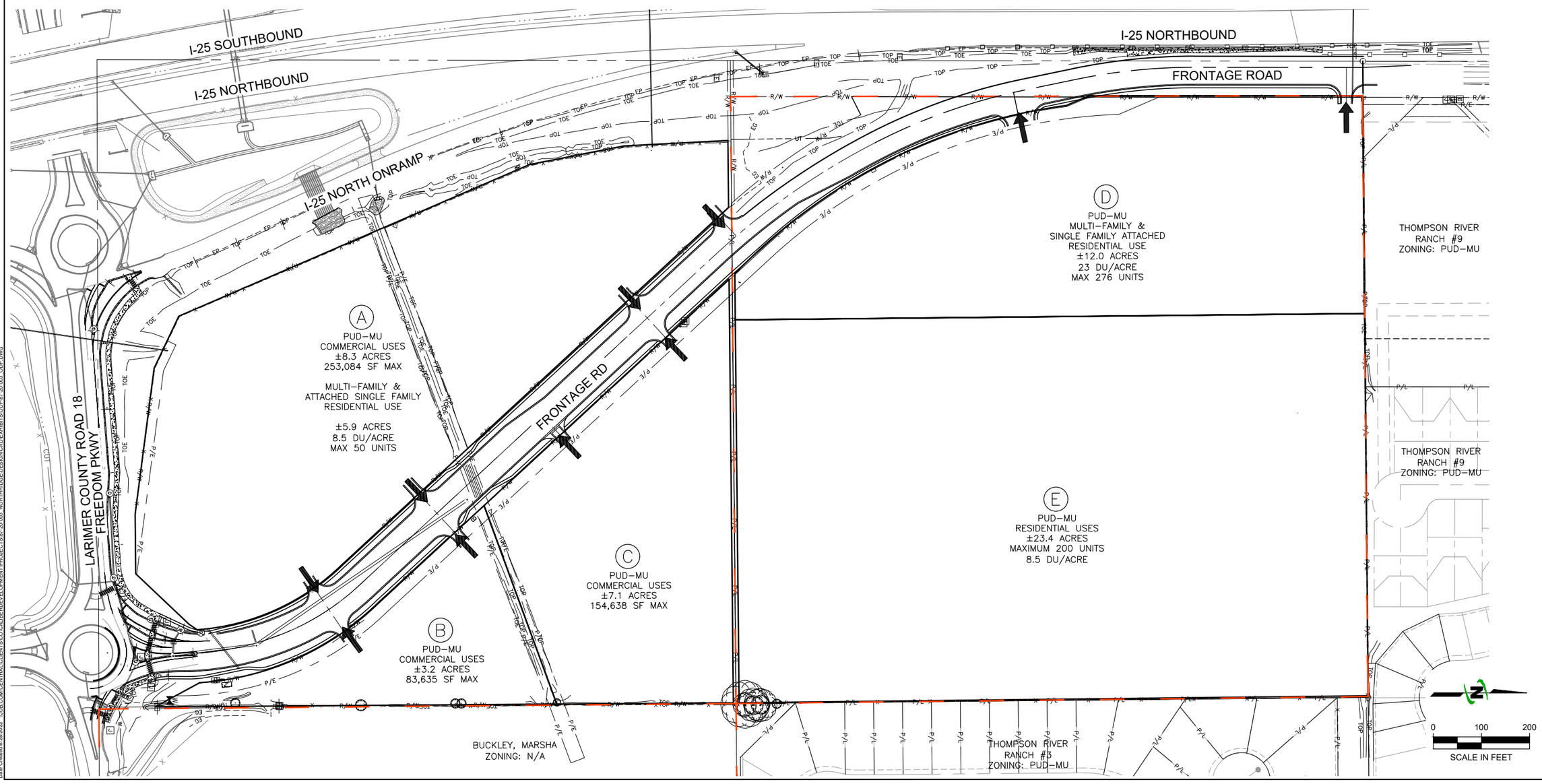
PARKS AND RECREATION:
1. 10% OF RESIDENTIAL ACREAGE IS REQUIRED TO BE DESIGNATED AS LAND USE FOR PARKS AND RECREATION.
2. PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
3. ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, WILL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

PARCEL DESIGN INTENT:

PARCEL A:
THE DESIGN INTENT FOR PLANNING AREA A IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES WITH MULTI FAMILY & SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT. COMMERCIAL USES COULD INCLUDE VARIOUS OFFICE, RETAIL, GROCERY, HOTEL DEVELOPMENT OR SIMILAR USES.

PARCEL B AND C:
THE DESIGN INTENT FOR THE PLANNING AREAS B AND C IS TO ALLOW FOR A WIDE RANGE OF COMMERCIAL DEVELOPMENT USES, WHICH COULD INCLUDE VARIOUS OFFICE, RETAIL, PRIVATE GARAGE CONDOMINIUMS, HOTEL DEVELOPMENT OR SIMILAR USES.

PARCEL D AND E:
THE DESIGN INTENT FOR PLANNING AREA D AND E IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE-FAMILY, MULTI-FAMILY USES SUCH AS CONDOMINIUMS OR APARTMENTS, OR MIXED USE DEVELOPMENT.



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Date Created:6/28/2022 J:\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003_ODP.DWG

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NO.	DESCRIPTION	BY	APR	DATE
REVISION				

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE OUTLINE DEVELOPMENT PLAN
AMENDMENT 01

FILE: 87-20-003_ODP
JUB PROJ. #: 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 6/28/2022
SHEET NUMBER:
ODP-02

OUTLINE DEVELOPMENT PLAN AMENDMENT O1
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

CONCEPT NOTE:

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AMENDMENT 01 NOTE:

BASIN BOUNDARIES AND FLOW RATES SHOWN FOR CONCEPTUAL ULTIMATE DESIGN. IMPERVIOUS VALUES ARE ESTIMATED FOR DEVELOPED CONDITIONS. SEE PICP DRAINAGE REPORT FOR EXISTING CONDITIONS EVALUATION, PROPOSED DRAINAGE IMPROVEMENTS AND ULTIMATE CONDITION EVALUATION. MAXIMUM RELEASE RATE AT PROJECT BOUNDARY LOCATIONS FOR DEVELOPED CONDITIONS LABELED HEREIN.

LEGEND:

- 4900 — EXISTING MAJOR CONTOUR
- 4902 — EXISTING MINOR CONTOUR
- SD — EXISTING STORM PIPE
- BASIN BOUNDARY: ONSITE
- BASIN BOUNDARY: OFFSITE
- BASIN BOUNDARY: PROPERTY LINE
- H-1 / 1.0AC / 3.0AC — BASIN ID, C–MINOR, C–MAJOR, AREA
- 3 — DESIGN POINT
- DIRECT FLOW ARROW
- OVERLAND FLOW ARROW
- A — CDOT ACCESS CONTROL LINE

ULTIMATE BASIN HYDROLOGY (ESTIMATED)

BASIN ID	AREA (acres)	IMPERVIOUS (%)	Q5 (cfs)	Q100 (cfs)
UP	0.30	65%	0.54	1.33
1S	10.84	75%	23.97	53.93
1N	7.90	76%	13.67	44.73
2S	3.14	65%	7.96	19.25
2N	7.81	67%	10.71	38.09
3N	13.14	83%	27.08	84.45
P4	23.35	75%	50.98	113.72
TOTAL:	66.48			

ULTIMATE DETENTION PONDS (ESTIMATED)

BASIN	AREA (acre)	100-YR DESIGN RATE (cfs)	100-YR MAX RELEASE RATE (cfs)	RELEASE RATE NOTE
P-UP	0.3	1.3	1.0	Design Rate for Storm Line D-3 by CDOT
P1-S	10.8	53.9	22.5	Portion of 62.6-cfs into Drainage Swale
P1-N	7.9	44.7	16.4	Portion of 62.6-cfs into Drainage Swale
P2-S	3.1	19.2	6.5	Portion of 62.6-cfs into Drainage Swale
P2-N	7.8	38.1	16.2	Portion of 62.6-cfs into Drainage Swale
		TOTAL	**62.6**	
3N	13.1	84.4	5.0	Design Rate for Inlet with TRR 9
P4	23.3	113.7	21.0	Design Rate for swale with TRR 3

NOTE: BASINS P–UP, P1–S, P1–N, P2–S, AND P2–N HAVE A MAXIMUM COMBINED RELEASE RATE OF 62.6–CFS INTO THE EXISTING DRAINAGE SWALE. THE MAXIMUM RELEASE RATES NOTED ABOVE ARE CALCULATED ON THE RATIO OF AREAS; THESE RATES MAY BE MODIFIED WITH ULTIMATE DESIGN BUT CAN NOT EXCEED THE 62.6–CFS TOTAL RELEASE RATE INTO THE SWALE.

NOTES:

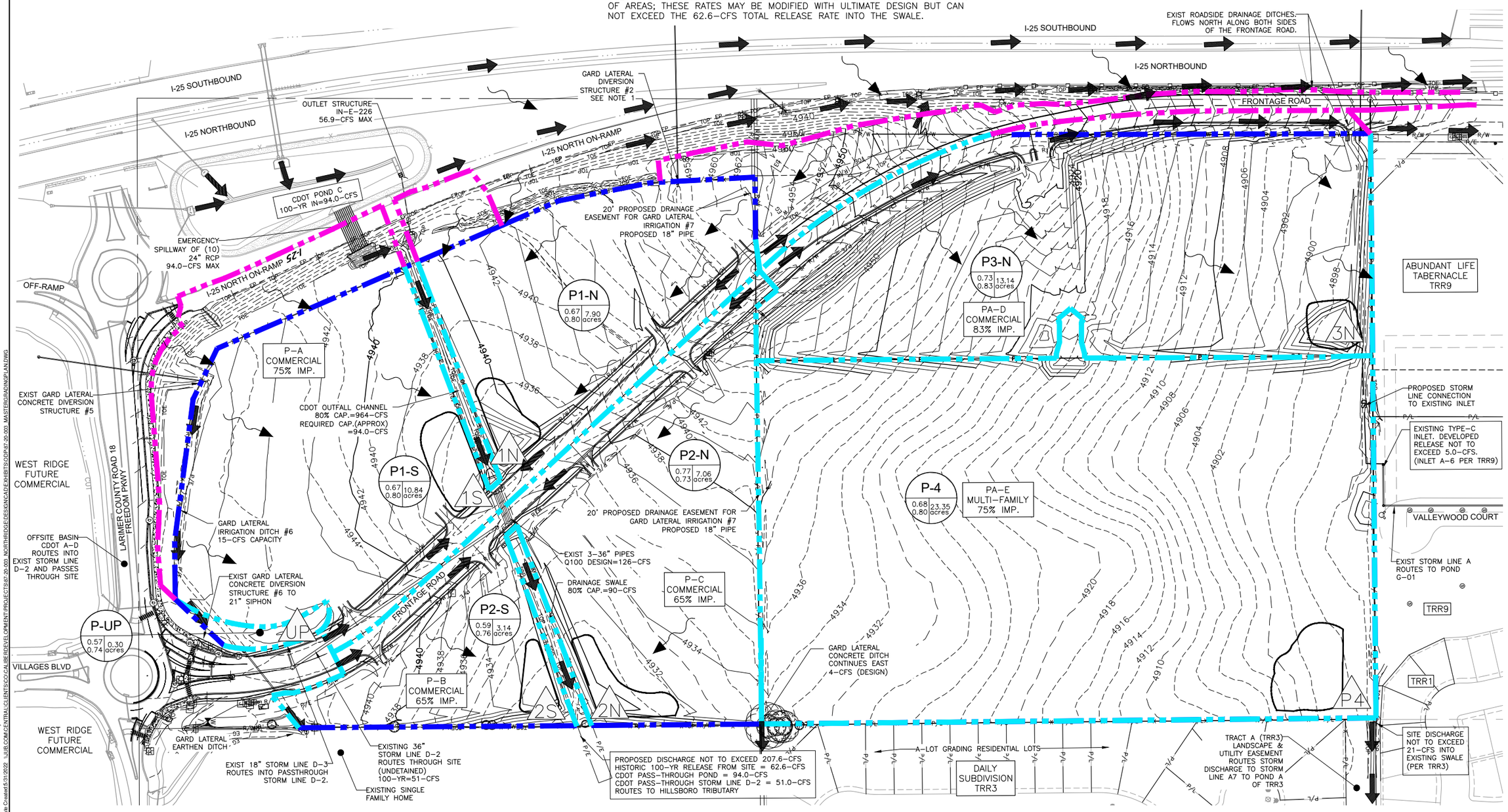
FOR 100–YEAR STORM ANALYSIS; ASSUME IRRIGATION DITCHES ARE FULL. ASSUME STORM WATER WILL OVERTOP EXISTING IRRIGATION EARTHEN DITCHES.

TRR – THOMPSON RIVER RANCH
CDOT – COLORADO DEPARTMENT OF TRANSPORTATION

PROPOSED POND SIZING IS APPROXIMATE USING RATIONAL FAA PROCEDURE BASED ON SITE CONDITIONS AND ASSUMPTIONS SHOWN ON THIS EXHIBIT AND 2–FEET OF FREEBOARD. FINAL POND SIZING SHALL BE UPDATED AS SITE DEVELOPMENTS ARE FINALIZED.

TYPE B SOIL TYPE.

0 100 200
SCALE IN FEET



J-U-B ENGINEERS, INC.
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4745 Boardwalk Drive
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Phone: 970.377.3602
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FINAL EXHIBIT

NORTH RIDGE DEVELOPEMNT JOHNSTOWN

NORTH RIDGE MASTER GRADING AND DRAINAGE PLAN AMENDMENT 01

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APVD	DATE
	REVISION			

FILE: 87-20-003_MASTERGRADINGPLAN
JUB PROJ. # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/31/2022

SHEET NUMBER:
ODP-03

Plot Date:5/31/2022 12:03 PM Plotted By: Amber Moran
Date Created:5/31/2022 \\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CAD\EXHIBITS\ODP\87-20-003_MASTERGRADINGPLAN.DWG

OUTLINE DEVELOPMENT PLAN AMENDMENT 01
NORTH RIDGE

LOCATED ON THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF LARIMER, AND STATE OF COLORADO

CONCEPT NOTE:

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LEGEND

	DEVELOPMENT PARCEL BOUNDARY (FOR GRAPHICAL PURPOSES ONLY
P/L	PROPERTY BOUNDARY
R/W	RIGHT OF WAY
	JOHNSTOWN TOWN LIMITS
W	DOMESTIC WATER
SS	SANITARY SEWER

ESTIMATED WASTEWATER FLOW:

PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpd)	PEAK FLOW (gpd)
PA–A	COMMERCIAL	6 UNITS/ACRE	±8.3	12,507	44,020
PA–A	RESIDENTIAL	8.5 UNITS/ACRE	±5.9	10,962	9,920
PA–B	COMMERCIAL	6 UNITS/ACRE	±3.2	4,800	9,920
PA–C	COMMERCIAL	6 UNITS/ACRE	±7.1	10,650	22,010
		SOUTH TOTAL:	±24.5	38,919	116,757
PA–D	COMMERCIAL	23 UNITS/ACRE	±12.0	18,600	37,200
PA–E	RESIDENTIAL	8.5 UNITS/ACRE	±23.4	43,758	175,038
		NORTH TOTAL:	±35.4	104,478	363,601

WASTEWATER CALCULATIONS AND ASSUMPTIONS:

RESIDENTIAL AVERAGE DAILY FLOW (ADF) = 220 GPD/SFE*

*INCLUDES ALLOWANCE FOR I/I

COMERCIAL AVERAGE FLOW = 1,550 GPD/ACRE

COMMERCIAL PEAKING FACTOR = 2

RESIDENTIAL PEAKING FACTOR = $2.6 * Q_A^{-0.16}$

Q_A = AVERAGE FLOW IN CFS

ESTIMATED WATER DEMAND:

PLANNING AREA (PA)	ANTICIPATED USES	DENSITY (MAX.)	APPROX. ACREAGE	AVERAGE FLOW (gpm)	MAX DAY DEMAND + FIRE FLOW (gpm)	PEAK FLOW (gpm)
PA–A	RESIDENTIAL	6 UNITS/ACRE	±8.4	9.9	3,020	29.8
PA–A	COMMERCIAL	8.5 UNITS/ACRE	±5.8	0.6	3,001	1.8
PA–B	COMMERCIAL	6 UNITS/ACRE	±3.2	3.8	3,008	11.3
PA–C	COMMERCIAL	6 UNITS/ACRE	±7.1	8.4	3,017	25.1
PA–D	RESIDENTIAL	23 UNITS/ACRE	±12.0	86.3	3,173	258.8
PA–E	RESIDENTIAL	8.5 UNITS/ACRE	±23.4	62.2	3,124	186.5

WATER CALCULATIONS AND ASSUMPTIONS:

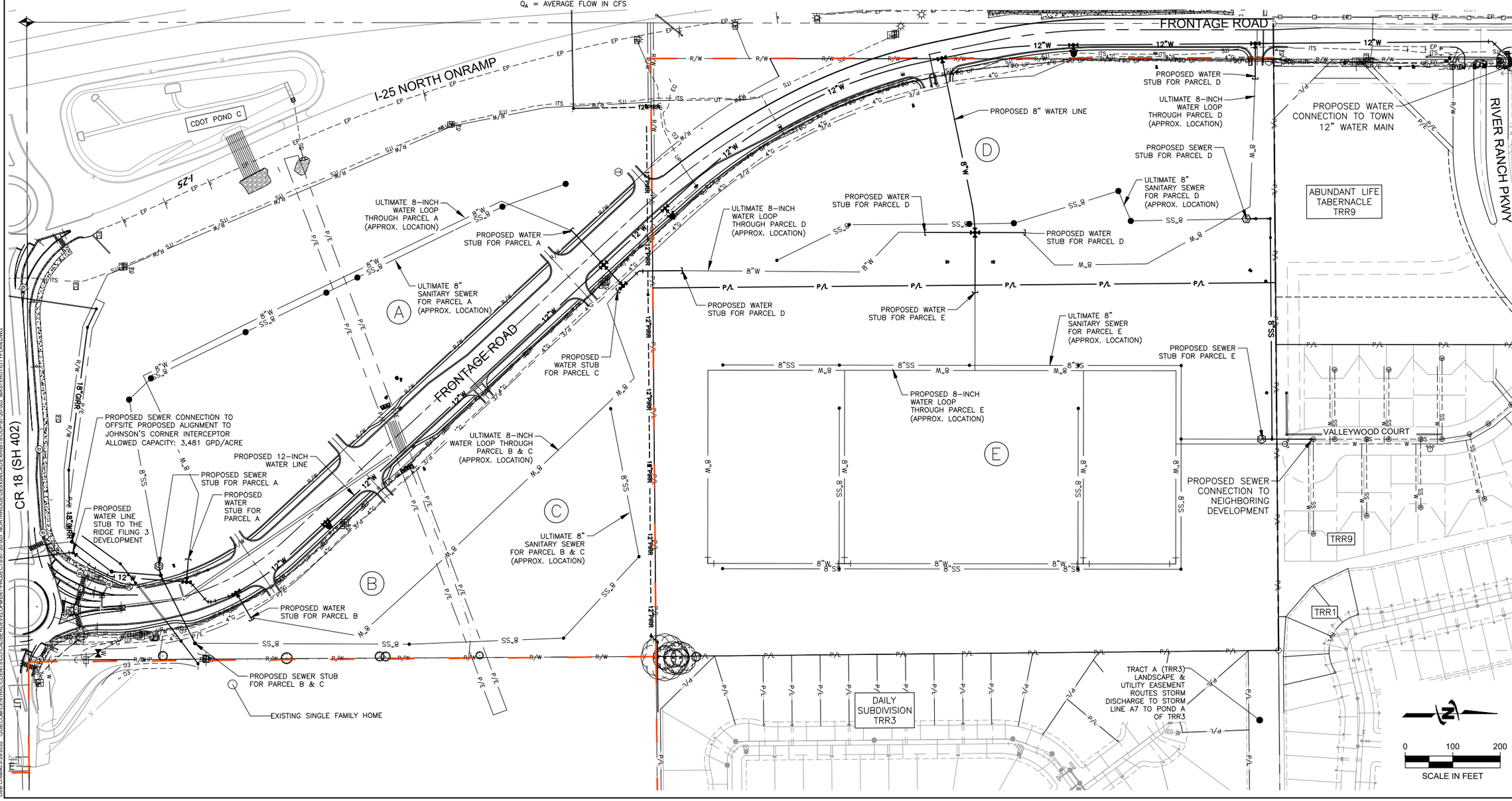
RESIDENTIAL AVERAGE DAY FLOW (ADF) = 150 GPCD (450 GPD/SFE)

COMMERCIAL AVERAGE DAY FLOW (ADF) = 1,700 GPD/ACRE

FIRE FLOW AVAILABILITY = 3,000 GPM FOR 3 HOURS

MAXIMUM DAY FLOW (MDF) = 2 x ADF

PEAK HOUR FLOW = 1.5 x MDF



Item #8

J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
4745 Boardwalk Drive
Building D, Suite 200
Fort Collins, CO 80525
Phone: 970.377.3602
www.jub.com

FINAL EXHIBIT

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APVD	DATE
	REVISION			

NORTH RIDGE DEVELOPEMNT
JOHNSTOWN

NORTH RIDGE MASTER UTILITY PLAN
AMENDMENT 01

FILE : 87-20-003_MASTERUTILITYPLAN
JUB PROJ. # : 87-20-003
DRAWN BY: ALM
DESIGN BY: ALM
CHECKED BY:
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/29/2022

SHEET NUMBER:
ODP-04

Plot Date:5/31/2022 1:26 PM Plotted By: Amber Morse
Date Created:5/29/2022 \\JUB.COM\CENTRAL\CLIENTS\CO\CALIBER\DEVELOPMENT\PROJECTS\87-20-003_NORTHRIDGE\DESIGN\CADE\EXHIBITS\ODP\87-20-003_MASTERUTILITYPLAN.DWG

Town of Johnstown

PLANNING & ZONING COMMISSION
AGENDA MEMORANDUM

DESCRIPTION:	**North Ridge Outline Development Plan Amendment 1** (60 Acres)
PROJECT #:	ZON22-0003
LOCATION:	Northeast corner of Freedom Parkway (County Rd. 18) and I-25 East Frontage Road
APPLICANT:	Ridge II HoldCo, LLC
STAFF:	Justin Currie, Planner II
HEARING DATE:	August 10, 2022

ATTACHMENTS

1- Vicinity Map
2- Current Outline Development Plan
3- Proposed Outline Development Plan, Amendment 1
4- 2021 Comprehensive Plan Future Land Use Map
5- Applicant Justification Letter

BACKGROUND & SUMMARY

The applicant, Ridge II HoldCo, LLC, requests an amendment to an existing Outline Development Plan (ODP) to change the the land use type on several Planning Areas to include a larger acreage for residential uses, and result in less commercial area.

The southern half of the subject property was annexed into the Town in 2006 while the northern portion was annexed in 2021, as part of the "North Ridge PUD," and was zoned PUD-MU at that time.

SURROUNDING ZONING & LAND USE

North:	PUD-MU - Single-family residential (Thompson River Ranch)
South:	PUD-MU – The Ridge PUD – undeveloped, planned for commercial & residential uses
East:	PUD-MU - Single-family residential (Thompson River Ranch) & Larimer County - Rural Residential (RR2) Single-family residential
West:	PUD-MU – I-25, and Mountain View Farms PUD – undeveloped, planned for commercial & residential uses

LAND USE HISTORY

Historically, this property has been used for rural residential/farming, and remains undeveloped currently. A proposed subdivision is currently being reviewed by the Town for the North Ridge PUD area.

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, June 23, 2022. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices including PZC and Council hearings were mailed to all property owners within 500 feet of the subject property.

NEIGHBORHOOD MEETING & PUBLIC COMMENT

A neighborhood meeting was not held for this requested change of zone. No public comments or questions have been forthcoming to Town Staff, as of the publication date of this memorandum.

PROJECT DESCRIPTION & ANALYSIS

The proposed amendment to the North Ridge ODP includes a request to increase the amount of residential, specifically high-density multifamily units, within this PUD, and thereby decrease the amount of commercial areas that remain. (See Attachment 2 and 3) Planning Area A is immediately adjacent to the I-25 interchange; Planning Area D is located south of the church on the east side of Frontage Road. No changes are proposed for B, C, or E. The following table provides a summary of the changes in use and potential numbers of residential units:

Planning Area	Current Acreage	Land Use	Proposed Land Use
A	14.2	Commercial	8.3 Acres Commercial 5.9 Acres Residential
B	3.2	Commercial	Commercial
C	7.1	Commercial	Commercial
D	12	Commercial	Residential
E	23.4	Residential	Residential
Total	59.9	23.4 Acres Residential 36.5 Acres Commercial	41.3 Acres Residential 18.6 Acres Commercial

The 2021 Johnstown Area Comprehensive Plan calls for the North Ridge PUD to be an area of High Density/Intensity with a land use balance of “80+% non-residential uses to a maximum of 20% residential”. In addition to the High Density/Intensity land use designation, the plan also designates this area to be an “Activity Center,” which are “areas that support local and regional transportation networks, living, employment, recreation, and services” and call for a land use balance of 85-90% non-residential and a maximum 15% residential uses.

The North Ridge ODP was approved in July 2021 with five (5) planning areas of various sizes; of those five planning areas only one, Planning Area E, proposed a residential use, as a transition and buffer from the existing Thompson River Ranch homes to the east. With the current ODP, the residential to non-residential land use ratio is 60% non-residential to 40% residential. While higher than what the Comprehensive Plan calls for, this ODP was approved prior to the Council adopting the 2021 Comprehensive Plan and still generally meets the intent of a higher commercial/employment use versus a more residential use. The proposed amendment would change that ratio to almost 70% residential to 30% non-residential within this PUD, by exclusively allowing residential uses to Planning Area 'D' and to a portion of Planning Area 'A'. This change would result in the North Ridge ODP being incompatible and out of alignment with the 2021 Johnstown Area Comprehensive Plan.

It is not required within the Johnstown Municipal Code that zoning districts or development projects strictly adhere to the Comprehensive Plan, instead it is meant to be a guiding policy document for Staff to use when reviewing and evaluating development submittals and changes to land use or density. While Staff tries to utilize a reasonable amount of flexibility in interpreting the comprehensive plan, to collaborate with our development community, the proposed amendment would drastically change the land use ratios that the Council approved for an area of Town, at an interstate interchange, which was envisioned for more active commercial and employment uses, and residential that supports that type of development.

Staff has been forthcoming with the Applicant in terms of our reviews and inability to support this amendment to Planning & Zoning Commission and Town Council, in light of the comprehensive plan guidance we have. Staff also understands, and has communicated, that ultimately, any decision on land uses and densities is a wholly legislative action, and rests with the Council.

RECOMMENDED PLANNING AND ZONING COMMISSION MOTIONS

It is recommended that Planning and Zoning Commission send a recommendation for Denial to Town Council for the requested North Ridge ODP Amendment #1, for a change of Land Uses, based upon the finding that the proposed land use changes are not in alignment with the 2021 Johnstown Area Comprehensive Plan.

Motion to Deny

Based on the application materials received and analysis and presentation at the hearing, the Planning & Zoning Commission finds that the request for the North Ridge ODP Amendment #1 is incompatible with the 2021 Johnstown Area Comprehensive Plan and therefore moves to recommend to the Town Council denial of the request for this amendment.

Alternate Motion to Approve: "I move that the Planning & Zoning Commission recommend to the Town Council approval of the request, as presented, for the North Ridge ODP Amendment #1.

Chapter 16 Zoning - ARTICLE XVII Planned Unit Development

Sec. 16-301. Purpose and intent.

(a) The purpose of the PUD District is to facilitate greater flexibility resulting in higher quality development through more creative and imaginative design of the commercial, industrial and residential areas than is typically possible under conventional, restricted zoning regulations. Further, this Article is intended to promote more efficient and economical use of land while providing a greater number of usable and suitably located recreation facilities and other amenities. It is intended to provide measured design freedom by permitting the developer to best utilize the physical characteristics of the site by modifying minimum lot size, setbacks and other zoning and subdivision related restrictions; by encouraging high quality mixed use development; and by encouraging energy efficient design. Increased commercial and industrial floor area ratios may be permitted if such increases can be justified on the basis that the superior design makes the densities desirable with no reduction of amenities.

Sec. 16-302. Permitted uses.

(a) PUD-R, Planned Unit Development Residential District:

...

(b) PUD-I, Planned Unit Development Industrial Park District:

…

(c) PUD-B, Planned Unit Development Business District:

…

(d) PUD-MU, Planned Unit Development Mixed-Use District:

(1) Intent. The PUD-MU Mixed Use District is created to allow the integration of mixed-density residential, commercial and employment/light industrial development within an area so as to facilitate the formation of a self-sustaining project. Light industrial uses are permitted, provided that they complement the commercial uses and do not substantially negatively impact the residential uses. The following provisions apply to the PUD-MU District:

a. The developer must establish that a special type of business and professional community will be created in which the addition of residential units would be a benefit to the business and professional development and the citizens who occupy the residential units.

b. The land use arrangement, physical design and amenities of the PUD-MU District will be considered for their benefit to the citizens who would occupy the planned residential units.

c. The number of residential units that may be built is flexible, but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.

d. Retail uses shall be consistent with the land use designation of the Comprehensive Plan or otherwise be consistent with the criteria for neighborhood or convenience commercial.

e. Mixing various types of residential units and neighborhood commercial uses is typically appropriate in a PUD MU. If larger or more intensive commercial uses or warehouse or industrial

uses are included, it is the intent of the Town that they have access from arterial streets that do not pass through residential neighborhoods in the PUD, that truck access be isolated from typical pedestrian and light vehicle circulation patterns, and that such uses be buffered from residential and mixed-use neighborhoods with appropriate combinations of separation, berms, landscaping, walls and fences.

f. The following residential unit types are allowed in a PUD-MU: any residential unit type allowed in the SF-1 District; any residential unit type allowed in the SF-2 District; any residential unit type allowed in the MF-1 District; and, in commercial areas of a PUD-MU, residential uses above the first floor.

g. The following commercial uses are allowed in residential or mixed residential-commercial portions of a PUD MU: any commercial use allowed in the NB District; the size limit on individual establishments set forth in the NB District shall apply in the residential or mixed residential-commercial portions of a PUD MU, but the size limits imposed on centers and the setback requirements from other uses applicable to the NB District shall not apply in these sections of the PUD MU.

h. Commercial and industrial development within a PUD shall be located so as not to create undue traffic congestion or street hazards. Location of sufficient off-street parking and loading area shall be determined as appropriate to the particular PUD. Consideration shall be given to anticipated pedestrian, bicycle and vehicular impacts, adjacent development providing multiple use of off-street parking facilities and the types of commercial uses implicated.

i. Parking areas, service areas, buffers, entrances, exits, yards, courts, landscaping, graphics and lighting shall be designed as integrated portions of the total PUD.

(2) Size. There is no minimum size for the PUD-MU District.

(3) Uses permitted. Within a PUD-MU District, the following uses shall be permitted subject to meeting all applicable criteria and regulations: any permitted, conditional or accessory uses allowed in PUD-R, PUD-B, PUD-NC, Gateway and Gateway Commercial Districts.

(4) Supplemental mixed use regulations:

a. Multifamily dwellings may be constructed above commercial uses, provided that there is separate access to dwelling units.

b. No commercial uses shall occupy the same floor as occupied by dwelling units.

(e) PUD-V, Planned Unit Development Village District.

(Ord. 99-615 §1; Ord. 2010-117 §§8, 12; Ord. No. 2022-220, § 1, 2-7-2022)

Sec. 16-303. Declaration of policy; review criteria.

Planned Unit Developments provide a more flexible approach to the physical development of real property, providing an opportunity for creative development planning and building design, to the end that the public health, safety and general welfare will be better served by tailoring development to the unique or special characteristics of the subject property and surrounding area. The Town Administration, Planning and Zoning Commission and the Town Council shall evaluate all Planned Unit Development plans pursuant to the following criteria, which may be applicable to the particular circumstances, balancing and evaluating the implementation of such criteria to maximize, to the greatest practical extent, the community interest and welfare.

(1) Comprehensive Plan and Code requirements:

a. Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?

b. Have all applicable provisions of the subdivision and zoning regulations been met? If not, have the exceptions/variances requested been evaluated through the PUD process and found to contribute positively to the PUD design?

c. For PUDs including exceptions to the height standards, have the following been satisfied?

1. Benefit to the Town has been demonstrated, including what considerations the applicant is prepared to offer in exchange for resulting increased structure height.

2. Proposed structures' effect upon adjacent properties is minimal with respect to compatibility of use and design, alternative energy access, visual access, and rights of privacy, light and air.

3. Public services can be provided to the site at a level currently enjoyed by the area, or at adequate levels per existing Town policies and regulations.

4. Mix of developed area within the site is appropriate, including building coverage, parking, landscaping, pedestrian area, vehicle area and screening.

5. Project complies with all adopted Fire District regulations and standards.

d. Have all material and procedural requirements of the Town Code been met?

(2) Public facilities:

a. Is there present and available adequate capacity to serve the proposed development at appropriate service levels with the following utilities and facilities without negatively impacting the service levels of the surrounding neighborhoods, or have arrangements been made for extension and/or augmentation to adequately serve the proposed development and mitigate negative impacts on surrounding neighborhoods?

Water	Streets/Transportation System
Sewer	Gas
Electric	Telephone
Storm Drainage	

b. Does the proposed development comply with all standards, requirements and specifications for the following services, without a negative impact on existing services, or alternatively have exceptions been evaluated through the PUD process and found to contribute positively to the PUD design?

Water	Storm Drainage
Sewer	Floodplain
Electricity	Telephone
Gas	Streets/Pedestrian System
Ditch	Fire Protection
Public Transit	Cable Television
Refuse Collection	

(3) Neighborhood compatibility:

a. Are the scale, building bulk and orientation, setbacks, landscaping and visual integrity of the proposed development appropriate for the development, sensitive to the immediate area, compatible with the character of the neighborhood and promote the stabilization of the surrounding neighborhood?

b. Does the design and layout of the proposed development facilitate the development of adjacent property rather than limit design options for adjacent landowners?

(4) Resource protection:

a. Does the proposed development preserve significant existing vegetation (i.e. large trees) and unique features of the site?

b. If the project contains known areas of natural or geologic hazard, including unstable slopes, flood, high groundwater or soil conditions unfavorable to urban development, are special engineering precautions proposed to be taken to address satisfactorily those limitations, or have these areas been set aside appropriately restricted from development?

c. Does the proposed development preserve significant scenic views from both on and off the site?

d. Does the proposed development include design features or facilities to promote energy, water and other resource conservation?

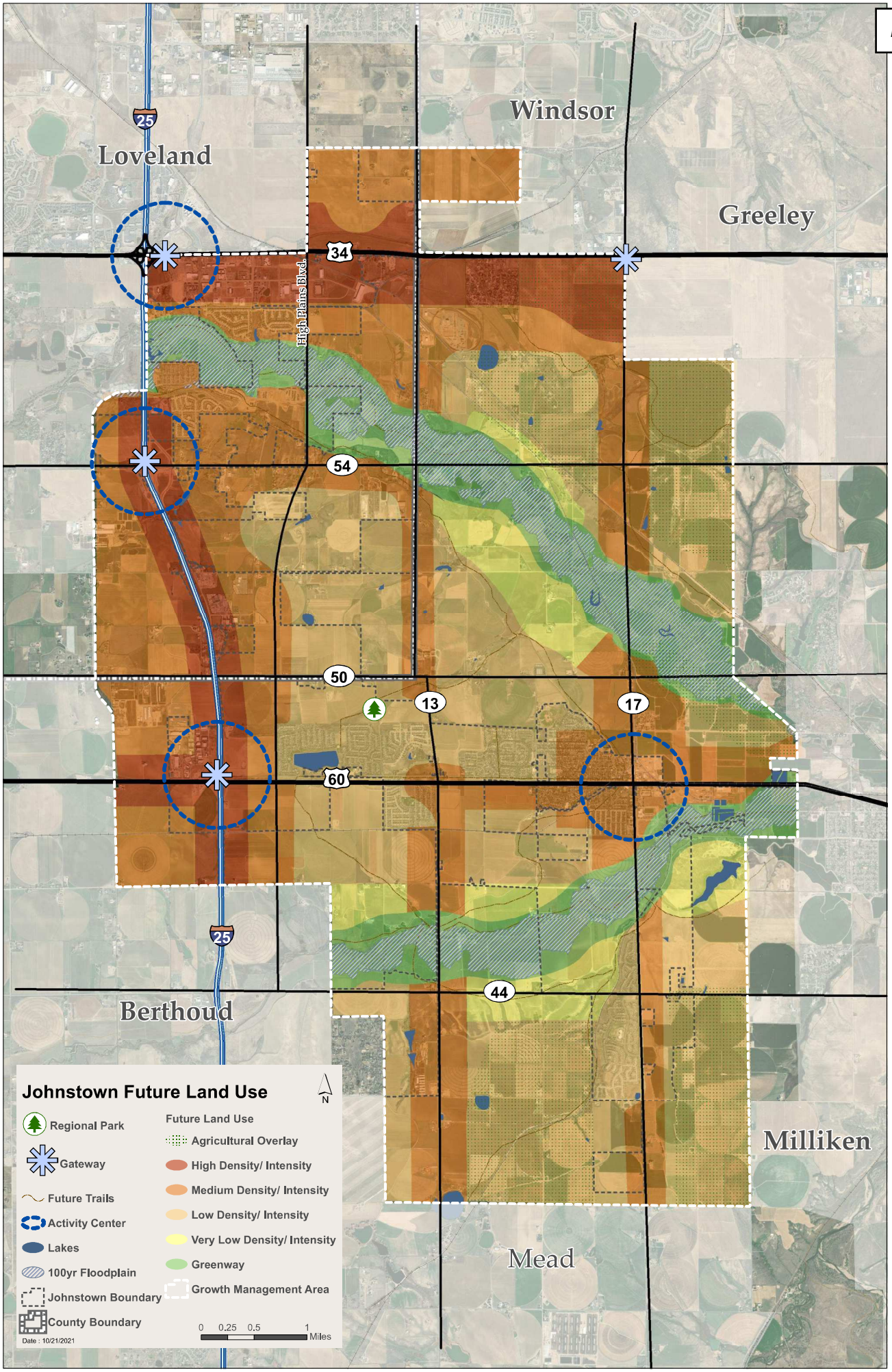
(5) Land use:

a. Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?

b. Do the land use specifications of the PUD meet the restrictions for permitted uses and appropriately address conditional use standards, goals and criteria for those uses which are specified in this Chapter as conditional in the underlying zoning district?

c. Have the appropriate design standards been satisfied?

d. Are the exceptions to standard requirements warranted by virtue of inclusion in the PUD of design elements and amenities exceeding minimum requirements?


Windsor
Loveland
Greeley
Berthoud
Milliken
Mead
25
34
54
50
13
17
60
44
High Plains Blvd.
Johnstown Future Land Use
N
Regional Park
Gateway
Future Trails
Activity Center
Lakes
100yr Floodplain
Johnstown Boundary
County Boundary
Date : 10/21/2021
Future Land Use
Agricultural Overlay
High Density/ Intensity
Medium Density/ Intensity
Low Density/ Intensity
Very Low Density/ Intensity
Greenway
Growth Management Area
0 0.25 0.5 1 Miles

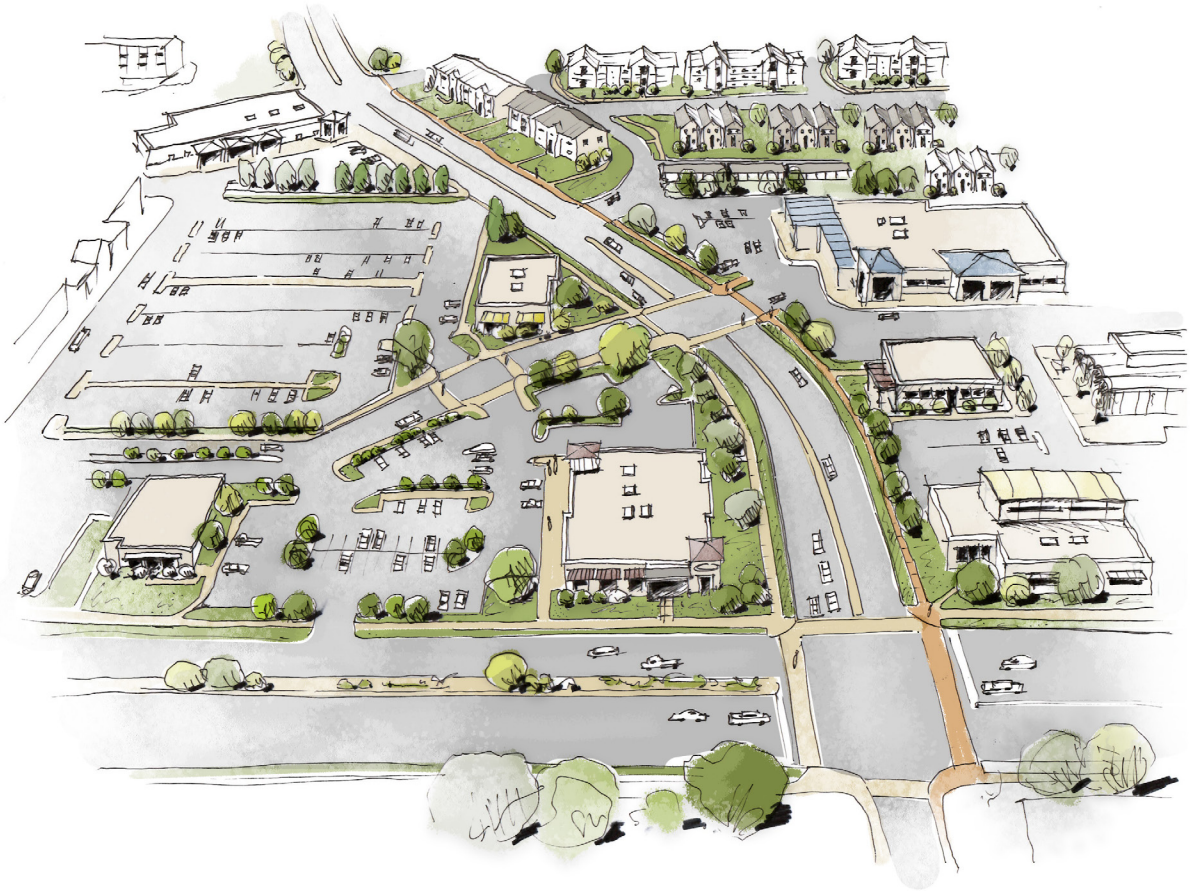
HIGH DENSITY/INTENSITY (HDI)

INTENT & DESIRED CHARACTER

A High Density/Intensity area (HDI) will be generally characterized by a high percentage of non-residential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience larger volume of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections.

These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. These areas will have taller, larger-scale structures, a wider span of business hours, large parking areas, and a mix of uses that create economic synergies. Gathering spaces, entertainment venues, and walkable and enjoyable retail areas may be located adjacent to larger “big box” retailers. Town Gateways will also benefit from these HDI locations where most travelers may first be made aware that they are in Johnstown.

While HDI areas are largely served by vehicular transportation with speeds of 35 mph or more, these areas may also serve as ideal locations for transit facilities, and multi-modal trails that allow cyclists and pedestrians to safely connect to the services offered from neighboring residential areas. Residential may be integrated into mixed-use structures, or be provided as stand-alone complexes, whereby residents can easily access employment, entertainment, and shopping opportunities, as well as the nearby transportation network and any transit facilities.



RECOMMENDATIONS

Uses:

Mix of commercial, employment, and higher density residential uses to enliven the area.

Active and attractive streetscape along major corridors, with parking shared among multiple uses, and situated to the sides and rear of development to better accentuate the businesses and entryways.

Signage that is master planned for larger development for consistency and aesthetics.

Density Range:

No maximum.

Intensity:

Given range of uses, no specified floor-to-area ratio.

Approximate Land Use Balance:

80+% non-residential to a maximum of 20% residential.

ACTIVITY CENTERS

INTENT & DESIRED CHARACTER

Activity centers have been identified as strategic areas that support local and regional transportation networks, living, employment, recreation, and services. These areas are intended to be mixed-use centers that make a highly efficient use of space by offering high-density residential areas supported by a diversity of shops and services and a vibrant public realm.

Activity Centers continue to develop at highway interchanges, Downtown, and generally in conformance with other characteristics of a High Density/Intensity area. While three of the four activity centers are located along the I-25 corridor making them convenient for motorized travelers, these centers should also connect to the Town's trail network, facilitating and encouraging active modes of transportation, and enhancing recreation opportunities for the community. These centers are ideal opportunities for the Town to consider future transit or other transportation services, and connections to nearby systems.

RECOMMENDATIONS

Uses: See High Density / Intensity category.

Density: No maximum.

Intensity: No specified floor-to-area ratio.

Approximate Land Use Balance: 85-90% non-residential to max 15% residential uses.

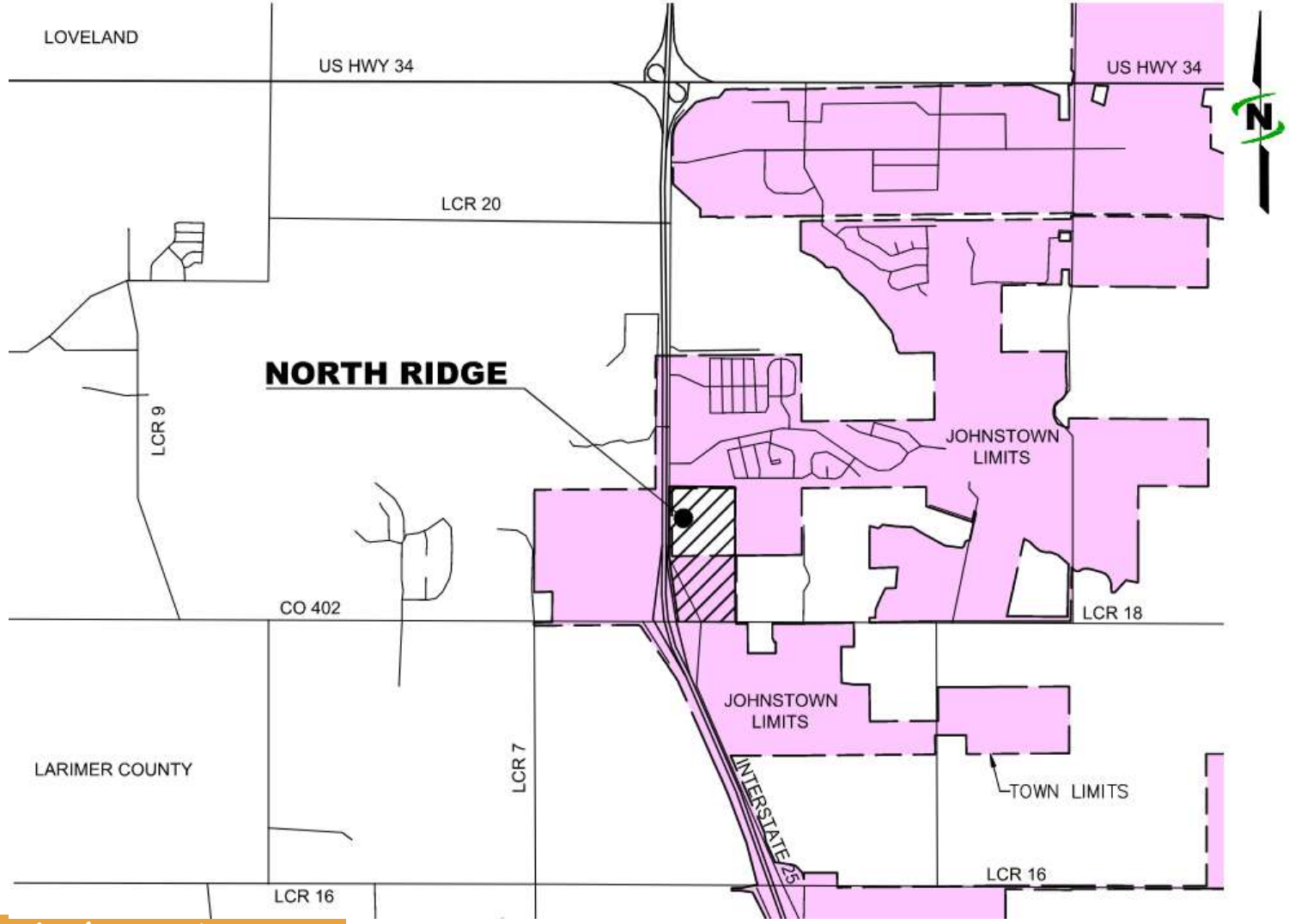
Town of Johnstown

NORTH RIDGE OUTLINE DEVELOPMENT PLAN AMENDMENT 1

Town Council Hearing

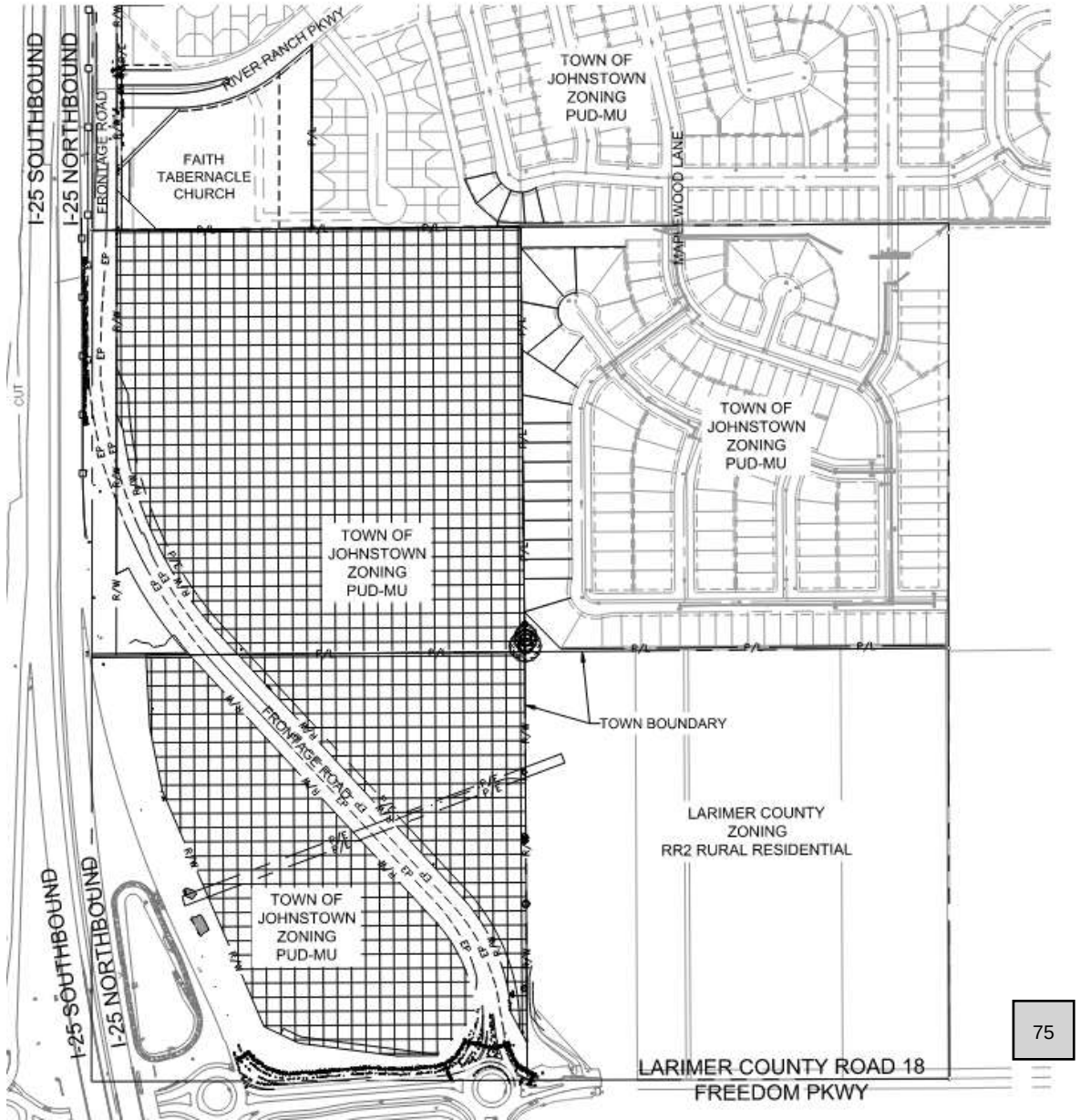
January 4, 2023

VICINITY MAP



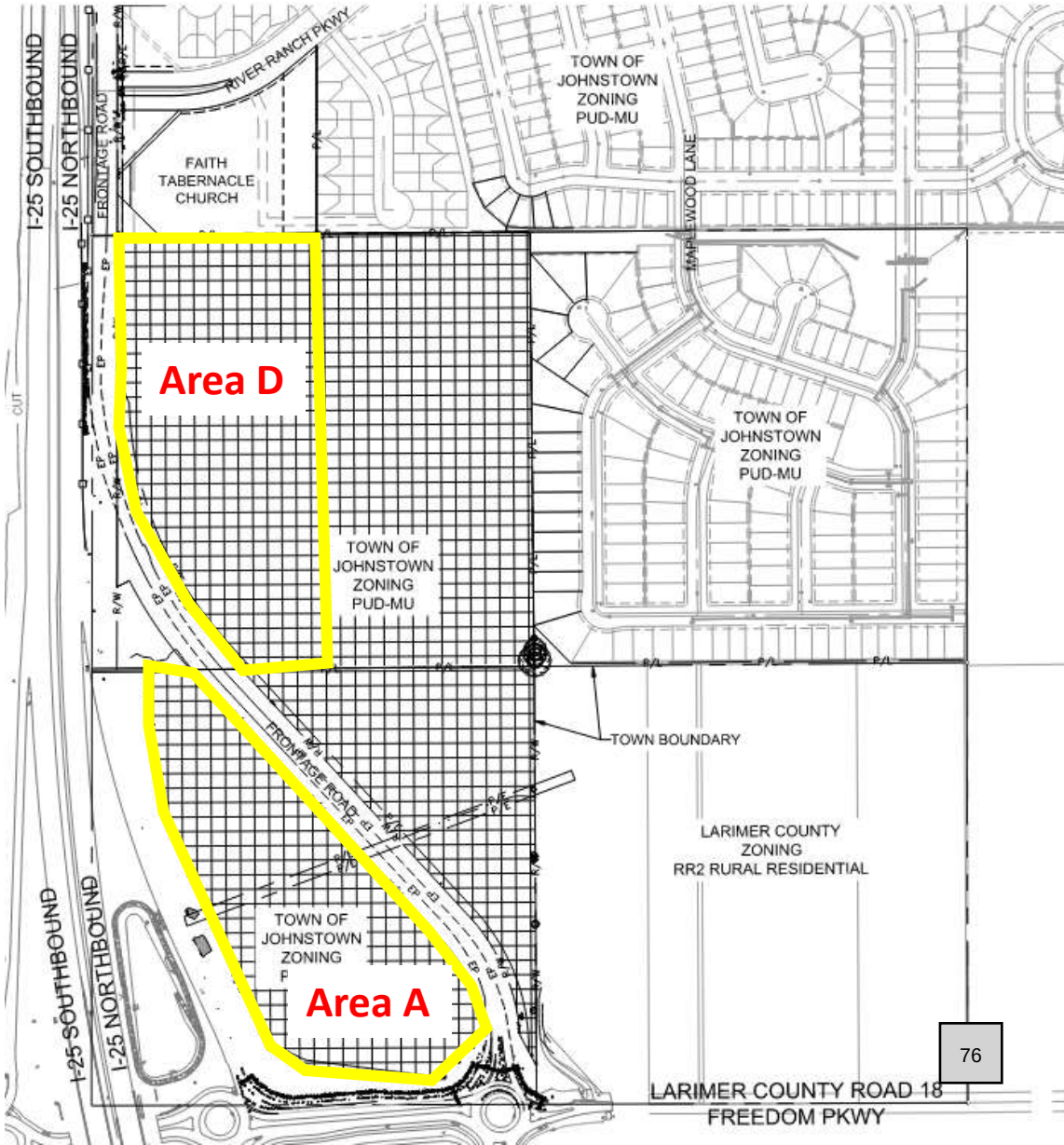
BACKGROUND

- 2006: 402 Exchange Business Park Annexation
  - Zoned PUD-MU
- 2021: North Ridge Annexation
  - Zoned PUD_MU
- North Ridge ODP approved in July 2021 - prior to 2021 Comprehensive Plan update



PROJECT OVERVIEW

- Amendment would increase the area of residential land use, for high-density multi-family, in Planning Areas A and D
- High Intensity/Density and an Activity Center (2021 Comp Plan)
  - 80% Commercial:20% Residential
- Amendment would be to:
  - 30% Commercial: 70% Commercial



CODE ANALYSIS

- Section 16-302(d)(1) The number of residential units that may be built is flexible, but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting.

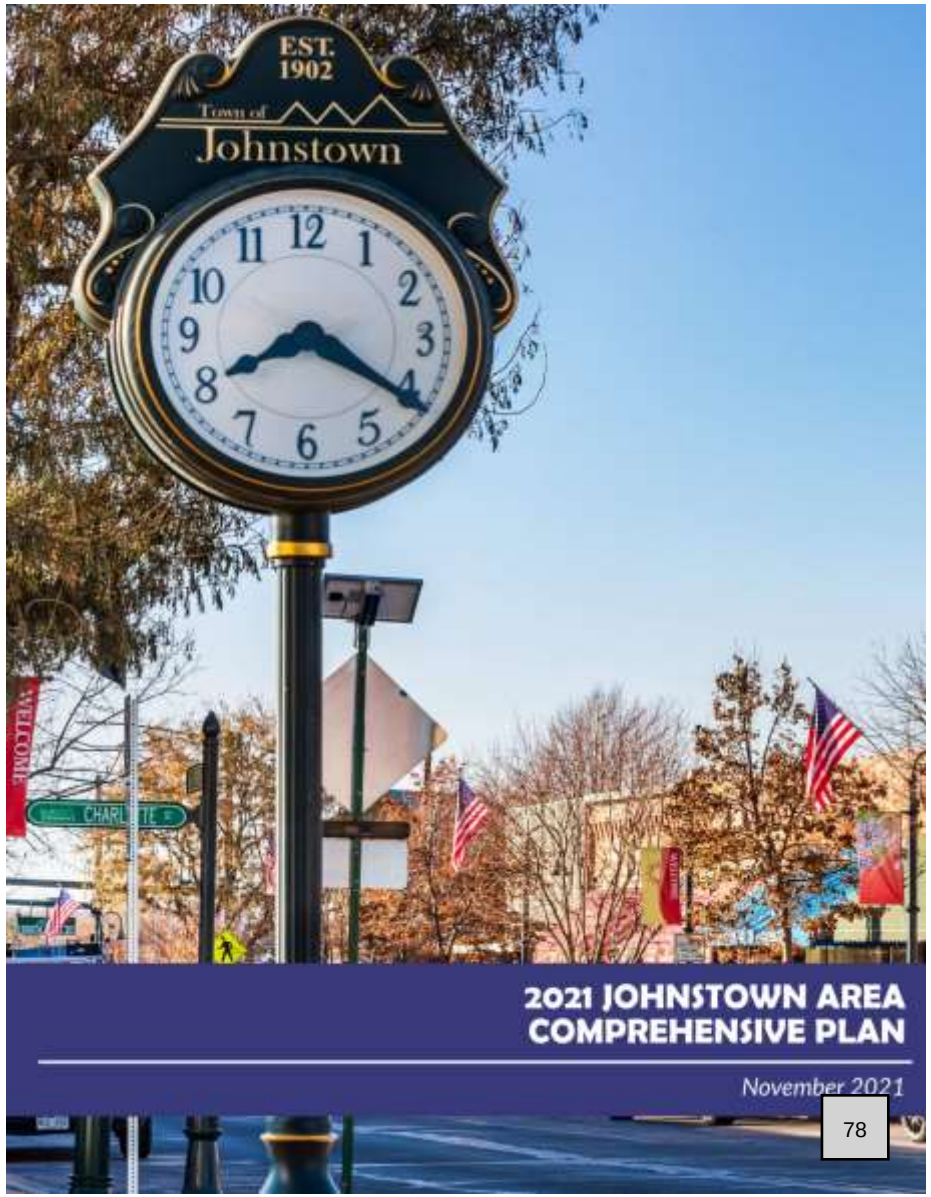
- Sec 16-304(2) contemplates ODP should comply with the Comprehensive Plan.
  - The current Comprehensive Plan Future Land Use Map designates this area along the I-25 corridor as an area best suited to High Density / Intensity (HDI) uses and design.

- Section 16-303 The Town Administration, Planning and Zoning Commission and the Town Council shall evaluate all Planned Unit Development plans pursuant to the following criteria… balancing and evaluating the implementation of such criteria to maximize, to the great practical extent, the community interest and welfare." Review criteria on the basis of Comprehensive Plan and Code requirements:
  - (1)a. "Is the proposed development in accordance with all elements of the Comprehensive Plan including, but not restricted to, park and school sites, street location and classification?"
  - (5)a. "Is the land use mix appropriate given land use designations of the Comprehensive Plan, support facilities in the area, project design and PUD district intent?"

COMPREHENSIVE PLAN ANALYSIS

Chapter 1 Introduction: Who is this Comprehensive Plan for? "This Plan is designed for Town leaders to guide and for community members to understand future development and redevelopment considerations for the Johnstown Area from now into the next 20 years. The Plan is designed for:

- Planning & Zoning Commission, Town Council, and Town staff to make decisions regarding:
  - Development applications
  - Provision and extension of community services and infrastructure
  - Regional Coordination efforts with other jurisdictions and agencies.



COMPREHENSIVE PLAN ANALYSIS

Chapter 3 Johnstown Today

- **Where We Live – Opportunities Moving Forward** "Balance residential with commercial land uses to promote local job opportunities as the town grows and develops."
- **Where We Work & Shop**
  - **Community Patterns of Primary Workers** "Of the 6,323 Johnstown residents in the workforce (based on individuals holding a primary job – the highest paying job for a worker), only 420 work in Johnstown and the rest leave the town for work."
  - **Opportunities Moving Forward** "Seek to balance larger, more intense commercial uses along the periphery of town and major corridors, while encouraging smaller, more local, "boutique" commercial uses in Downtown."
- **Commercial Land Uses** "Areas that provide opportunity for additional commercial and employment uses include existing and rapidly-developing properties along the I-25 and US 34 corridors."

COMPREHENSIVE PLAN ANALYSIS

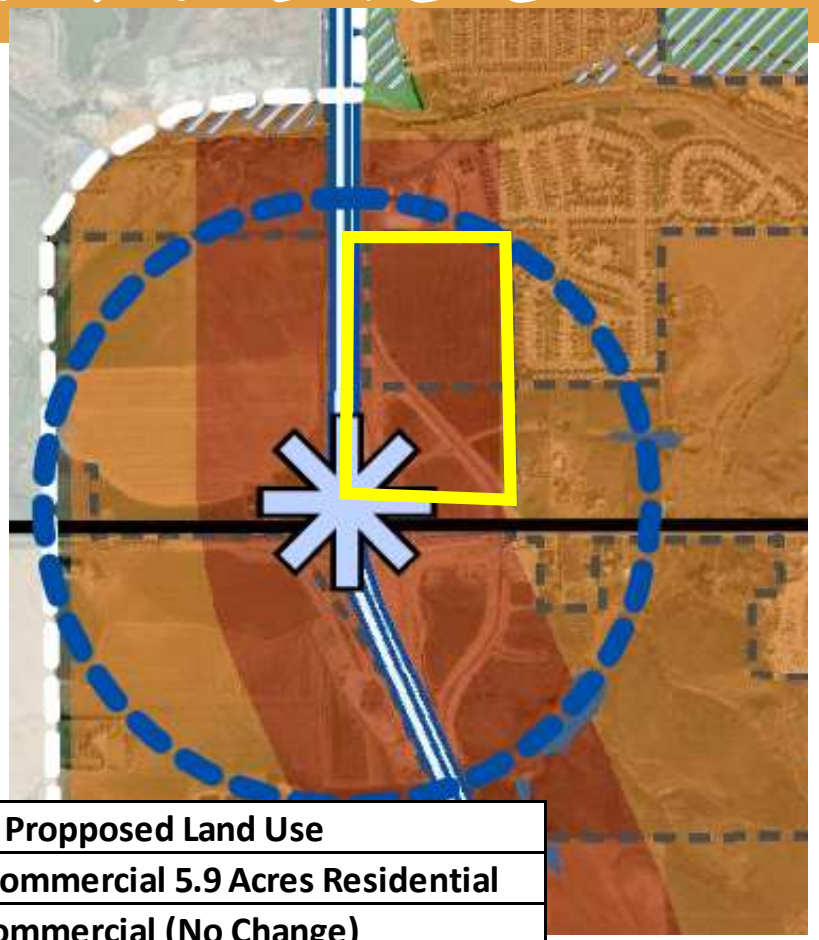
Chapter 4 Johnstown Tomorrow (Policies and Goals)

- **Goal L1** Ensure neighborhood character and amenities contribute to the health and wellbeing of diverse residents.
- **L1.1** – Update land use regulations to address balance of residential and non-residential development consistent with the Future Land Use Plan; to create complete neighborhoods within and surrounding activity centers; to include design guidelines and wireless design standards for high quality developments; and to promote creative and diverse housing types and neighborhoods.
- **Goal W2** Balance more intense commercial uses along major highway corridors while having neighborhood-scale commercial in the downtown and throughout the community to ensure convenient access to jobs, goods, and services for all residents.
- **W2.3** Promote appropriate, mixed-density residential development in and adjacent to employment and commercial centers to enliven these areas, and provide options to live, play and work in close proximity.

COMPREHENSIVE PLAN ANALYSIS

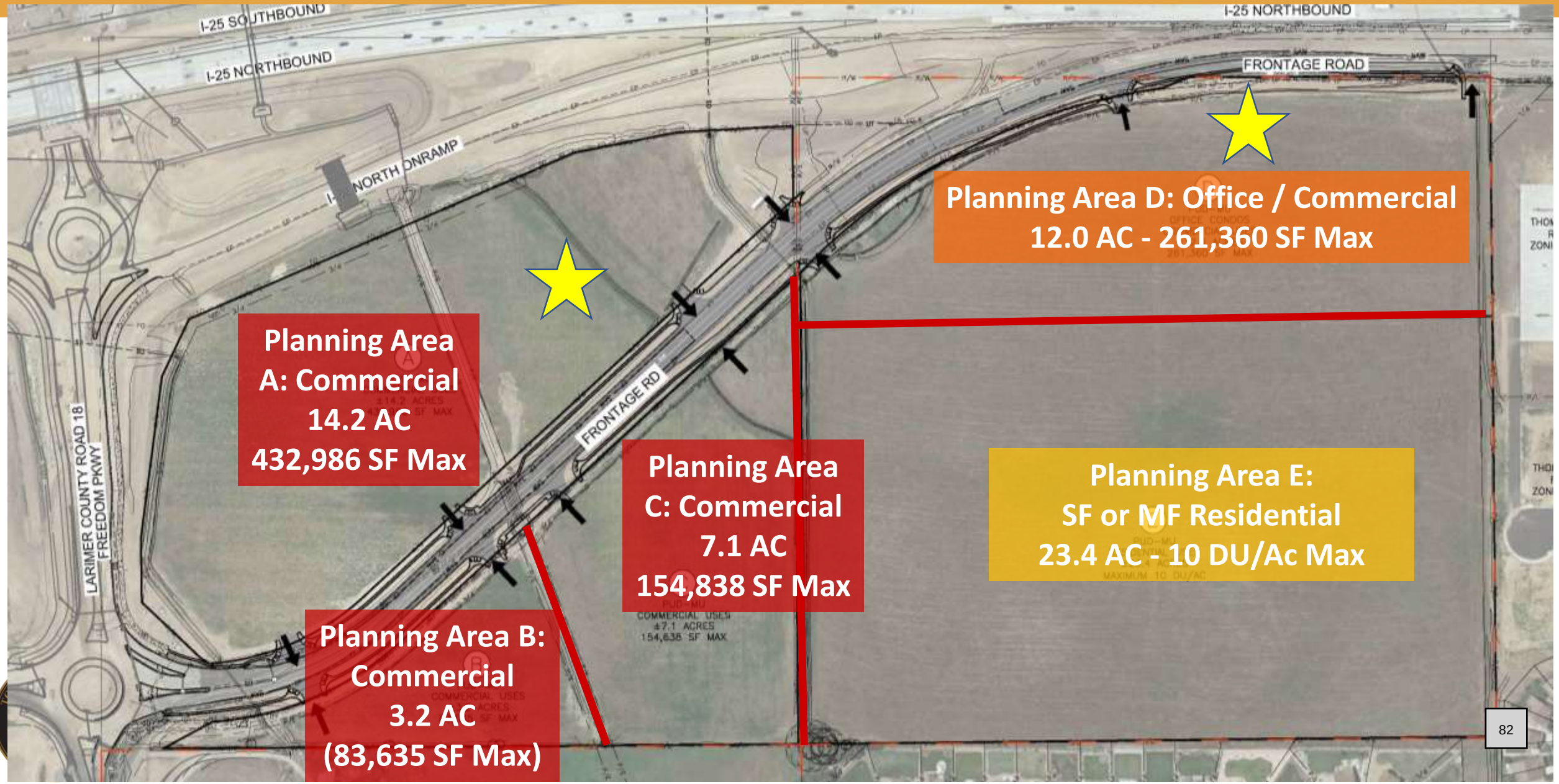
Chapter 5 Future Land Use Map

- High Intensity/Density - area with a land use balance of "80+% non-residential uses to a maximum of 20% residential"
- Activity Centers are "areas that support local and regional transportation networks, living, employment, recreation, and services" and call for a land use balance of 85-90% non-residential and a maximum 15% residential uses



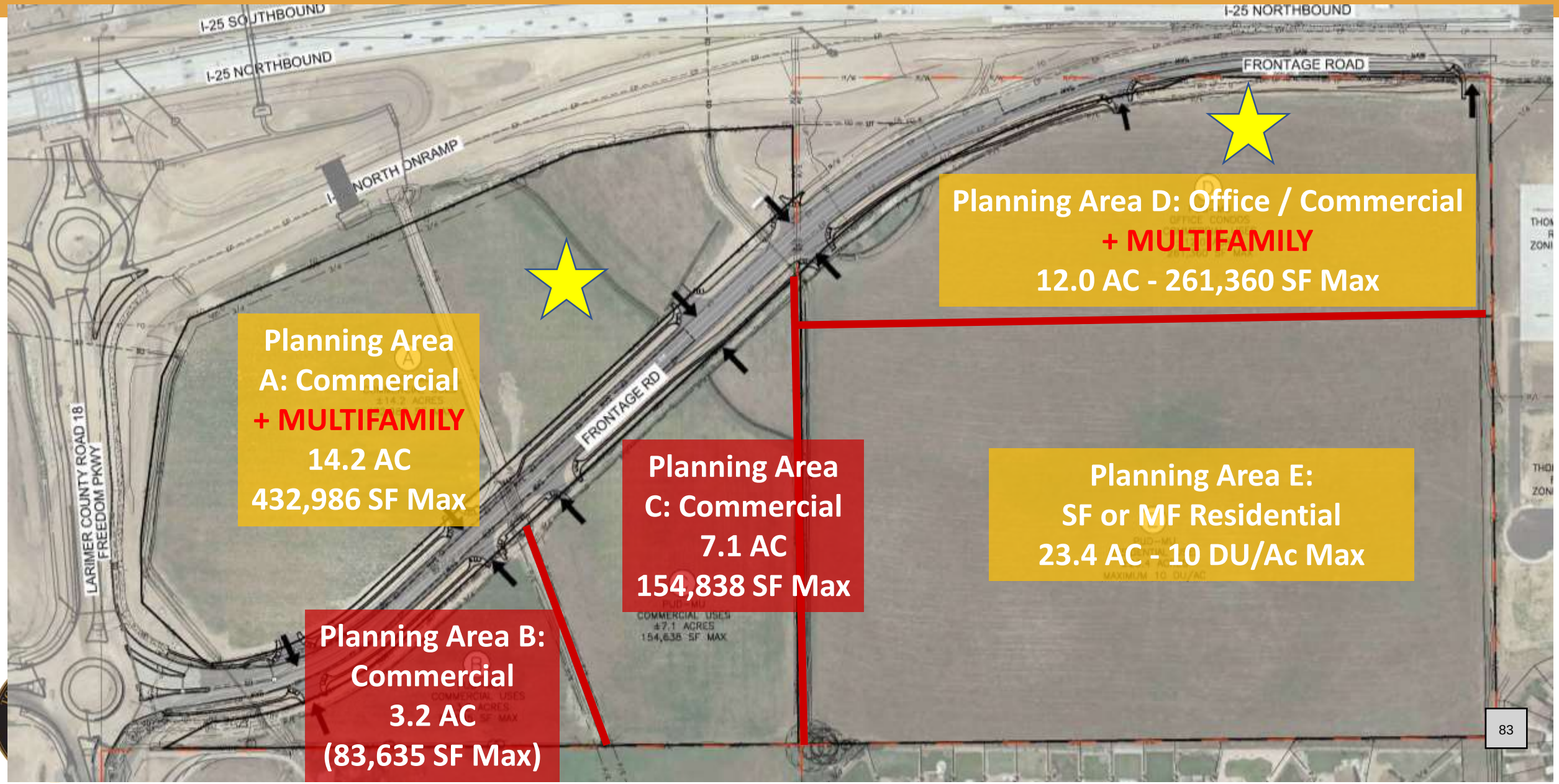
Planning Area	Total Acreage	Current Land Use	Propposed Land Use
A	14.2	Commercial	8.3 Acres Commercial 5.9 Acres Residential
B	3.2	Commercial	Commercial (No Change)
C	7.1	Commercial	Commercial (No Change)
D	12	Commercial	Residential
E	23.4	Residential	Residential (No Change)
Total	59.9	23.4 Acres Residential 36.5 Acres Commercial	41.3 Acres Residential 18.6 Acres Commercial
Percentage	NA	39% Residential 61% Commercial	69% Residential 31% Commercial

NORTH RIDGE APPROVED ODP (60%C:40%E)



NORTH RIDGE PROPOSED ODP (30%C : 70%

Item #8.



STAFF ANALYSIS

- Proposed amendment results in 20% Commercial to 80% Residential land use mix ratio.
- Code required Staff, Planning & Zoning Commission and Town Council to consider alignment with the Comprehensive Plan land use categories and policies.
- Staff finds this proposed amendment incompatible and out of alignment with the 2021 Comprehensive Plan, and recommends Denial of this Proposed Amendment to the North Ridge ODP
- Planning & Zoning Commission hearing (August 10, 202) resulted in a recommendation for Denial from the Commission.

HUNTER & GOODHUE

Attorneys and Counselors at Law

Mark F. Hunter
Admitted in CO

4845 Pearl East Circle, Suite 101
Boulder, Colorado 80301
303.444.2800
mark@huntgoodlaw.com

July 7, 2022

VIA EMAIL

Kim Meyer, Planning and Development Director
Justin Currie, Planner II
Town of Johnstown
450 S Parish Avenue
Johnstown, CO 80534

RE: North Ridge ODP Amendment No. 1

Dear Ms. Meyer and Mr. Currie :

On behalf of Ridge II HoldCo, LLC ("Ridge II"), please consider the following comments in response to the memorandum dated June 20, 2022 from Justin Currie ("Memorandum") relative to the ODP Amendment No. 1, which includes two (2) modifications to zoning permitted by PUD-MU for MF-1 zoning on approximately 5.84 acres of Parcel A, and approximately 12.2 acres in Parcel D in the ODP Amendment No. 1 ("Amended ODP") dated July 7, 2022, and to Mr. Currie's comments regarding the Town of Johnstown's Area Comprehensive Plan, adopted by Town Council, November, 2021.

NORTH RIDGE AND THE RIDGE - MASTER PLANNED COMMUNITY

North Ridge, The Ridge at Johnstown ("The Ridge"), and South Ridge, are a master planned community (collectively "Ridge Project"), separated by Hwy 402 as has been presented to Town Council on various development applications within the Ridge Project. Ridge II suggests that Town Planning department should not consider North Ridge in isolation in its review process and should instead look at the entirety of the Ridge Project as has been presented to Council.

As shown in the attached spreadsheet entitled THE RIDGE – MASTER PLANNED COMMUNITY, the mix between residential and commercial / retail / industrial is consistent throughout the Ridge Project between North Ridge in the Amended ODP, and The Ridge. Upon approval of the Amended ODP, North Ridge will be approximately 68.9% single family / multi-family and 31.1% commercial / retail / industrial. The Ridge at Johnstown including South Ridge is approximately 71.9% single family / multi-family residential and 28.1% commercial / retail / industrial. North Ridge' Amended ODP is consistent with approved uses in The Ridge and South Ridge and should be approved by the Planning and Zoning commission, and Town Council.

AMENDED ODP COMPLIES WITH PUD-MU AS PERMITTED USE IN THE CODE

The Johnstown Municipal Code, as amended, defines permitted uses as utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located. Code, Sec. 16-12, *Use, permitted*.

PUD-MU Permitted Residential Use

Section 16-302(d) enumerates specified permitted uses for PUD-MU. Of particular interest regarding residential usage:

c. The number of residential units that may be built is flexible but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.

f. The following residential unit types are allowed in a PUD MU: any residential unit type allowed in the SF-2 District; any residential unit type allowed in the MF-1 District; in commercial areas of a MU PUD, residential uses above the first floor.

(3) Uses permitted. Within a PUD-MU District, the following uses shall be permitted subject to meeting all applicable criteria and regulations: any permitted, conditional or accessory uses allowed in PUD-R, PUD-B, PUD-NC, Gateway and Gateway Commercial Districts.

(4) Supplemental mixed use regulations:

a. Multifamily dwellings may be constructed above commercial uses, provided that there is separate access to dwelling units.
b. No commercial uses shall occupy the same floor as occupied by dwelling units.

The intent of a PUD-MU is to be "self-sustaining." Sec. 16-302(d)(1). Section 16-302(d)(1)(c) further states:

> The number of residential units that may be built is flexible but said number must achieve an acceptable proportion with commercial development to allow the development to be self-supporting. A fiscal impact study may be required to determine if the plan is self-supporting.

No standards or definitions are provided in the Code for "acceptable proportion," "self-sustaining" or "self-supporting."

COMPREHENSIVE PLAN IS ADVISORY ONLY – LEGAL STANDARD IS THE CODE

Mr. Currie's Memorandum suggests that the Town of Johnstown's Area Comprehensive Plan is controlling in North Ridge over the Code's multi-family (MF-1) zoning as part of North Ridge' PUD-MU zoning, which MF-1 zoning is a permitted use under Sec. 16-302(d), while Town Planning seeks to limit MF-1 zoning, not on the basis of an ordinance, i.e., the Code, but on the basis of its Comprehensive Plan which is advisory only:

> WHILE COLORADO'S LAW IDENTIFIES COMPREHENSIVE PLANS AS ADVISORY ONLY, Zoning and land use regulations are meant to be developed in accordance with the Comprehensive Plan. Proposed land use changes are reviewed for compliance with the future land use map and goals of this plan. Plan, pg. 1.

Section 17-8. Outline Development Plan and data. is conspicuously brief and lacks detail relative to the ODP process generally, including information only as to; (1) Location map, (2) Sketch Plan, and (3) General Development Information. Further, Section 17-81 is silent on an amendment to an ODP. However, Section 16-145 Approval of Site Development Plans. is instructive as to Ridge II's use by right under the PUD-MU for MF-1 zoning, and further, provides guidance when a conflict exits between the Comprehensive Plan and the Code.

Section 16-145. Approval of site development plans., states in relevant part:

> (a) *Where required*. In the case of Planned Unit Developments, and other districts and uses where the character of which could have a substantial adverse effect upon the surrounding environment and community, such uses may be required, as a qualifying condition to their permissibility, to submit site development plans for review for Town approval.
>
> (b) *Use by right not infringed*. Such required approval shall be limited solely to reasonable compliance with design, locational and operational requirements and, unless otherwise specifically provided, shall not involve the basic permissibility of the use where such use is permitted by right.

Section 16-145. Approval of site development plans., further states in relevant part:

> (k) *Additional guidelines for review*. The Johnstown Review Committee, <u>Planning and Zoning Commission or Town Council</u>, <u>as applicable, may consider the additional guidelines listed below in deciding whether to approve a proposed development plan</u>. <u>In case of any conflict between any ordinance, including the standards set forth in Sect. 16-158, and *any* of these guidelines, *the ordinance shall control*</u>. Copies of any documents identified below must be readily available to applicants for development plan approval; if the Town cannot immediately produce and provide a copy of any such document to an applicant, the review body may not rely on that document in reviewing the applicant's proposed plan. Guidelines included under this Section include:

(1) The Town of Johnstown Transportation Master Plan, as amended in 2008 and as amended from time to time;

(2) The Town of Johnstown Area Comprehensive Plan, as amended in 2006 and as amended from time to time;

(3) The Town of Johnstown Design Guidelines, as adopted in 2005 and as amended and updated from time to time;

(4) Downtown Design Guidelines as adopted in 2009 and as amended from time to time; and

(5) Any design or similar guidelines adopted under an annexation agreement or planned unit development approval that includes the site under review. *Emphasis added.*

Section 16-145 recognizes that Planning and Zoning Commission and Town Council may encounter conflicts in their review of a proposed development plan. When such conflict arises between an ordinance, i.e., the Code, and Guidelines, including, *inter alia,* The Town of Johnstown Comprehensive Plan, the ordinance will control.

Ridge II's Amended ODP including MF-1 should be approved as MF-1 remains a use by right under Section 16-302(d) and the PUD-MU designation in the Code is controlling.

AMENDED ODP COMPLIES WITH THE INTENT OF THE COMPREHENSIVE PLAN

Even if we assume that the Johnstown Area Comprehensive Plan is relevant to Ridge II's Amended ODP, the Amended ODP complies with the intent and direction of the Johnstown Area Comprehensive Plan.

Per Colorado Revised Statutes, Johnstown is required to develop a master plan to guide future growth of the municipality. C.R.S. § 31-23-201, et seq. (2020). The 201915_Johnstown Comprehensive Plan_Final Draft ("Plan") states: "Colorado State Statute also stipulates that Comprehensive Plans must remain relevant. For this reason, the Johnstown Area Comprehensive Plan is intended to be flexible, adapted to changing conditions and unanticipated events."
Plan, p. 1.

Johnstown's Area Comprehensive Plan acknowledges that adapting to current market conditions is necessary. Going forward, the Plan's goal is to update land use regulations to address balance of residential and non-residential development consistent with the Future Land Use Plan (L1.1); create a measurable standard to require affordability/attainability and universal design, in a certain percentage of housing units within new residential developments or seek other techniques to address long term affordability in the community. (L1.3) Plan, p. 34.

Moreover, per the Area Comprehensive Plan, the Town is moving away from land use categories in favor of defining densities and intensities assuming a mix of uses across the board. Plan, pp. 45-47. The Plan identifies the following:

High Density / Intensity - Approx. 80% non-residential to 20% residential, pp 46-47;
Medium Density / Intensity - 30-40% non-residential to 60-70% residential, pp 48-49.

A Medium Density Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses – incorporating walk-up apartment buildings, townhomes, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, as well as libraries and recreational facilities. Plan, p. 49.

Per Exhibit A, amending the current ODP to Medium Density /Intensity represents only a slight modification to the present ratios in the Ridge Project, and accomplishes goals set forth in the Johnstown Area Comprehensive Plan set forth more fully below.

AMENDED ODP FULLFILLS A NEED FOR ADEQUATE RENTAL AND MULTI-FAMILY HOUSING IDENTIFIED IN THE COMPREHENSIVE PLAN

Amending the Outline Development Plan provides needed housing in a market that has shown no demand for additional commercial space so long as COVID persists and current commercial and retail space recovers from the Pandemic. The economic downturn combined with rising interest rates, has created a vacuum in which affordable housing does not exist and renting is the only option for many.

As of 2019, 90% of housing units in Johnstown were single-family, detached homes on individual lots. Approximately 5% of housing was apartment-style housing, 3% were single-family, attached, and 1% were mobile homes. Plan, p. 12. The low vacancy rate (.8%) and high owner-occupancy rate (89%) indicates that people moving to Johnstown may have difficulty finding appropriate and affordable housing. Plan, p. 12. Rental properties are scare as the vacancy rate is 0%, indicating a dire lack of availability for those unable to immediately afford home ownership. Plan, p. 12.

An affordability crisis exists as well. With a median monthly mortgage cost of $1,876 and a median monthly rent of $1,589, approximately 16% of owners and 29% of renters reported spending 30% or more of their income on housing in Johnstown. Plan, p. 13. One and two bedroom multi-family units create an affordable alternative to single family rentals when the cost of ownership is prohibitive. Current market and interest rates will create an ever increasing demand for rentals and the proposed multi-family in North Ridge will fulfill that need.

AMENDED ODP RESPONSIVE TO CURRENT MARKET CONDITIONS AND DESIRED FUTURE COMMERCIAL DEVELOPMENT

The data to support the desired commercial in Johnstown vis-à-vis a regional grocery store, retail/restaurants, banks, and other complimentary uses is private and closely held. It is believed that a regional chain such as King Soopers will require ~ 8,000 households within its defined operations area to locate a new store.

Multi-Family housing in North Ridge and The Ridge will increase the number of households and increase housing density, an essential combination which is necessary to attract the desired mix of commercial tenants and amenities to the Town. The Ridge Project wants to be the development that brings the Town the commercial uses it needs and wants. Amending the ODP will further North Ridge and the Town's goals.

An Amended ODP should be approved.

Thank you.

Yours Sincerely,
HUNTER & GOODHUE, PLLC

Mark F. Hunter

/MFH
Enc.
c: client (*via email)*

EXHIBIT A

THE RIDGE - MASTER PLANNED COMMUNITY
Residential Acreage (SF, MF) vs. Commercial Acreage (Retail, Industrial, Office, Mixed-Use)

Area of The Ridge	Product Type	Total Acreage	Parcel Status (NAI Brochure)	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
NORTH RIDGE								
	SF Residential	23.4	Sold (Parcel E)	23.4				
	Industrial	7.10	ODP Parcel C			7.10		
	Commercial / Industrial	3.20	ODP Parcel B			3.20		
	Multi-Family 240 Units	12.00	Under Contract (ODP Parcel D)	12.00				
	Commercial/Retail	5.78	ODP Parcel A			5.78		
	Convenience Store Coffee Drive-Thru	2.52	Under Contract (ODP Parcel A)			2.52		
	Multi-Family 180 Units	5.90	Under Contract (ODP Parcel A)	5.90				
				41.30	**68.9%**	**18.60**	**31.1%**	**59.90**
THE RIDGE								
	Multi-Family 400 Units	26.85	Under Contract	26.85				
	Retail Gas Station & Convenience Store	2.44	Under Contract			2.44		
	Multi-Family Apartment 420 Units	23.26	Under Contract	23.26				
	SF Residential	90.31	Under Contract	90.31				
	SF Residential	28.31	Under Contract	28.31				
	Retail	19.04	B,C,D,E,F,G			19.04		
	Office/Commercial	34.54	H,J,K,O			34.54		
	Mixed Use	6.71	L			6.71		
	Industrial	34.54	STU, PQR			34.54		
			THE RIDGE TOTALS	**168.73**	**63.4%**	**97.27**	**36.6%**	**266.00**
SOUTH RIDGE	Single Family	80.00	Under Contract	**80.00**	**100.0%**	**-0-**	**0.0%**	**80.00**
		THE RIDGE & SOUTH RIDGE (Combined)		**248.73**	**71.9%**	**97.27**	**28.1%**	**346.00**

	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
THE RIDGE MASTER PLANNED COMMUNITY ***(Total: The Ridge, North Ridge, South Ridge)***	**290.03**	**71.5%**	**115.87**	**28.5%**	**405.90**

North Ridge Economic Analysis
Johnstown, Colorado

December 12, 2022

Prepared for:

Ridge II Holdco, LLC
8901 E. Mountain View Road, Suite 150
Scottsdale, Arizona 85258

Prepared by:

ArLand Land Use Economics
Denver, Colorado
(t) 720.244.7678
www.arlandllc.com

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Executive Summary and Background

Background

Caliber Companies and Caliber Development ("Caliber") is in the process of developing The Ridge, North Ridge, Encore, and South Ridge, in the Town of Johnstown, Colorado. The Ridge, North Ridge, and South Ridge are contiguous developments envisioned as a master planned, mixed use community with immediate access to I-25 and Highway 402 in the dynamic Northern Colorado region. For purposes of this analysis, we will be referring to the master planned community as "The Ridge" unless otherwise noted.

The Town of Johnstown updated its Comprehensive Plan in November, 2021 with a "high density" "commercial" land use designation in many portions of Johnstown's boundaries along the I-25 corridor in this general area. The Town's Comprehensive Plan calls for the North Ridge PUD-MU to be an area of High Density / Intensity with a land use balance of 80+% non-residential uses to a maximum of 20% residential. This area is also designated as an "Activity Center". Activity Centers are defined as "areas that support local and regional transportation networks, living, employment, recreation, and services."

The Town's Comprehensive Plan is an aspirational vision document which needs to take into account changing market conditions, the need for flexibility in permitted uses under the Town's zoning codes, and its overall role as an advisory document. It also needs to balance aspiration with reality. Given current and immediate future market conditions, the Town's land use balance and Activity Center goals for The Ridge are unrealistic and not achievable either now or in the near-term future.

While municipalities such as Johnstown have the luxury of time to adopt the "long view' of local and regional development which is represented in the Comprehensive Plan, developers such as Caliber do not.

Caliber's proposal for a mix of multifamily and commercial uses in North Ridge with a balance of 70% residential to 30% non-residential uses is reasonable given current and future conditions and the overall goals of the Comprehensive Plan. Moreover, North Ridge's 70% residential to 30% non-residential ratio in the Outline Development Plan Amendment No.1 is fully comparable to The Ridge and South Ridge which, when combined, result in a 70% residential 30% non-residential mix.

National Trends: Office and Retail are transitioning. Formerly all-commercial centers are transitioning to mixed-use adding residential and other uses to their land use mixes.

The description in the Comprehensive Plan about the intent of a High Density / Intensity area indicates a desire for a predominantly commercial center / node with limited industrial and residential uses. Compare the Comprehensive Plan with national trends:

- *National Office*: The forecast is for decreased office space demand in the immediate future driven by a potential excess of office space caused by hybrid work models created by the pandemic.
- *National Retail*: Nationally, retail is transitioning with online sales becoming an ever increasing portion of total sales. Physical store sizes have been shrinking and a number of retail stores have disappeared.
- *National Mixed Use*: Mixed use development and co-location of uses is a popular and growing trend. A number of notable commercial centers along the Front Range have converted from primarily commercial to primarily residential and mixed used centers.
- *National Multifamily*: National and regional demand for multifamily units is expected to remain strong. Thirty year mortgage interest rates (currently 7%) are at a 20 year high with an expected increase in the demand for rentals and multifamily units.

Executive Summary and Background

Regional Trends: Low office demand and significant amount of existing and planned regional retail can be found in the regional market area.

- *Multifamily*: New multifamily units in Johnstown should be a welcome addition to provide housing breadth to the area's residential market which has been primarily detached single family residential. The Town's Comprehensive Plan notes that the lack of apartments and attached units represent a barrier to those who may be lower income or on a fixed income or in a different time of their lives and seeking housing other than a single family ownership residence (i.e., low maintenance living, newlywed/ empty-nester).

- *Office:* Prior to the pandemic, office development had slowed regionally. Most of the region's employment growth is in the Health Care and Social Assistance industries which typically are found in their own specialized buildings, rather than office buildings. Although growth in office space-using jobs has grown, these jobs are particularly conducive to work at home or hybrid models of work.

- *Retail*: About 18 million square feet of retail can be found throughout the market area. An additional 1.3 million square feet of retail is also planned in the region including over 700,000 square feet of retail at the Ledge Rock Center at Highway 60 in Johnstown where construction and leasing are underway.

- *Regional Commercial Centers*: A number of regional commercial centers can be found in the market area generally centered around central Fort Collins and the Foothills Mall as well as around I-25 and Highway 34.

Commercial Market Analysis: Not enough population and households (current and projected future) to support regional retail at Johnstown Plaza, the developing Ledge Rock Center *and* potentially at North Ridge. Requiring regional commercial at North Ridge rather than permitting multi-family can serve to undercut all three nodes.

- *Demographic Analysis*: A demographic analysis indicates that there are three times the number of persons and households around central Fort Collins than there are around I-25 and Highway 34.

- *Overlapping Markets*: Both The Ridge and Ledge Rock Center are within a 5-mile radius of existing regional retail at I-25 and Highway 34. In addition to the significant overlap in market areas, there are not enough persons or households currently or in the immediate future to support a significant amount of regional retail and other commercial uses at North Ridge with anticipated build-out in 1-2 years.

- *Development Scenarios*: Several scenarios were analyzed. The only development scenario which fully supports a strong retail presence in Johnstown is one which assumes that regional retail is (unrealistically) NOT developed at The Ridge and that ignores the presence of existing regional retail at I-25 and Highway 34 and Johnstown Plaza.

- *Johnstown's Future Commercial Success*: Ledge Rock Center, which is currently under development, will be hard-pressed to succeed if too much additional retail is required at The Ridge or North Ridge. On the contrary, additional households, with the approval of multi-famly in North Ridge will help other retail projects, including The Ridge and Ledge Rock succeed.

Executive Summary and Background

- Any regional retail center's success in this area is dependent on:

    - Its ability to attract super regional (unique) retailers
    - Its ability to differentiate itself from regional retail at I-25 and Highway 34
    - Spending support of potential future households at The Ridge.

Comprehensive Plan: The requirements for High Density areas are not realistic if analyzed and examined critically. The residential / non-residential requirements for High Density areas serve to undercut the goal of economic vibrancy by both threatening the future success of retail development, not only in The Ridge, but also in Ledge Rock Center and other retail projects in the Town.

- *Future Land Use Map*: The Comprehensive Plan's future land use map suggests long corridors of high density commercial activity along I-25 and Highway 34.

- *Regional Commercial Requirements*: A land use calculation of the I-25 corridor indicates that the Comprehensive Plan requirement would result in the potential need for 8.9 million square feet of primarily commercial uses. This estimate is nearly half of the current total estimated regional retail market of 18 million square feet, and *is equivalent to 12 Johnstown Plazas*. This is highly unlikely to be realized.

- *Residential / Non-Residential Requirements*: The Comprehensive Plan's residential / non-residential requirements of 20%/80% in these high density areas serve to undercut the success and future economic vibrancy of future commercial development in The Ridge, as well as in Ledge Rock Center, and if required, will virtually ensure high vacancy rates in these centers.

Background

The Ridge, North Ridge, and South Ridge

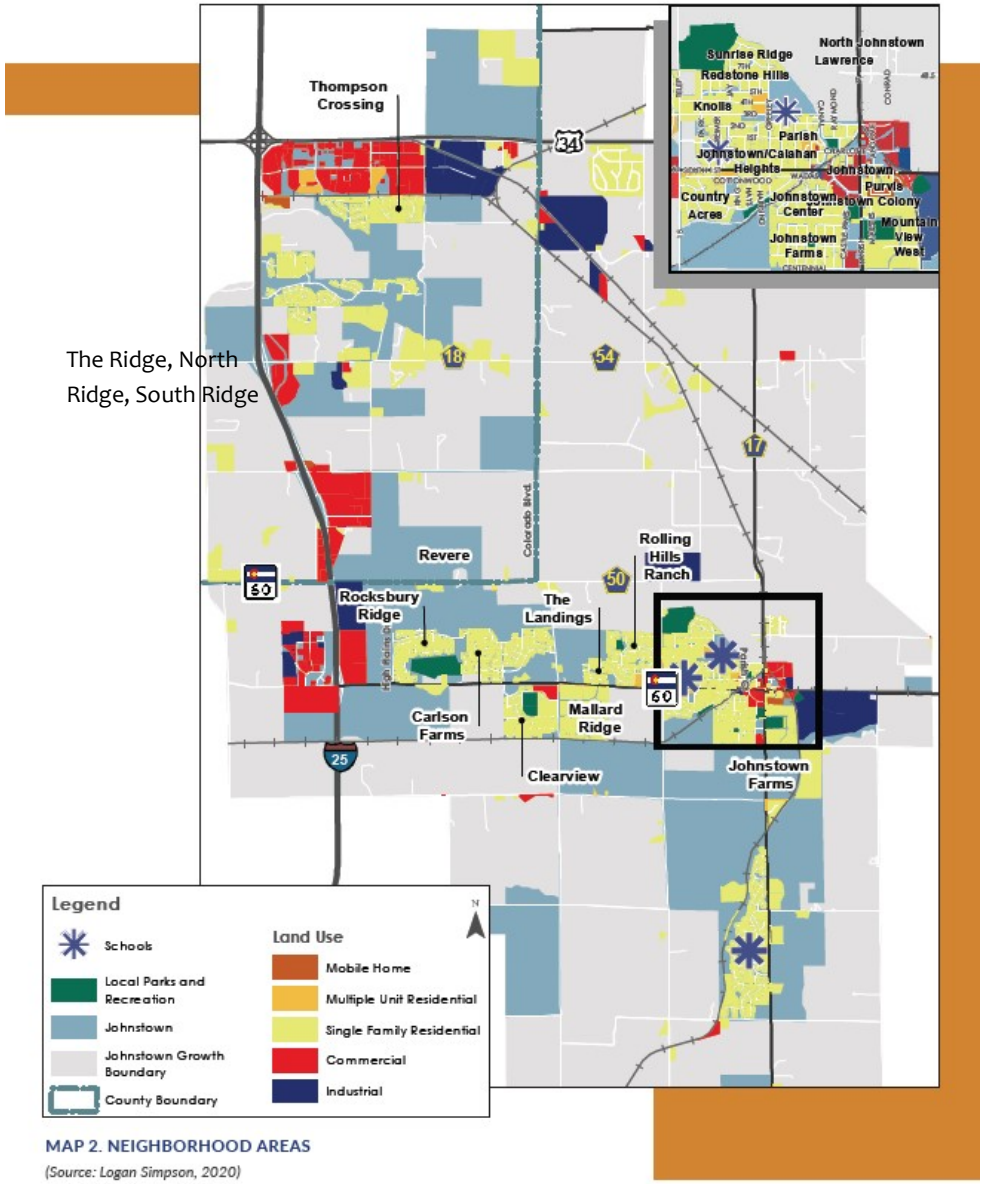
Caliber is in the process of developing The Ridge, North Ridge and South Ridge, in the Town of Johnstown, Colorado. The community is envisioned as a master planned, mixed use community with immediate access to I-25 and Highway 402 in the dynamic Northern Colorado region.

Caliber is proposing multifamily and commercial uses at North Ridge. The North Ridge ODP was approved in July 2021 with a ratio of 60% non-residential to 40% residential land uses. However, the Town of Johnstown updated its Comprehensive Plan in November, 2021 with a "high density" "commercial" land use designation in this general area. The Town's Comprehensive Plan calls for the North Ridge PUD to be an area of High Density / Intensity with a land use balance of 80+% non-residential uses to a maximum of 20% residential. This area is also designated as an "Activity Center".

Caliber is proposing multifamily and commercial uses in North Ridge and has prepared an amendment to the North Ridge ODP which would amend the land use ratio to 30% non-residential to 70% residential. This change, however, results in the North Ridge ODP being incompatible and out of alignment with the stated goals of the Comprehensive Plan.

The Comprehensive Plan acknowledges that it is "intended to be flexible, adapting to changing conditions and unanticipated events." While the Comprehensive Plan analyzed future land uses with respect to the potentially "ideal" mix of commercial to residential land uses, the implementation of the Comprehensive Plan to the requested amendment to the North Ridge ODP does not take into account **changing market conditions, the need for flexibility, and its advisory role** in planning for future land uses**.**

Neighborhood Areas from the Comprehensive Plan



MAP 2. NEIGHBORHOOD AREAS
(Source: Logan Simpson, 2020)

Background

The Future Land Use Map in the Comprehensive Plan

(From the Town of Johnstown Comprehensive Plan) The Future Land Use Map in the Comprehensive Plan designates a significant portion of the I-25 corridor as a High Density/Intensity area (HDI) and "will be generally characterized by a high percentage of non-residential uses, with some residential possibly integrated into larger development areas. These HDI corridors and nodes will accommodate and experience a larger volume of traffic and be located along busy arterial and highway corridors, and especially at interchanges and intersections.

These areas are intended to provide high-quality, high-visibility locations for retail, office, and employment activities, with some light industrial uses that can appropriately mitigate impacts and contribute to the employment base. These areas will have taller, larger-scale structures, a wider span of business hours, large parking areas, and a mix of uses that create economic synergies. Gathering spaces, entertainment venues, and walkable and enjoyable retail areas may be located adjacent to larger "big box" retailers. Town Gateways will also benefit from these HDI locations where most travelers may first be made aware that they are in Johnstown……"

Uses:

Mix of commercial, employment, and higher density residential uses to enliven the area.

Density Range:

No maximum.

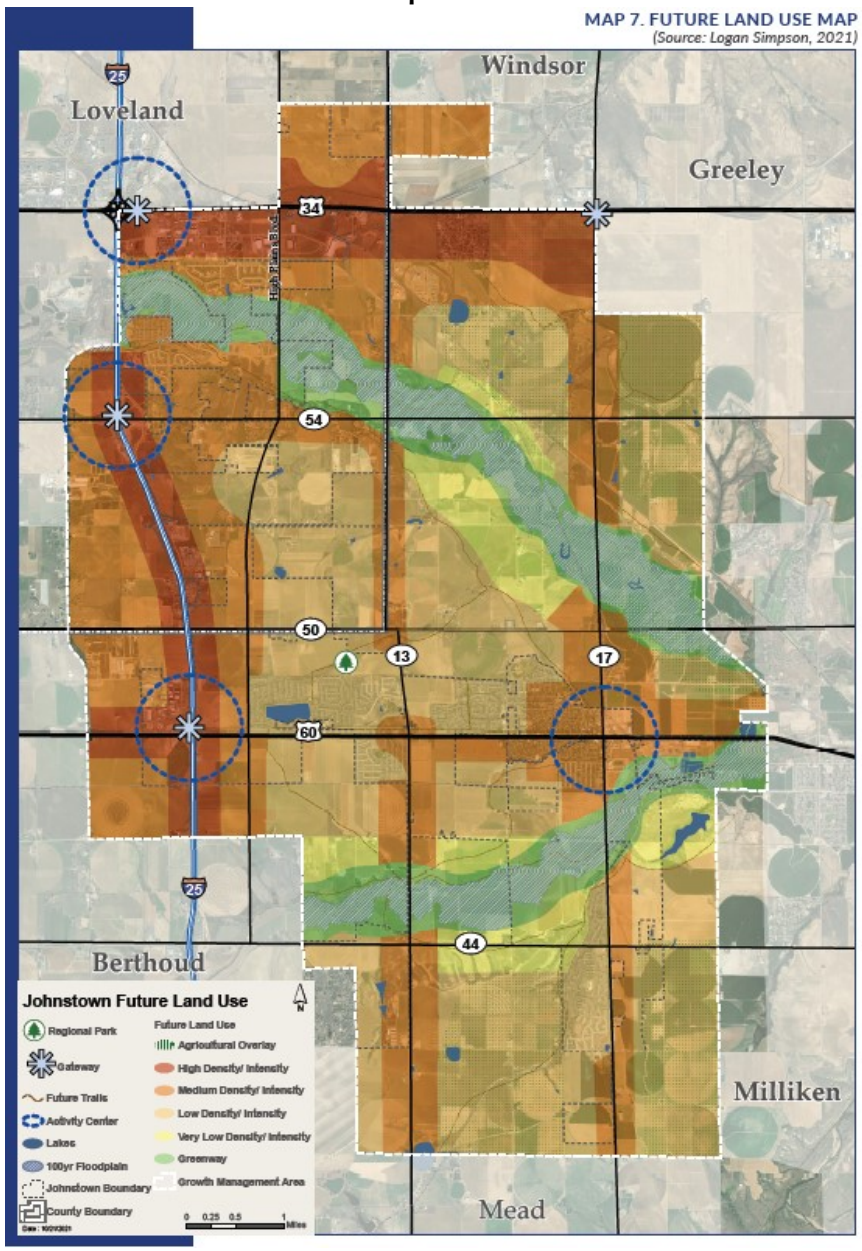
Intensity:

Given range of uses, no specified floor-to-area ratio.

Approximate Land Use Balance:

80+% non-residential to a maximum of 20% residential.

Johnstown Future Land Use Map



National Trends

The description in the Comprehensive Plan about the intent of this area indicates a desire for a predominantly commercial center node with primarily retail and other commercial uses.

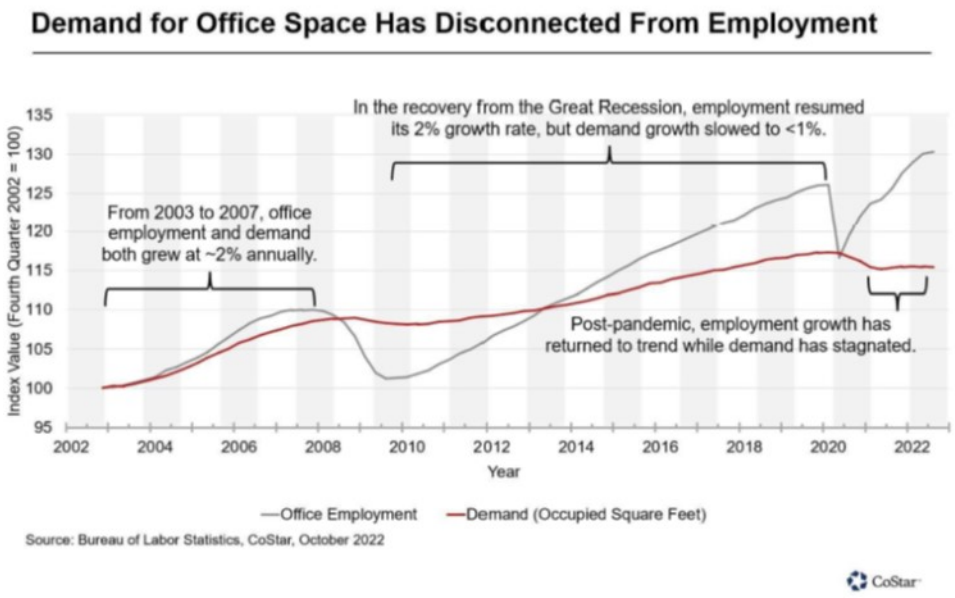
- Fundamental changes in the way people work, how they shop, and how they want to live point to mixed use lifestyles rather than large projects focused solely on office, retail or even residential.
- The Johnstown market does not operate in a vacuum and larger national trends should be taken into consideration.
- The Covid 19 pandemic has exacerbated trends that had been seen prior to the pandemic.
- Office and retail, in particular, are two of the land uses that are in unprecedented flux currently with significant impact on potential commercial space and land demand.
- The next section will discuss these national trends in more detail, all of which have a substantial impact on Johnstown's future growth.

National Office Trends

Employment Growth and Office Space Demand Disconnected

Office demand is less determined by employment changes in office-using sectors than in the past. Although Northern Colorado has seen significant employment growth, this doesn't necessarily translate to a demand for large office buildings.

- Stay at home orders brought on by the Covid-19 pandemic accelerated an existing market trend, that of increasing numbers of totally remote workers and those with hybrid or flexible work schedules who do not require a physical presence in the office five days and 40+ hours per week.
- Demand for office space has historically been driven by employment changes in office-using sectors (e.g. information, finance, professional services) but this is no longer the case (Mobley 2022).
- Demand for office space has become more disconnected from employment numbers because of more remote workers (no space required) and to hybrid/flex workers who require less space than in the past.
- Some projections indicate that 25% of professional jobs in North America will be remote by the end of 2022 and this share is expected to increase in 2023 (Robinson 2022).
- Decreased office space demand nationwide is forecast for the immediate or foreseeable future.



Post-pandemic, employment growth has returned to trend while (office) demand has stagnated — CoStar

National Office Trends

The Office Sector is oversupplied

- There is nearly twice as much office space available for sublease nationally than the same period in 2019, pointing to reduced and changing demand brought on by the pandemic and rise of remote work (Mobley 2022).
- Some office space is being converted to residential uses (Anderson 2022).
- According to some property analysts, it will take years for supply to shrink to fit the post-Covid-19 level of office demand. A likely future recession may delay this further.

Demand for Purposeful / Curated Office Space still exists, although with smaller footprints

- In-person work remains valuable but space needs have changed. Companies, particularly many in the technology sector (responsible for about 20% of all office space in 2020), are looking for "purposeful and curated" space where their employees/ teams can effectively work in person to add value and enhance productivity when needed.
- Demand appears to be in the form of more locations (geographic dispersion) with smaller footprints rather than the historical model of requiring employees to all be located near company headquarters or other large office buildings (Burke 2022).

Office to Residential Conversion

Images from "The Washingtonian" show office cubicles that had been converted to ground floor amenity space in an urban multifamily residential building.

National Retail Trends

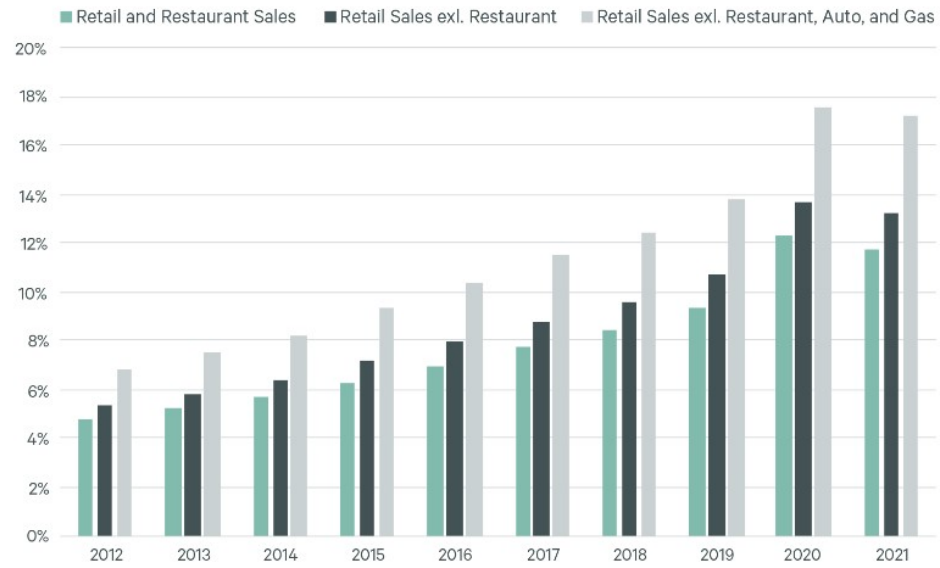
Online purchases now represent 18% of retail sales and will likely continue to increase

- Covid-19 exacerbated the trend of increasing online spending.
- Consumers are continuing to buy online for convenience, more selection, and often lower prices, with the share of retail sales spent online (18%) still five percentage points higher than before Covid-19 (ULI 2022). Giants like Amazon and others have spent heavily on distribution infrastructure in closer proximity to customers, including "last mile" delivery (Scannell 2020).
- Continued online buying will reduce demand for in-person purchases, but may increase demand for online order pickup locations instead.

Physical retail store sizes are shrinking

- Retail is changing to better align with consumer tastes and preferences and more online purchases.
- Physical stores are evolving. This includes shrinking their footprint and using their physical space for more than just sale transactions. Physical space is becoming a branding tool, showroom space, a place to service products, and to fulfill online orders (Dennis 2022). This is true for companies that have always had a physical presence, but also for those moving from online to in-person.

E-Commerce Sales as a Percentage of Total Sales



Source: U.S. Census Bureau, 2018.

Loveland Amazon Warehouse

National Retail Trends

- Nordstrom and Macy's are experimenting with shrinking their footprints to optimize productivity, with the latter now being as small as 10,000 square feet. Target, Nordstrom and Wal-Mart are also experimenting with smaller concepts (NAI Global).

Consolidating and Disappearing Brick and Mortar Stores

- Retailers are constantly experimenting with different store formats because of changing tastes, technological and demographic changes. Some are in categories that consolidated (Chief Auto Parts into Auto Zone, for example), leading to decreased demand for commercial space. Others disappeared because of technological changes (Blockbuster). A recent regional example includes the proposed Safeway (Albertson's) and King Soopers (Kroger) merger which will likely have an impact on neighborhood and community centers throughout Colorado.

- Other examples of disappearing retailers include:
  - Oshman's and Sports Authority are now part of Dick's Sporting Goods
  - Disappearing mall stores include The Limited, Casual Corner, Fashion Bug, Florsheim, Thom McAnn, Borders Books
  - Disappearing "big box" stores include Mervyn's, Comp USA, Fry's Electronics, Levitz Furniture
  - Dozens of additional national and regional retailers

- There are fewer retailers to occupy commercial space. While there are always concepts that are new to a market, retailers are also more careful to not saturate the market. Scheel's in Johnstown Plaza is a good example of a super-regional retailer with locations in Johnstown and Colorado Springs.

National Mixed Use Trends

Mixed use development with co-location of uses is a popular and growing trend

- Malls and big box locations are closing, which is creating great opportunities to capitalize on broader shifts in the commercial, retail, and multi-family sectors to create a variety of experiences to allow shoppers to do everything in one central location.

- Notable Front Range commercial centers which have added residential or have converted to mixed use centers include:
  Belmar, Lakewood
  Streets at Southglenn, Centennial
  Flatiron Crossing, Broomfield
  Foothills Mall (adding residential), Fort Collins

A mix of uses creates synergistic effects

- Developments with a mix of uses not only rely less exclusively on only one sector like retail, which makes their revenue more resilient, but these places also create synergies. Multiple synergies exist when "the existence of one supports demand for the others, such as retail serving as an amenity for office users and multi-family residents, or office and multi-family tenants providing foot traffic for retailers" (Ferramosca 2022).

A mix of uses creates demand for nearby residential

- In addition, mixed-use developments create demand for multi-family developments adjacent to or nearby. Such demand is notable within a quarter mile of the mixed-use development. More importantly, people want to be near this type of place because they can have a variety of experiences even if they don't live within the mixed-use development's boundary. Renters are willing to pay a premium to live in or near a neighborhood with convenient access to goods and services when compared to older neighborhoods without such uses (Ferramosca 2022).

Streets at Southglenn

Belmar

National Multifamily Trends

Demand for multifamily units expected to remain strong

- There is projected high demand for rental housing over the next decade due to demographic changes and reduced homeownership affordability.
- Projections are for 1.3 million new U.S. households ***annually*** through 2035.
- The National Multifamily Housing Council and the National Apartment Association calculate that the United States needs 4.3 million newly built apartments between now and then, or about 331,000 annually, which would increase the existing stock by 20% (ULI 2022).
- Increased unaffordability is a result of chronic undersupply of housing partially attributed to government policies that limit new supply, increased construction costs, continued labor shortages as well as NIMBYism (ULI 2022).
- Demand for apartments is a function of larger demographic changes (surge in household formation and decrease in homeownership rates), and "rent-by-choice" growth – households who choose to rent despite incomes that may allow them to buy.

Area Multifamily Apartments

Regional Market Area

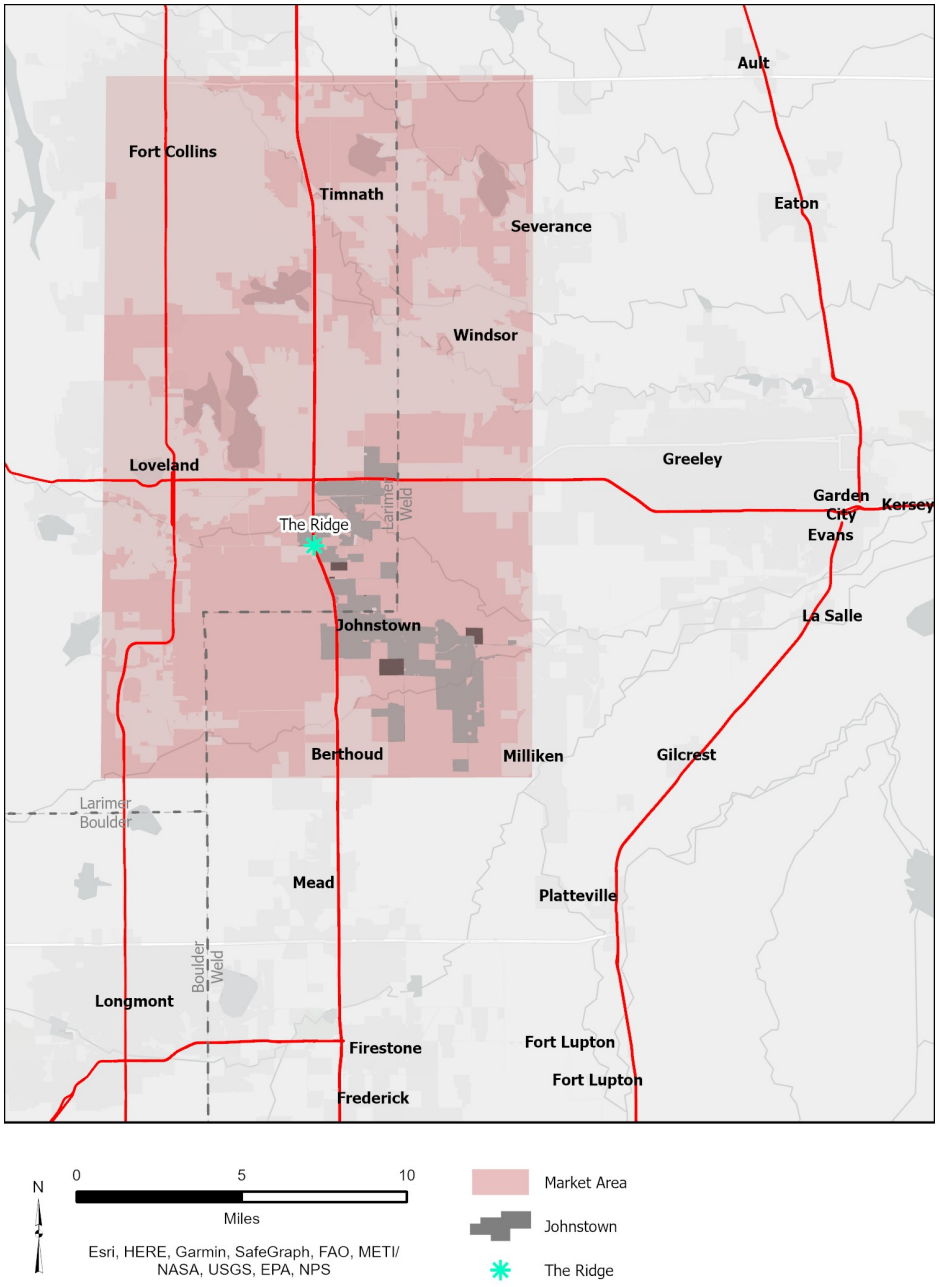
Regional Market

- This section focuses on the Town of Johnstown's regional market and the most relevant commercial and residential sectors.
- The regional market area is shaded in the figure and is based on:
  - The Town of Johnstown commuting shed: According to the US Census Local Employment and Household Dynamics (LEHD), the majority of Johnstown households commute to (in order):

    -Northern I-25 corridor communities including Fort Collins, Loveland and Johnstown
    - Denver Metro Area including Longmont and the City of Denver
    - Greeley

  - Costar regional market areas: Johnstown is part of the Loveland / Fort Collins market area while Greeley is considered its own regional market.
- The regional market area includes the entire Town of Johnstown, encompasses the I-25 corridor as well as College Avenue and extends to the northern boundary of Fort Collins. It also extends approximately halfway to Greeley along Highway 34.

Regional Market Area

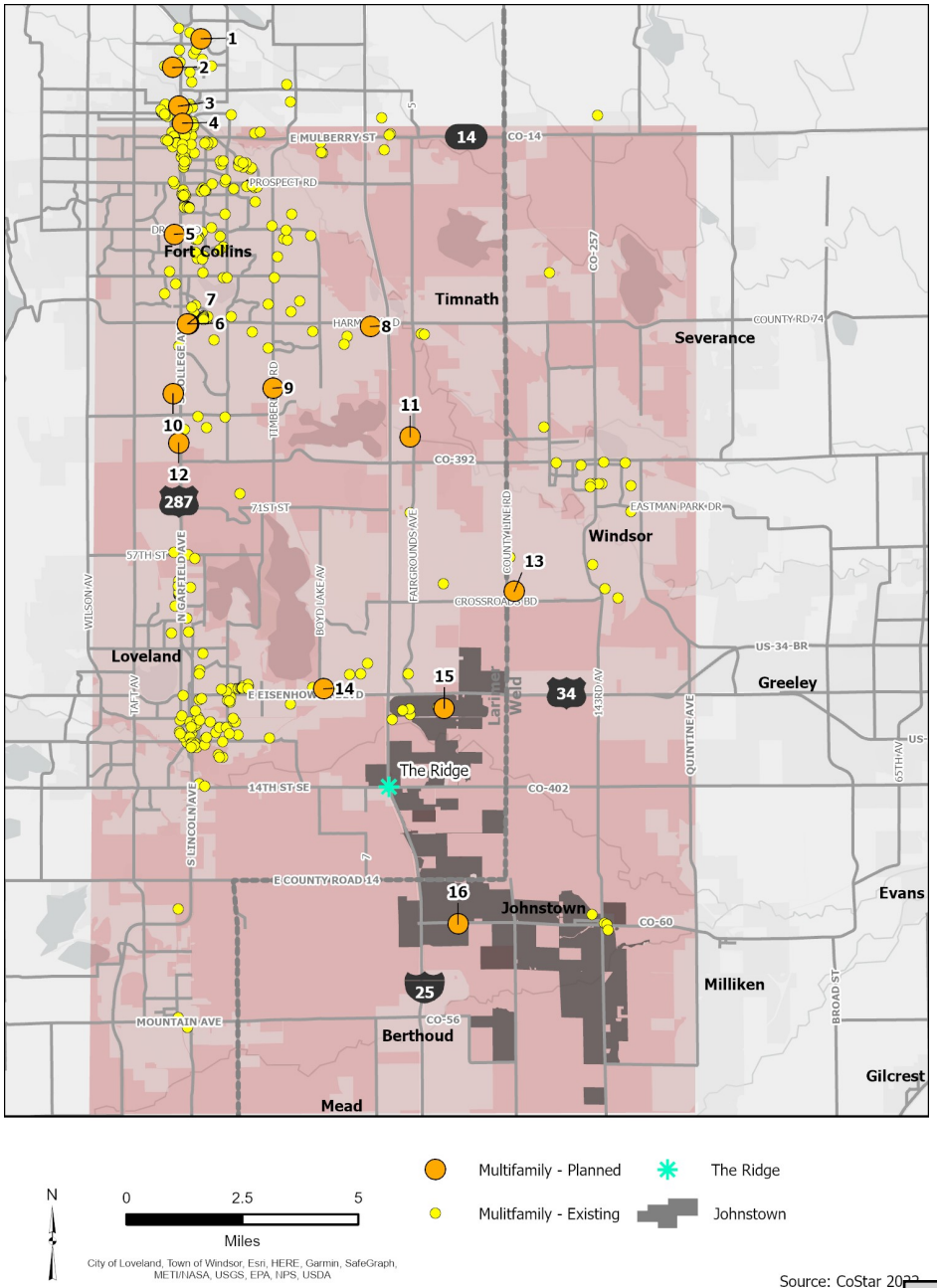


Regional Multifamily

Multifamily Characteristics

- Over 20,500 multifamily units have been developed in the regional market area. Approximately 3,800 units in 17 projects (numbered in the figure) are either proposed, in their jurisdiction's planning process, under construction or just completed. This includes 1,200 planned multifamily units at the Ledge Rock Center in Johnstown (#16).
- Most of the units are clustered along College Avenue in central Fort Collins and near central Loveland.
- The multifamily category also includes mobile home parks.
- Existing Johnstown multifamily units are older, smaller buildings and a mobile home park. As noted previously, there are a number of new multifamily projects being planned.
- **Newer, modern multifamily residential units at North Ridge should be a welcome addition** to provide housing breadth to the area residential market which has been primarily detached single family residential. In addition, North Ridge multifamily residential units will provide easy access to I-25 for the Johnstown commuting shed referenced in the previous page.

Existing and Future Multifamily



Source: CoStar 2022

Regional Hotel

Hotel Characteristics

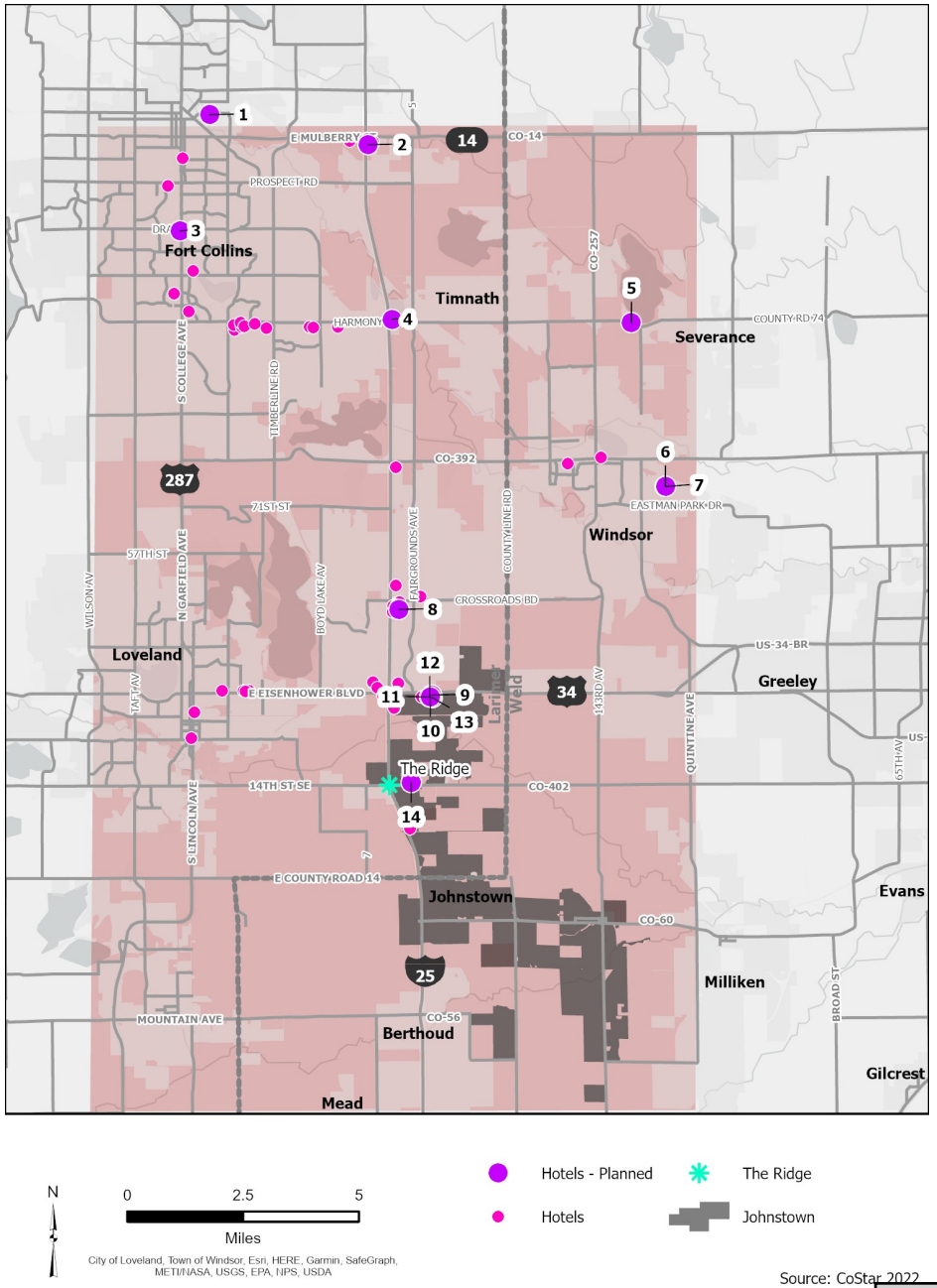
- Over 3,790 hotel rooms currently exist in the regional market area.
- The regional market area is forecast to add at least another 1,000 rooms identified below and shown in the figure.
- The majority of potential additional hotel rooms are centered around I-25 and Highway 34.
- Planned hotel rooms include those that have been proposed, are currently in the planning process or are under construction / may have been recently completed.
- **The Ridge project in Johnstown is also planning a hotel project on the I-25 Frontage Road.**

Proposed, Planned and Under Construction Hotels

Map ID	Name	Status	Rooms
1	Staybridge Suites Fort Collins - Downtown East	Final Planning	100
2	WoodSpring Suites Fort Collins	Under Construction	122
3	SpringHill Suites By Marriott Fort Collins South	Final Planning	110
4	MainStay Suites	Proposed	45
5	Motel 6 Windsor	Under Construction	40
6	Hilton Garden Inn Windsor Future Legends Stadium	Under Construction	129
7	Hampton by Hilton Windsor Future Legends Stadium	Under Construction	120
8	Mainstay Suites Loveland	Proposed	40
9	MainStay Suites Johnstown	Final Planning	40
10	Avid Loveland - Johnstown	Final Planning	95
11	Sleep Inn Johnstown	Final Planning	60
13	Staybridge Suites Loveland - Johnstown	Proposed	100
14	Proposed Hotel at The Ridge	Proposed	--
Total			**1,001**

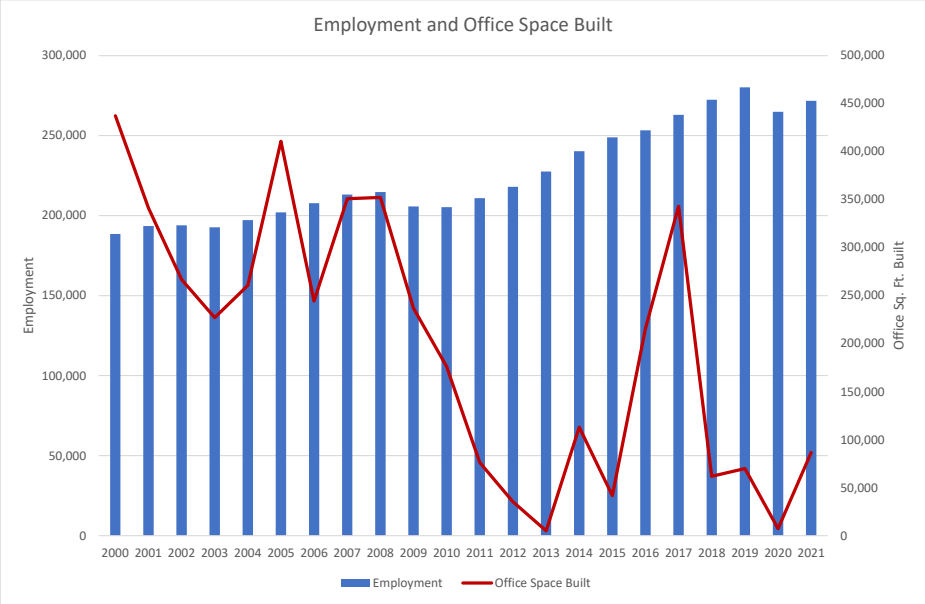
Source: CoStar, ArLand

Existing and Future Hotels

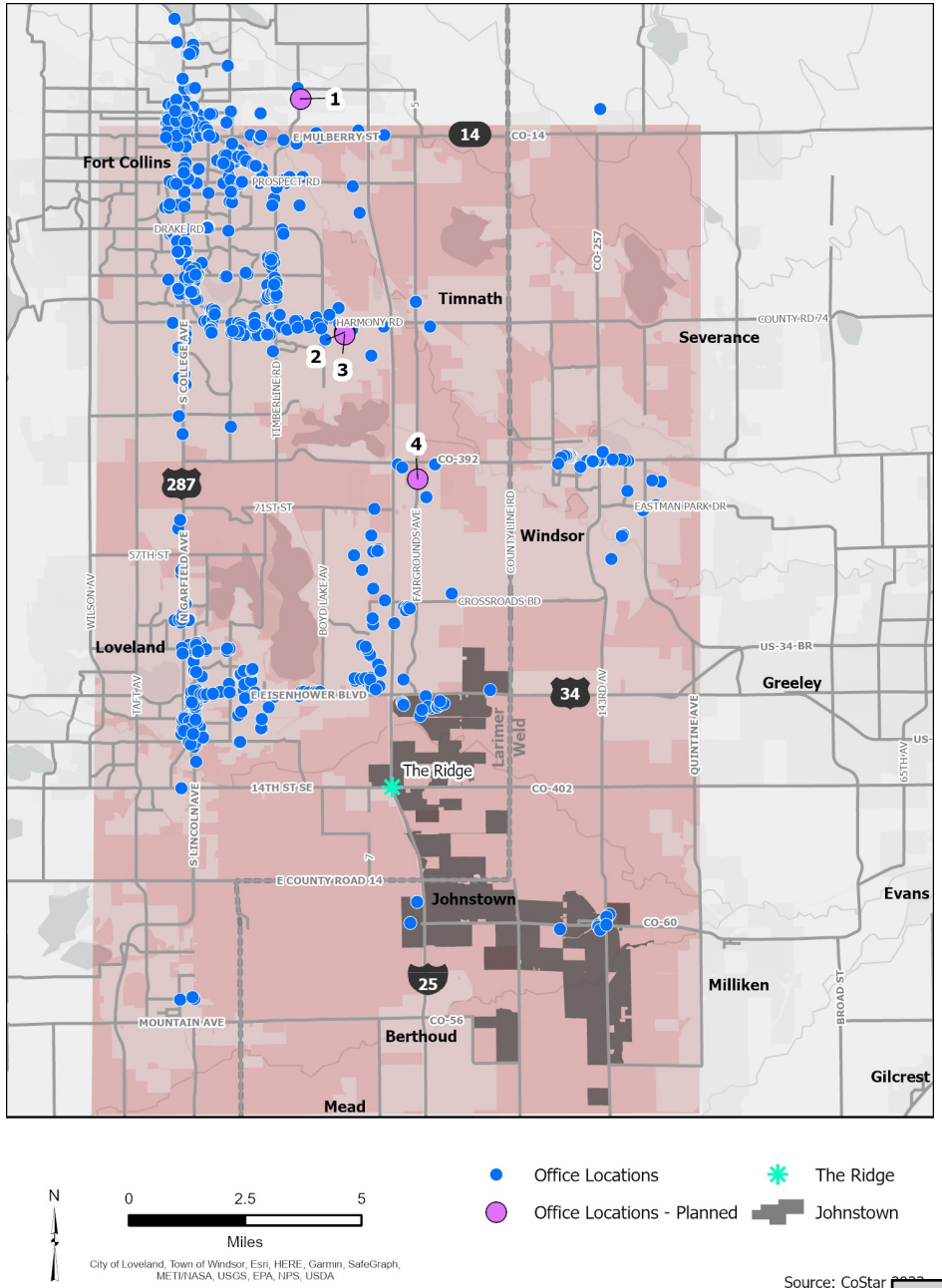


Source: CoStar 2022

Regional Office



Existing and Future Office Locations



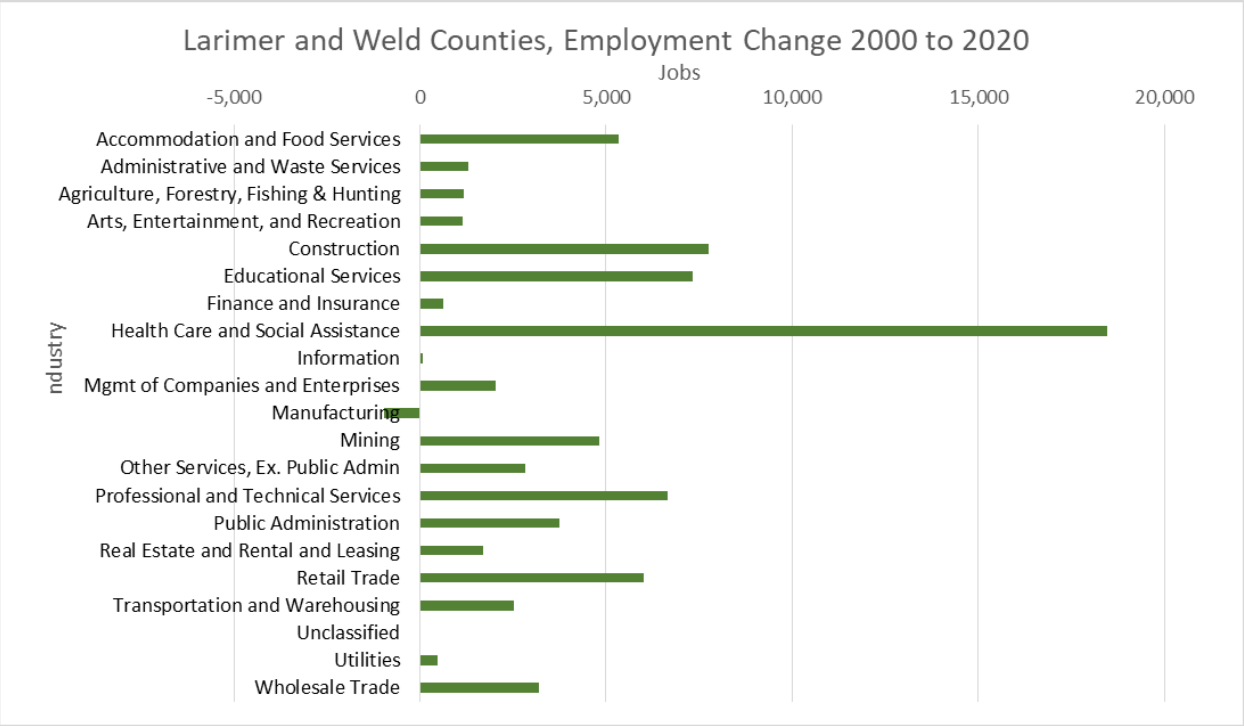
Source: CoStar 2022

Office Characteristics

- About 11 million square feet of office space has been developed in the regional market area, primarily located along major corridors.
- Between 2000 and 2009, an average of 19 office buildings was built annually. The average building size was 17,250 square feet.
- Between 2010 and 2021, an average of 4 office buildings was built annually. The average building size grew slightly to 20,000 square feet.
- **While Larimer and Weld Counties employment has grown in the last two decades, the development of office space in the region has slowed during the same time period.**

Regional Office

Office Characteristics



Only four office buildings are planned (see Existing and Future Office Locations figure on previous page). #1 and #4 are smaller than 10,000 square feet each. #2 and #3 are medical offices at 16,000 square feet each.

Office space demand has slowed despite employment growth because of the nature of that growth. The figure above shows employment growth in Larimer and Weld Counties between 2000 and 2020. All categories of employment have grown with the exception of Manufacturing. The largest growth categories are in non-office space using jobs in Health Care and Social Assistance which includes hospitals, other medical facilities, assisted living facilities, etc. While some medical services can be provided in medical offices (which are included in the office category), most Health Care and Social Assistance services are provided in specialized buildings.

Most construction jobs are field jobs. Educational Services are typically provided in specialized buildings. Office space-using jobs include Professional and Technical Services, Finance and Insurance, Information, and Management. While these categories have also seen job growth, their growth hasn't been as robust. Additionally, these types of jobs are most conducive to remote or hybrid office / home options.

Regional Retail

Retail Characteristics

- Over 18 million square feet of retail has been developed in the regional market area in a variety of retail center types (depicted on the next pages). Existing retail has been primarily developed along main highway and street corridors.

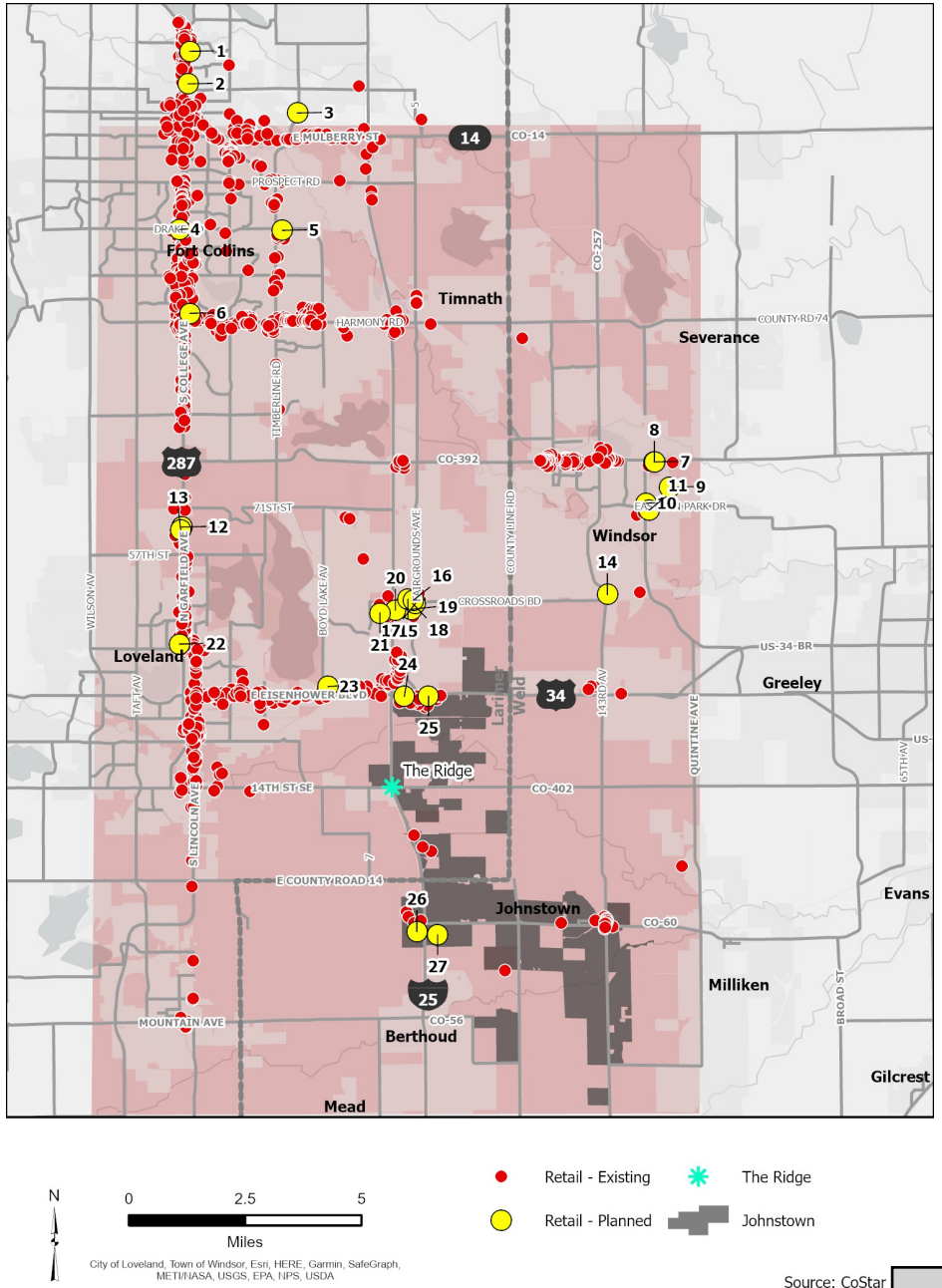
- An additional 1.3 million square feet of retail is planned in the region and is in various stages of the planning and construction process. They are numbered in the figure and described below.

Planned, Proposed, or Under Construction

MapNum	PropertyAddress	RBA
1	3 Bristlecone Dr	20,000
2	944 Jerome St	1,934
3	International Boulevard & Timberline Rd	2,500
4	Drake Road & College Ave	17,500
5	2670 Illinois Dr	6,500
6	320 Pavilion Ln	6,000
7 & 8	455 & 475 Main	10,000
9	801 Diamond Valley Dr	50,000
10	1230 Automation Dr	7,500
11	Eastman Park Dr	8,000
12	155 W 65th St	5,080
13	W 65th St	10,000
14	2145 7th	2,112
15	Crossroads Blvd	2,225
16	4340 St Cloud Dr	12,000
17	4198 St Cloud Dr	10,000
18	4184 St Cloud Dr	25,833
19	Bullseye Center - Anchor Retail	44,300
20	3935-3950 Peralta Dr	20,000
21	4015 Byrd Dr (Auto Oriented Retail)	236,531
22	2979 N Garfield Ave	5,175
23	Boyd Lake Ave	14,500
24	2534 Johnstown	4,500
25	2534 Johnstown Plaza Lots	10,000
26	SWC I-25 & Co Rd 48 - BUC-EES	74,000
27	Ledge Rock Center at I-25 and HW 60	713,000
	Total Sq. Ft.	**1,319,190**

Source: CoStar, ArLand

Existing and Future Retail Locations



Source: CoStar

Planned Regional Retail

Planned Retail Characteristics

- The majority of the planned 1.3 million square feet of retail is slated to be in strip center configurations.
- The various centers around I-25 and Highway 34 in Loveland are continuing to build out including Johnstown 2534, the 600-acre master-planned, mixed-use community at the intersection of Interstate 25 and US Highway 34 which includes Johnstown Plaza.
- The over 700,000 square foot Ledge Rock Center is slated for development in Johnstown at Highway 60 which is about half of all retail planned in the region. The Ledge Rock Center is currently under development and supported by a new diverging diamond interchange. A more thorough description of this center can be found further in this report.

Future Retail in Johnstown: Johnstown Plaza at Johnstown 2534

Future Retail in Johnstown: Buc-ee's at the Ledge Rock Center

Regional Retail Center Types

	Concept	Sq. Ft. including anchors	No. of Anchors	Description	Demographics
Convenience Center	Convenience	10,000 to 30,000	1 or more	Goods and services geared towards the daily needs of surrounding neighborhoods. Bakery, bank, coffee, dry cleaner, financial services, small grocery, liquor, personal services are typical tenants.	Need 2,000 households in a trade area that extends to a 1.5 mile radius
Neighborhood Center	Neighborhood Services	70,000 to 90,000	1 or more	Anchored with a supermarket or pharmacy, offera a fuller depth of goods and services for neighborhoods including some of the services offered at Convenience Centers.	Needs at least 6,000 to 8,000 households in a 1 to 2 mile radius.
Community Centers	General merchandise	250,000 to	2 or more	Discount department stores home improvement, sporting goods, restaurants, supermarkets	50,000+ population in 4 to 6 mile trade area
Power Center	Category dominant anchors	250,000 to 600,000	3 or more	Home improvement, discount department stores, warehouse club stores	5 to 10 mile trade area; requirements driven by retailers. Home Depot, for example, likes 50,000 population in 10 mile trade area with majority homeowners
Regional Mall / Center	General merchandise, fashion, restaurants	900,000 to 2 Million	3 or more	Department stores, junior department stores, mass merchant, fashion apparel	150,000 population in 10 to 12 mile trade area
Lifestyle Center	Naional chain specialty stores with dining and entertainment in an outdoor setting	150,000 to 500,000	3 or more	Upscale specialty	8 to 12 mile trade area; requirements driven by retailers and presence of similar stores.

Source: ICSC and CoStar

A number of retail center "types" can be found in urban and suburban communities. In general, they can be categorized as described above. The center types typically appropriate for regional commercial activity include Community Centers, Power Centers, Regional Malls and Lifestyle Centers. In addition to retail stores, they often include entertainment as part of their offerings. While these categories are in flux and ever-changing, the notable characteristic they have in common is the need for significant population and households in the regional market area and around the center site as shown in the Demographics column.

Regional Retail Centers

Regional retail centers

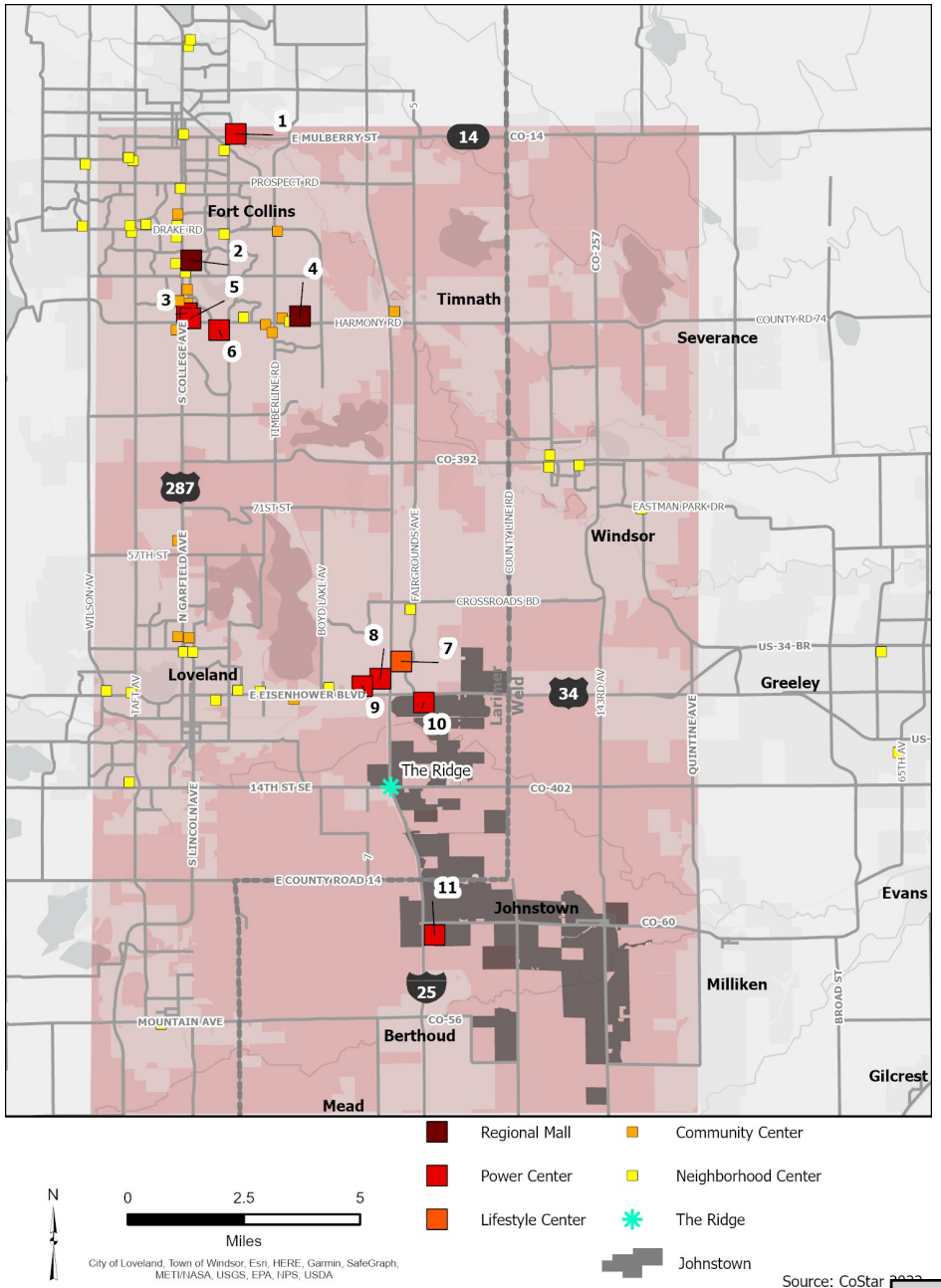
- This figure depicts most of the retail (aside from the strip-convenience centers) organized by categories as described on the previous page.
- Neighborhood and community centers are scattered throughout the region on major corridors to serve the local population.
- Regional retail centers (shown in red, orange and brown) which serve a much broader population are depicted and numbered.
- These regional centers, totaling 5.7 million square feet, are clustered near the center of Fort Collins and along I-25 and Highway 34 in Loveland / Johnstown.
- They are described as follows:

MapNum	CenterName	CenterType	Center RBA
1	Mulberry and Lemay Crossing	Power Center	325,821
2	Foothills Mall	Regional Mall	677,349
3	The Pavillion Shopping Center	Power Center	206,515
4	Front Range Village	Regional Mall	865,602
5	Harmony Marketplace	Power Center	350,802
6	Fort Collins S.C.	Power Center	364,255
7	The Promenade Shops at Centerra	Lifestyle Center	645,765
8	The Outlets At Loveland	Power Center	362,377
9	Marketplace at Centerra	Power Center	508,838
10	Johnstown Plaza (at 2534)	Power Center	715,234
14	Ledge Rock Center	Power Center	713,000
	Total Sq. Ft.		**5,735,558**

Source: CoStar, ArLand

- Ledge Rock Center is a power center under development (#11) at Highway 60 and I-25 in Johnstown.
- The Outlets at Loveland (#8) is an older power center which appears to be at least 50% vacant.

Major Retail Centers



Source: CoStar 2022

Planned Johnstown Regional Retail

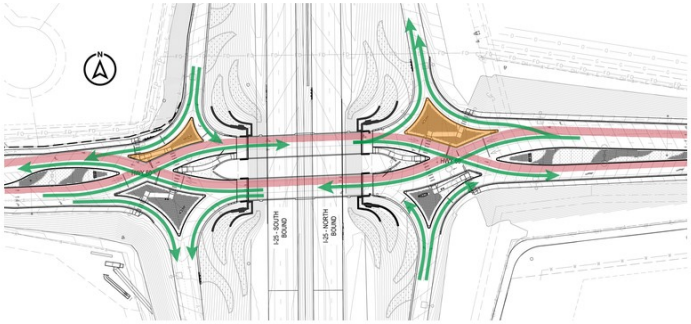
Ledge Rock Center

Ledge Rock is a 200 acre, mixed-use, master planned community in Johnstown, Colorado currently under development by Carson Development, Inc. The community is located on the southeast corner of **I-25 and State Highway 60.** The Ledge Rock Center website indicates that the development will include **1,200 new apartments, 160 new single family residences, and over 1-million square feet of retail space.** There are 3 new schools and 3,200 residents within 2 miles.

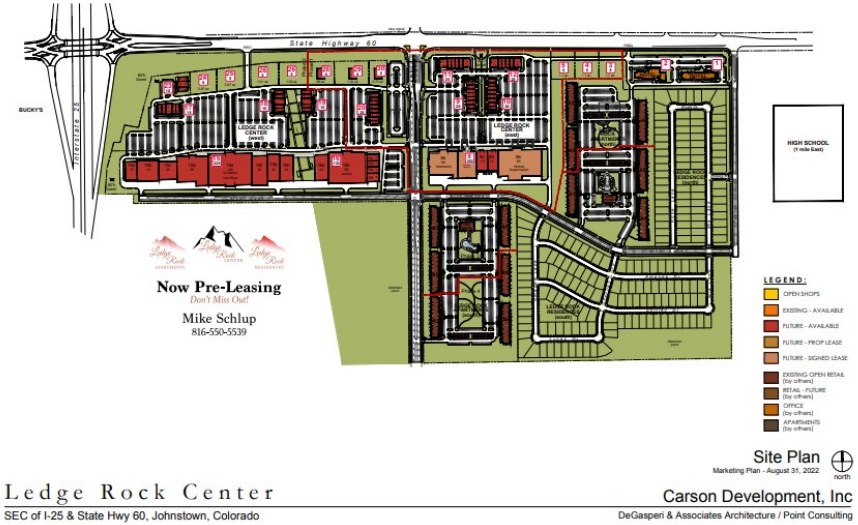
Supporting activities include the **construction of a new diverging diamond interchange** which will help facilitate traffic flow, scheduled to be completed in 2023.

Additionally, the developers are actively preleasing this proposed Power Center. Tenants announced so far include:

- Wood's Supermarket
- Autozone
- Carwash
- Starbucks
- Tire Center
- Murdocks
- Boot Barn
- Heartland Dental



Ledge Rock Center



Regional Retail Demographics

	-- 2022 --			-- 2027 --		
	3 Mile Radius	5 Mile Radius	10 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Central Fort Collins (Foothills Mall)						
Population	116,159	179,674	294,477	119,754	185,779	306,745
Households	46,701	72,222	117,322	48,388	74,987	122,413
Average Household Income	$100,829	$103,945	$113,116	$119,737	$123,367	$134,768
-- Overlapping 5 Mile Radii --						
I-25 and Highway 34 (Johnstown Plaza)						
Population	16,064	54,182	250,227	18,040	57,625	266,850
Households	6,946	21,879	96,519	7,779	23,292	102,760
Average Household Income	$148,920	$131,620	$126,013	$179,204	$158,167	$149,549
I-25 and Highway 402 (The Ridge)						
Population	14,918	49,170	223,387	16,638	53,321	238,722
Households	6,380	20,402	85,813	7,095	22,017	91,551
Average Household Income	$143,675	$121,827	$126,349	$172,096	$147,478	$150,220
I-25 and Highway 60 (Ledge Rock Center)						
Population	7,431	22,514	163,366	8,783	25,055	124,398
Households	2,519	8,170	63,802	2,952	9,057	68,098
Average Household Income	$133,388	$135,751	$121,760	$150,272	$159,708	$145,706

Source: ESRI, ArLand

Demographics are important to retailers and as the previous definitions of retail centers indicate, regional retailers look at 5 to 10 mile radii or rings when determining where to locate.

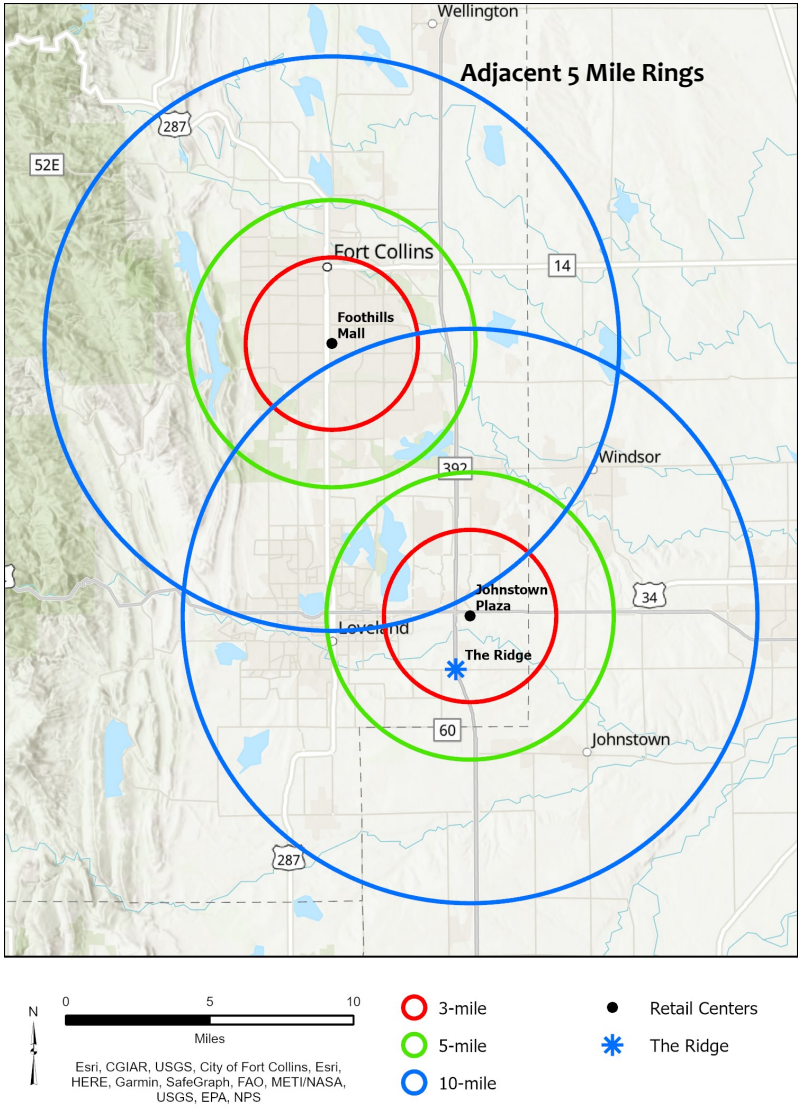
Regional centers tend to be clustered around central Fort Collins and also at I-25 and Highway 34 in Loveland and Johnstown.

As the demographics indicate, the population around the 5 mile radius around central Fort Collins is at least 3 times larger than the 5 mile radius around The Ridge property.

The radii or rings around Johnstown Plaza, The Ridge, and Ledge Rock Center overlap significantly as can be seen on the following page.

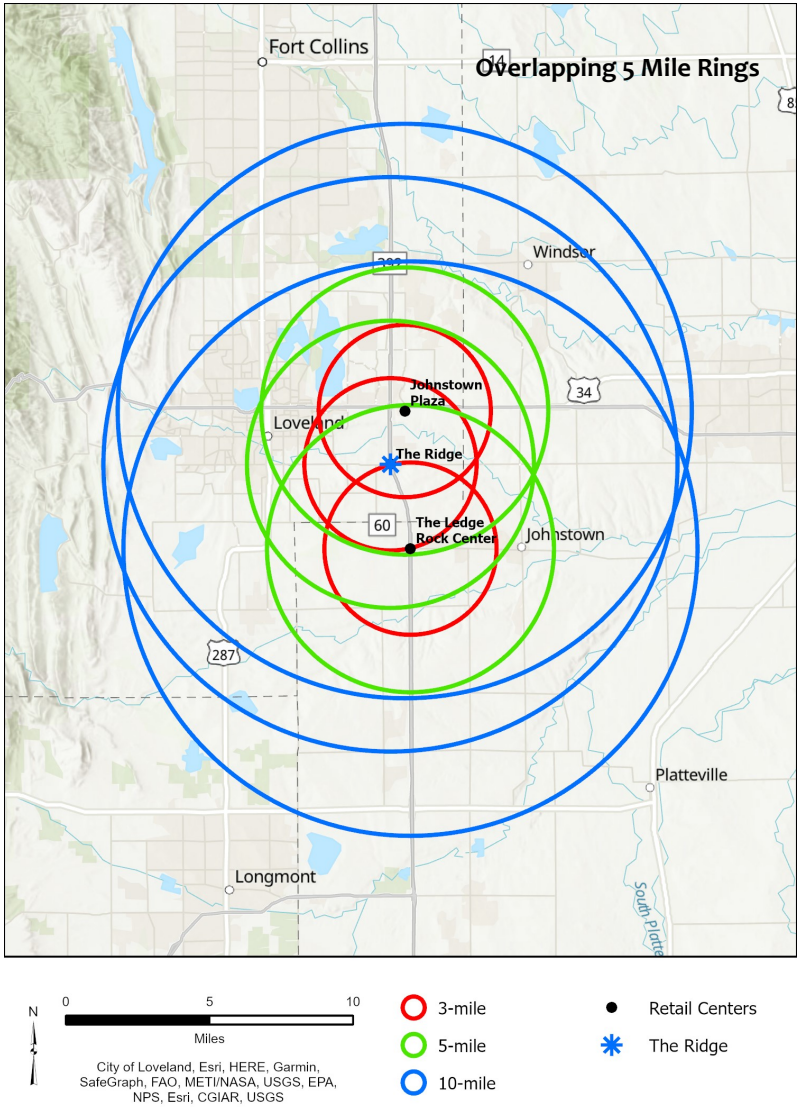
Regional Retail Demographics

Fort Collins / Loveland



The 5 mile rings around central Fort Collins and I-25 and Highway 34 do not overlap indicating that, for example, it is possible to see the same regional retailers in multiple locations.

Loveland / Johnstown



Retail at I-25 and Highway 34: The Ridge project at Highway 402 and Ledge Rock Center at Highway 60 are very closely spaced. The demographics within the respective regional 5 mile radii overlap.

Regional Development Scenarios

Scenarios were developed in order to help determine whether regional retail and commercial would be supportable at The Ridge in the near future given the current development underway at the Ledge Rock Center as well as the vast amount of regional retail located in Johnstown Plaza and at I-25 and Highway 34 in Loveland. It assumes that the Ledge Rock Center is 713,000 square feet (based on CoStar data) and that The Ridge is approximately 700,000 square feet. Marketing materials, however, have indicated that Ledge Rock Center may be planning for more than 1 million square feet of commercial uses.

The methodology to estimate demand is as follows and is shown on the following page:

- **Total Household Incomes**: Total household incomes are calculated by multiplying estimated households by average household incomes.

- **Retail Expenditures**: The percentage of average household incomes spent at retail establishments is estimated at 33% of total estimated household incomes.

- **Supportable Square Feet estimate**: The calculated expenditures of retail sales is then divided by the weighted average of sales per square foot to estimate the number of square feet supportable based on incomes and number of households. Note that the analysis is ultra-conservative. It assumes that the per capita retail spending in this region at 35 square feet per person is higher than the national average of 20 to 23 square feet per person, and ignores the impact of internet-based shopping.

Developments Scenarios: next page

- **Scenario 1**: Assumes that The Ridge is fully developed as a regional retail center without taking into consideration existing regional retail as well as planned development at Ledge Rock Center.

  This scenario is supportable (but unrealistic)

- **Scenario 2**: Assumes that Ledge Rock Center is fully developed as a regional retail center without taking into consideration existing regional retail as well as planned development at The Ridge.

  This scenario is also supportable (but unrealistic)

- **Scenario 3**: Assumes that The Ridge and Ledge Rock Center are BOTH fully developed as regional commercial centers.

  This scenario is not supportable

- **Scenario 4**: Assumes that The Ridge and Ledge Rock Center are both fully developed as regional commercial centers AND the analysis incorporates the existing 1.4 million square feet of competitive regional retail located within a 5 mile radius.

  This scenario is not supportable.

Regional Retail Scenario Analysis

Category	Scenario 1 The Ridge Alone	Scenario 2 Ledge Rock Center Alone	Scenario 3 The Ridge and Ledge Rock Center	Scenario 4 The Ridge, Ledge Rock Center and other area retail
Estimated Households	9,057	9,057	9,057	9,057
Estimated Average Household Incomes	$159,708	$159,708	$159,708	$159,708
Total Household Incomes	$1,446,475,356	$1,446,475,356	$1,446,475,356	$1,446,475,356
% of Income for Expenditures	33.0%	33.0%	33.0%	33.0%
Current Demand	$477,336,867	$477,336,867	$477,336,867	$477,336,867
$ per Sq. Ft. Sales	$550	$550	$550	$550
Total Demand	**867,885**	**867,885**	**867,885**	**867,885**
(Minus) Planned Retail (Sq. Ft. at The Ridge)	700,000	0	700,000	700,000
(Minus) Existing Regional Retail (Sq. Ft. in 5 Mile Radius) in Loveland / Johnstown	0	0	0	1,424,324
(Minus) Ledge Rock Center (Sq. Ft.)	0	713,000	713,000	713,000
Remaining Demand [4]	**167,885**	**154,885**	**(545,115)**	**(1,969,439)**

Source: ESRI, Census of Retail Trade for CO, American Community Survey, ULI, ICSC, CoStar, ArLand

[1] Demand percentages based on national and state averages

[2] National averages per ICSC, CoStar, and research on specific retailers

[3] based on ESRI estimates for 2022 and 2027

[4] DOES NOT take into consideration that 20% of sales may be internet-based

While regional highway traffic is significant benefitting some types of retail and entertainment, the baseline households (rooftops) need to be in place for businesses to be successful. This analysis depicts estimated 2027 households in the 5 mile radius with estimated 2027 household incomes.

Regional Retail Success

The commercial success of all retail projects in Johnstown, including Ledge Rock Center is dependent on:

- Its ability to attract super regional retailers who are looking for one location to serve the entire Northern Colorado / Wyoming region.
- Its ability to differentiate itself from regional retail at I-25 and Highway 34 which is difficult given the shrinking number of retailers.
- Continued household growth
- **The Comprehensive Plan's residential / non residential requirements of a high density "Activity Center" serve to undercut the success and future economic vibrancy of all retail projects in Johnstown, including those proposed at The Ridge, as well as those currently under development at Ledge Rock Center and Johnstown Plaza at 2534.**

Comprehensive Plan Integral Themes

*Plan's guiding principle and integral themes are described on page III.

Regional Retail Groceries

Category	-- Town of Johnstown -- Grocery Store
Estimated Households	6,570
Estimated Average Household Incomes	$135,198
Total Household Incomes	$888,250,860
% of Income for Expenditures	6.4%
Current Demand	$56,848,055
$ per Sq. Ft Sales	$600
Total Demand	94,747
(Minus) Existing Retail Square Feet (Hays Market)	26,000
Remaining Demand	**68,747**
Wood's Supermarket	**60,000**

Source: ESRI, Census of Retail Trade for CO, American Community Survey, ULI, ICSC, CoStar, ArLand

[1] Demand percentages based on national and state averages

[2] National averages per ICSC, CoStar, and research on specific retailers

[3] based on ESRI estimates for 2022 and 2027

[4] DOES NOT take into consideration that 20% of sales may be internet-based

The Comprehensive Plan also pointed out that the Town strongly desired a supermarket. This analysis supports the addition of Wood's Supermarket.

Wood's Supermarket based in Missouri is planning a 60,000 square foot supermarket at Ledge Rock Center offering a full array of grocery items to Johnstown and other area residents.

After estimating demand at 94,747 square feet of grocery retail, and subtracting the existing Hays Market, the analysis shows support for the planned Wood's Supermarket.

Johnstown Future Land Use Map

Johnstown Comprehensive Plan

- The Future Land Use Map from the Comprehensive Plan (original on page 7) was digitized and measured in order to calculate the land area impact of the High Density area designation.
- The Town's High Density Areas (HD1 and HD2) total approximately 3,489 acres. These areas require that any new development devote approximately 80% of their areas to non-residential uses.
- In order to calculate what that would mean in terms of commercial square footage, we measured the rentable building areas of the most relevant regional commercial centers against their respective total land areas for an average rentable building area to land area ratio which is about 14.6%. This roughly equates to FAR (Floor to Area ratio). This calculation is shown below.

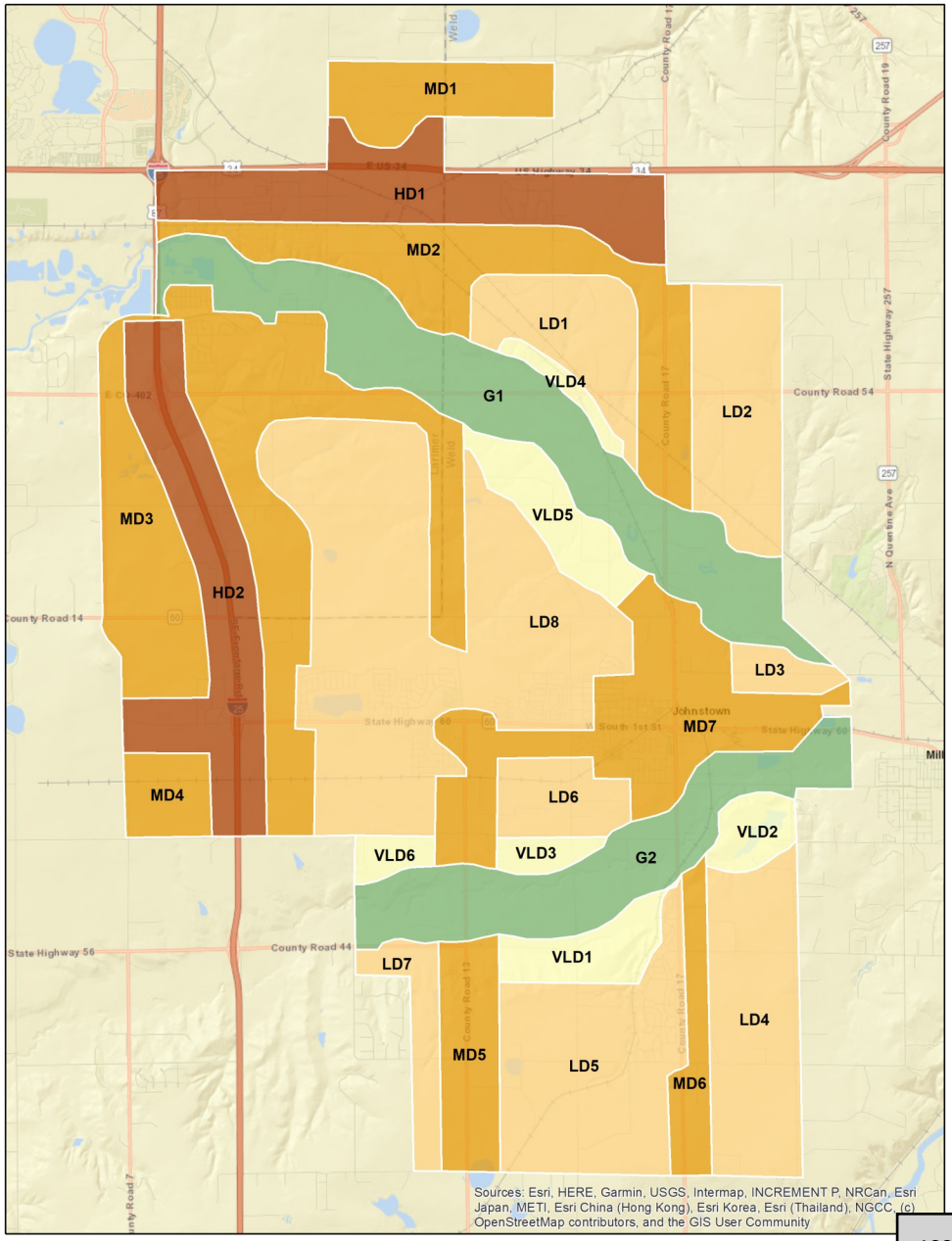
	Center RBA/GLA (sq. ft.) [1]	Estimated Land Area (sq. ft.)	RBA / Land Area
Front Range Village	865,602	4,682,032	18.5%
Johnstown Plaza	715,234	5,949,777	12.0%
Marketplace at Centerra	364,188	3,606,937	10.1%
Foothills Mall	677,349	4,590,590	14.8%
Promenade at Centerra	645,765	3,687,187	17.5%
		Average	**14.6%**

Source: CoStar, ArLand

[1] Rentable Building Area / Gross Leasable Area

[2] Estimated land area from CoStar and parcel map measurements. Vacant parcels were eliminated in order to reflect areas that had been fully developed.

Comprehensive Plan Map



Johnstown Future Land Use Map

Label	Acres	Sq. Ft.	Sq. ft. of Land Area after 30% ROW
HD1	1,701	74,095,560	37,047,780
HD2	1,788	77,885,280	38,942,640
Total	*3,489*	*151,980,840*	*75,990,420*
		80% Commercial	60,792,336
Implied Sq. Ft. of Commercial at 14.6%			**8,875,681**

Source: ArLand, Map sources noted on map, CoStar

[1] Typical ROW setaside is 25%. 30% used to be conservative.

- The High Density areas in the Town of Johnstown total about 3,489 acres which is about 150 million square feet. Accounting for the inclusion of streets and other public rights of way leaves 70% of the land area available to be divided into parcels.
- Per the Comprehensive Plan, 80% of this area would need to accommodate non-residential, primarily commercial uses.
- Per the comparable area commercial projects shown on the previous page, about 14.6% of the land area is equivalent to the building area. It implies approximately **8.9 million square feet of primarily commercial uses**.
- This is **nearly half of the current total estimated regional retail market of 18 million square feet, equivalent to 12 Johnstown Plazas and a highly unrealistic expectation.**

Images from the Johnstown Comprehensive Plan

Conclusions and Recommendations

Johnstown's Comprehensive Plan can set its community's visions and aspirations, however, the Comprehensive Plan doesn't exist in a vacuum. Successful implementation of the Town's Plan is also affected by outside national and regional market influences and needs to be carefully thought through.

The Town's Comprehensive plan fails to consider national trends and local market conditions by its designation of North Ridge as High Density / Intensity area.

- National trends point to a potential shrinking of the retail and office footprint. Activity centers which were primarily commercial in orientation are seeing an increased mix of land uses and the integration of multifamily into former regional malls.
- Nationally and regionally, the multifamily market has been, and is forecast to continue to remain strong, due to demographic changes and economic trends.
- Office demand in the region has been relatively low due to the nature of employment growth in the regional market and has significantly declined in the past few years due to the pandemic creating increases in remote and hybrid employment positions.
- Johnstown has two major regional centers at 2534 (Johnstown Plaza) and Ledge Rock Center. There is insufficient demand to support additional regional commercial and retail at North Ridge.
- The success of Ledge Rock Center in attaining its overall 1 million square feet commercial space goals is absolutely dependent on the support of future household growth at North Ridge and The Ridge.
- The net result of the Comprehensive Plan recommendations would be to cannibalize Johnstown's existing retail (Johnstown Plaza at 2534) and planned regional retail (Ledge Rock Center). Forcing North Ridge to compete for the same regional retailers would not benefit any of the developers nor would it benefit the Town.
- Understanding market challenges is imperative for the Town in effectively implementing the Comprehensive Plan in partnership with area developers.

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Biography

Founded in 2005, ArLand Land Use Economics (www.arlandllc.com) is a land use economics and planning consulting firm that provides economic, market and financial feasibility studies, economic benefit, fiscal impact analysis, and implementation plans for land use plans (including sub-area, comprehensive plans, regional planning efforts), TOD mixed-use, and transportation plans.

Arleen Taniwaki is the firm's principal. With a masters degree in Urban and Regional Planning from the University of California at Berkeley, she also brings nearly 30 years of experience to her projects. Her projects often incorporate public policy considerations, opportunities for public-private partnerships, and an understanding of financial tools available for implementation. ArLand has worked with a number of public agencies, private clients, and non-profit organizations throughout Colorado's Front Range.

ArLand's role on public sector plans is to help the team's designers and planners identify market potentials and provide economic and financial feasibility parameters for land use and implementation recommendations. ArLand has also worked with private sector developers and understands the challenges in the alignment of goals and policies between the public and private sectors.

Our Front Range public sector planning (comprehensive, sub-area and neighborhoods plans) experience includes plans in:

- Loveland
- Longmont
- Evans
- Boulder
- Northglenn
- Thornton
- Wheat Ridge
- Edgewater
- Arvada
- Denver
- Lakewood
- Aurora
- Englewood
- Centennial
- Colorado Springs

ARLAND
Land Use Economics

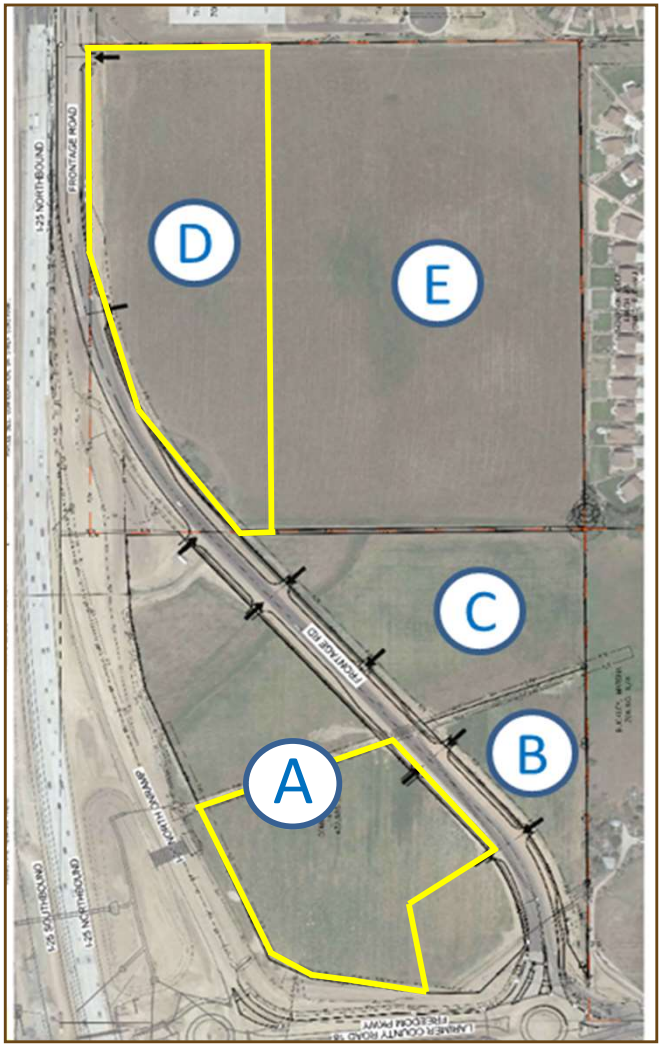
www.arlandllc.com

North Ridge ODP Amendment #1

Town Council Meeting

January 4, 2023

CALIBER
DEVELOPMENT



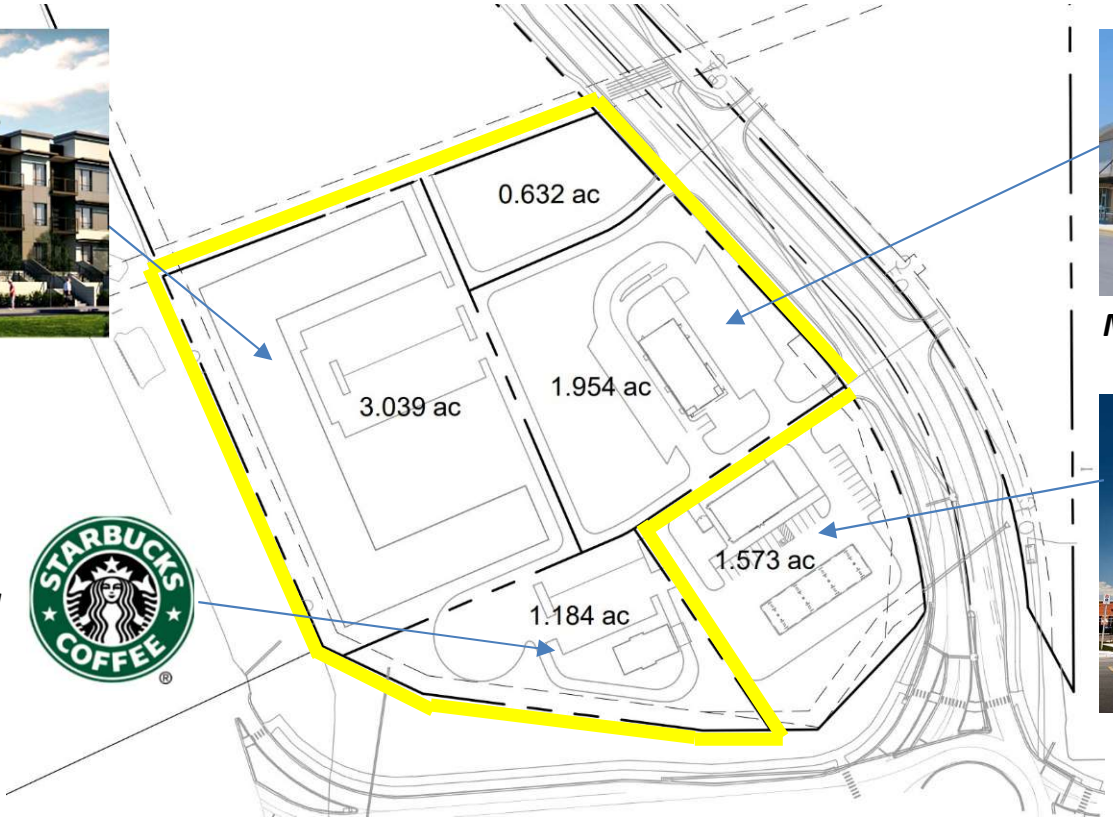
Amended ODP - Modifications Requested

NO CHANGE IN ZONING IS BEING REQUESTED

- **Requested changes to MF-1 zoning are a "Permitted Use by Right" under current PUD-MU zoning**
  - **Parcel D – modify to MF-1**
    Approximately 12.2 Acres
  - **Portion of Parcel A – modify to MF-1**
    Approximately 5.84 Acres (3.04 Acres on Initial Concept Plan)
- **P&Z denial of ODP Amendment (August 10, 2022) *"not in alignment with 2021 Johnstown Area Comprehensive Plan"***
- **ODP process is not well-defined in Town Code**
- **Town Code on Site Development Plans provides clear direction to P&Z and Town Council on the priority of Town Code over Comprehensive Plan "guidelines"**

Initial Concept Plan - Parcel A (S)

Multi-Family Units



Mixed-Use Retail & Commercial

Convenience Store

Starbucks Drive-Thru

All photos are representative only & not intended to portray actual building designs

Amended ODP Complies with PUD-MU Zoning

Multi-Family (MF-1) is a Permitted Use by Right in PUD-MU Zoning

- **Johnstown Municipal Code defines permitted uses:**
  utilization of land by occupancy, activity, building or other structure which is specifically enumerated as permissible by the regulations of the zoning district in which land is located (§16-12 Use, Permitted.)

- **§16-302(d) enumerates permitted uses for PUD-MU which includes multi-family (MF-1):**
  *the following residential unit types are allowed in a PUD MU: any residential unit type allowed in the SF-2 District; any residential unit type **allowed in the MF-1 District**; in commercial areas of a MU PUD, residential uses above the first floor (§16-302(d)(1)(f))*

- **§17-81 (*Outline Development Plan and Data*) lacks detail regarding the ODP process:**
  The Outline Development Plan and data shall contain the following information presented in generalized and schematic form: (1) Location map, (2) Sketch Plan, and (3) General Development Information (§17-81). The section is silent on amendments to the ODP (§17-81)

§16-145 - Approval of Site Development Plans

§16-145 Provides Clear Direction to Planning & Zoning and Town Council

- **§16-145 *(Approval of Site Development Plans)* is clear on issues of (i) no infringement of Permitted Use by Right under the PUD-MU and (ii) the priority of Town Code over Comprehensive Plan "guidelines"**

- **Use by Right may not be infringed in the approval of site development plans under §16-145:**
  Such required approval shall be limited solely to reasonable compliance with design, locational and operational requirements and, unless otherwise specifically provided, shall not involve the basic permissibility of the use where such use is permitted by right (§16-145(b) Use by right not infringed.)

- **§16-145 is clear that the Code controls if a conflict exists between the Comprehensive Plan & the Code:**
  Planning and Zoning Commission or Town Council may consider the additional guidelines listed in subsection (k) [including the Comprehensive Plan] in deciding whether to approve a proposed development plan. In case of any conflict between any ordinance and any of these guidelines, the ordinance shall control (§16-145(k) Additional guidelines for review.)

Comprehensive Plan is Advisory Only

- Comp Plan is not an appropriate basis for the P&Z recommendation to deny the ODP Amendment. *If Comp Plan conflicts with the Town's Code, the Code controls per §16-145(k).*

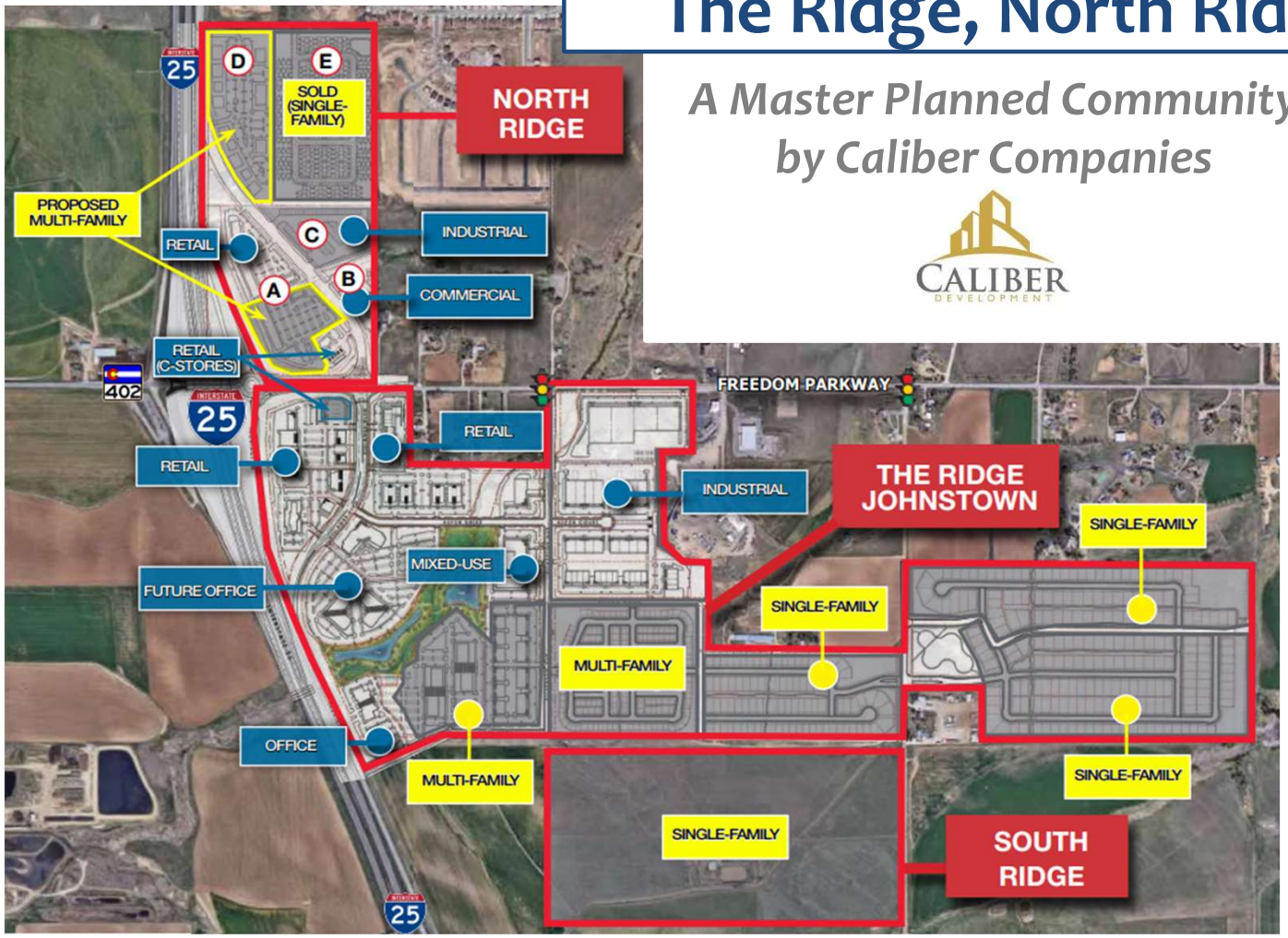
- Comp Plan acknowledges per Colorado Statute, it is an advisory, guiding document only, intended to be flexible, adapting to changing conditions and unanticipated events. *ArLand Economic Analysis concludes expectations for Comp Plan's "High Density/Intensity" areas are highly unrealistic given current market conditions.*

- Indicates much-needed rental housing with current stock vacancy rate of 0% (citing a 2019 study). *ArLand Economic Analysis confirms strong multifamily market and need for additional residential product to support future commercial.*

- Acknowledges impact of COVID on companies' re-evaluation of space and employee needs, as well as changes in housing and lifestyle choices, creating low demand for commercial. *ArLand Economic Analysis confirms insufficient commercial & retail demand given national and regional trends.*

- Purports to have been developed with "extensive community input." *In fact, Comp Plan was adopted without any input from Caliber Companies, one of Johnstown's largest developers. Successful implementation will require flexibility in working with development partners to find mutually beneficial solutions as market conditions evolve.*

The Ridge, North Ridge & South Ridge



A Master Planned Community by Caliber Companies

CALIBER DEVELOPMENT

Master Planned Community

406 Acres

The Ridge at Johnstown is a mixed-use master planned community offering a high-quality residential & commercial product mix that is flexible and responsive to market demands

North Ridge

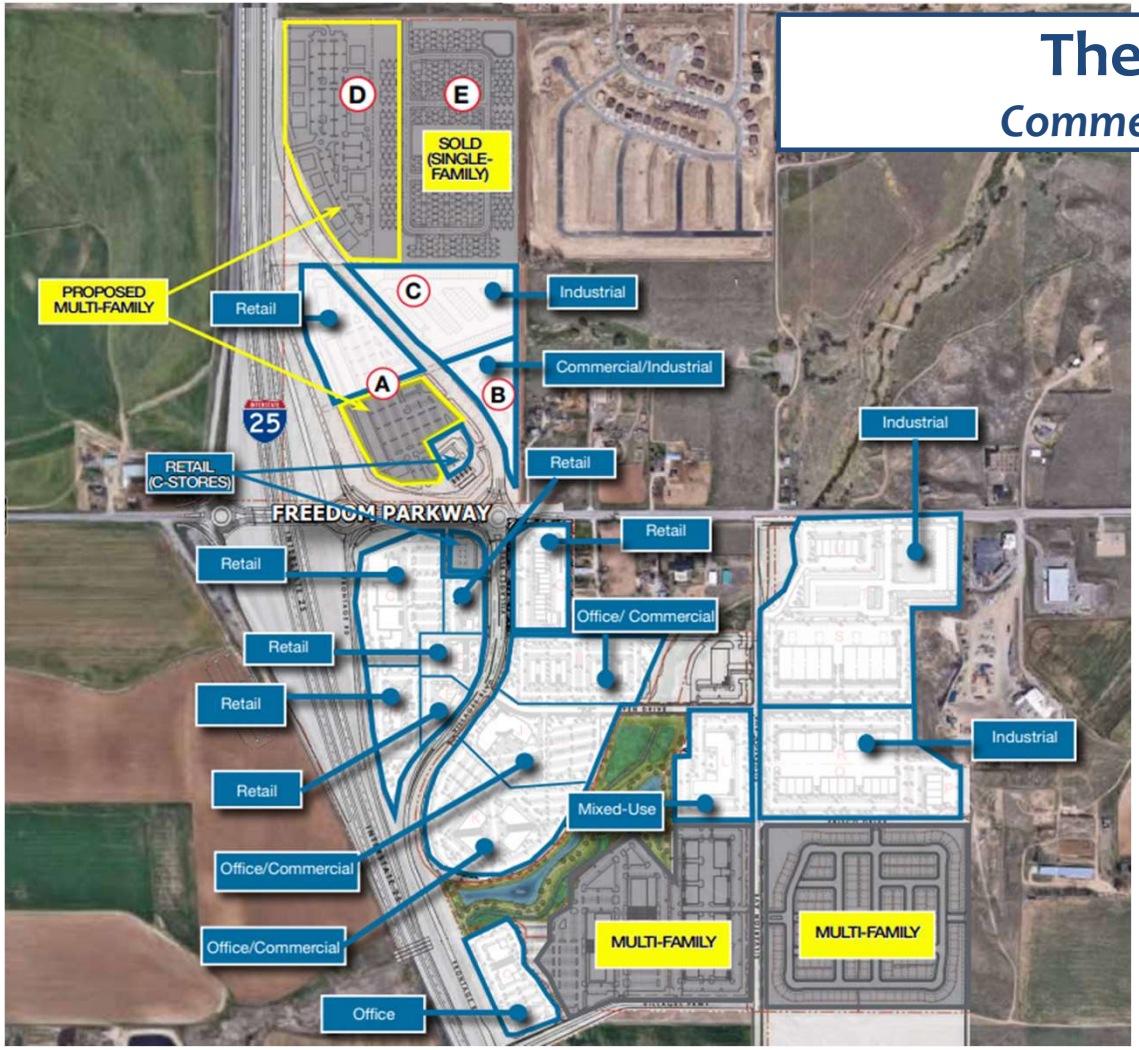
60 Acres - PUD-MU Zoning

Mixed Use, Commercial, Industrial, Retail, Single-Family Residential, Multi-Family Residential (Proposed)

The Ridge & South Ridge

346 Acres – PUD-MU & PUD-R Zoning

Mixed Use, Commercial, Industrial, Retail, Office, Single- and Multi-Family Residential



The Ridge & North Ridge

Commercial, Industrial & Retail Parcels

- The Ridge & North Ridge offer a variety of sites for commercial, industrial and retail use
- COVID has had an unpredictable severe impact on the market for commercial & retail product
- Caliber anticipates 5 to 7 years for market absorption of commercial & retail sites
- Additional multi-family housing in North Ridge will attract the desired mix of commercial, industrial and retail tenants as the market recovers

The Ridge – Master Planned Community

Residential Acreage (SF, MF) vs. Commercial Acreage (Retail, Industrial, Office, Mixed-Use)

Area of The Ridge	Product Type	Total Acreage	Parcel Status (NAI Brochure)	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
NORTH RIDGE								
	SF Residential	23.4	Sold (Parcel E)	23.4				
	Industrial	7.10	ODP Parcel C			7.10		
	Commercial / Industrial	3.20	ODP Parcel B			3.20		
	Multi-Family 240 Units	12.00	Under Contract (ODP Parcel D)	12.00				
	Commercial/Retail	5.78	ODP Parcel A			5.78		
	Convenience Store Coffee Drive-Thru	2.52	Under Contract (ODP Parcel A)			2.52		
	Multi-Family 180 Units	5.90	Under Contract (ODP Parcel A)	5.90				
				41.30	**68.9%**	**18.60**	**31.1%**	**59.90**
THE RIDGE								
	Multi-Family 400 Units	26.85	Under Contract	26.85				
	Retail Gas Station & Convenience Store	2.44	Under Contract			2.44		
	Multi-Family Apartment 420 Units	23.26	Under Contract	23.26				
	SF Residential	90.31	Under Contract	90.31				
	SF Residential	28.31	Under Contract	28.31				
	Retail	19.04	B,C,D,E,F,G			19.04		
	Office/Commercial	34.54	H,J,K,O			34.54		
	Mixed Use	6.71	L			6.71		
	Industrial	34.54	STU, PQR			34.54		
			THE RIDGE TOTALS	**168.73**	**63.4%**	**97.27**	**36.6%**	**266.00**
SOUTH RIDGE	Single Family	80.00	Under Contract	**80.00**	**100.0%**	**-0-**	**0.0%**	**80.00**
		THE RIDGE & SOUTH RIDGE (Combined)		**248.73**	**71.9%**	**97.27**	**28.1%**	**346.00**

	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
THE RIDGE MASTER PLANNED COMMUNITY *(Total: The Ridge, North Ridge, South Ridge)*	**290.03**	**71.5%**	**115.87**	**28.5%**	**405.90**

Modifications are consistent with current residential-commercial mix in The Ridge Master Planned Community

- **North Ridge – 60 Acres**
  - *Residential (41.3 acres)* **68.9%**
  - *Commercial (18.6 acres)* **31.1%**
- **The Ridge & South Ridge – 346 Acres**
  - *Residential (248.73 acres)* **71.9%**
  - *Commercial (97.27 acres)* **28.1%**
- **Master Planned Community – 406 Acres**
  - *Residential (290.03 acres)* **71.5%**
  - *Commercial (115.87 acres)* **28.5%**

Conclusions: Approval of Amended ODP

Approval of Amended ODP by Town Council is the Correct Legal Conclusion

- The 2021 Johnstown Area Comprehensive Plan is intended under Colorado Statute to be an advisory, guiding document only. Comp Plan is not an appropriate basis for the P&Z recommendation to deny the ODP Amendment.
- Multi-Family (MF-1) is a Permitted Use by Right under PUD-MU zoning per §16-302(d)
- §16-145 provides clear Direction to Planning & Zoning and Town Council that Permitted Use by Right may not be infringed upon in site development plan approvals per §16-145
- If the Comp Plan conflicts with the Town's Code, the Code controls per §16-145(k)

Conclusions: Approval of Amended ODP

Approval of Amended ODP is Appropriate for Current Market

- Comp Plan indicates need for rental housing, and acknowledges the need to be flexible and adapt to changing market conditions
- Comp Plan's "High Density/Intensity" designated areas provide highly unrealistic goals given current regional and national market trends which indicate an unprecedented low demand for commercial and retail product
- Approval of MF-1 in North Ridge provides much-needed rental housing, and increases the number of households necessary to attract a desirable mix of commercial & retail tenants as the market recovers over the next 5-7 years

- Approval of progressive, modern multi-family mixed use projects along the I-25 corridor will increase Johnstown's visibility and highlight its ability to improve demographics to attract future commercial growth

All photos are representative only & not intended to portray actual building designs

CALIBER
DEVELOPMENT

All photos are representative only & not intended to portray actual building designs

North Ridge Economic Analysis

Johnstown, Colorado

January 4, 2023

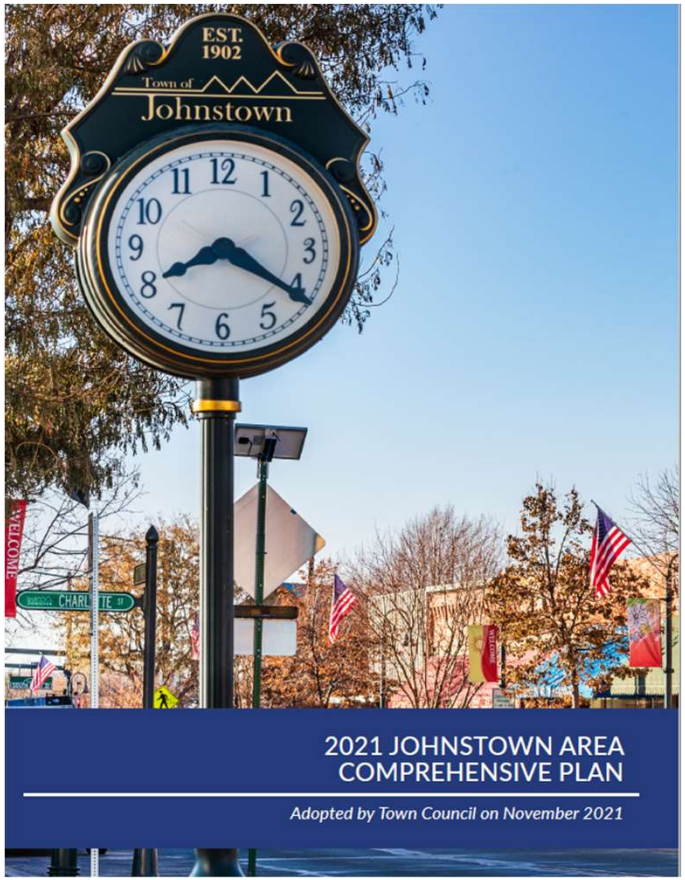
Arleen Taniwaki
ArLand Land Use Economics

Agenda

- Johnstown Comprehensive Plan
- Activity Centers in Future Land Use Map
- National and Local Commercial Trends
- Commercial Centers
- Demographics and Development Scenarios
- Future Land Use Map
- Conclusions

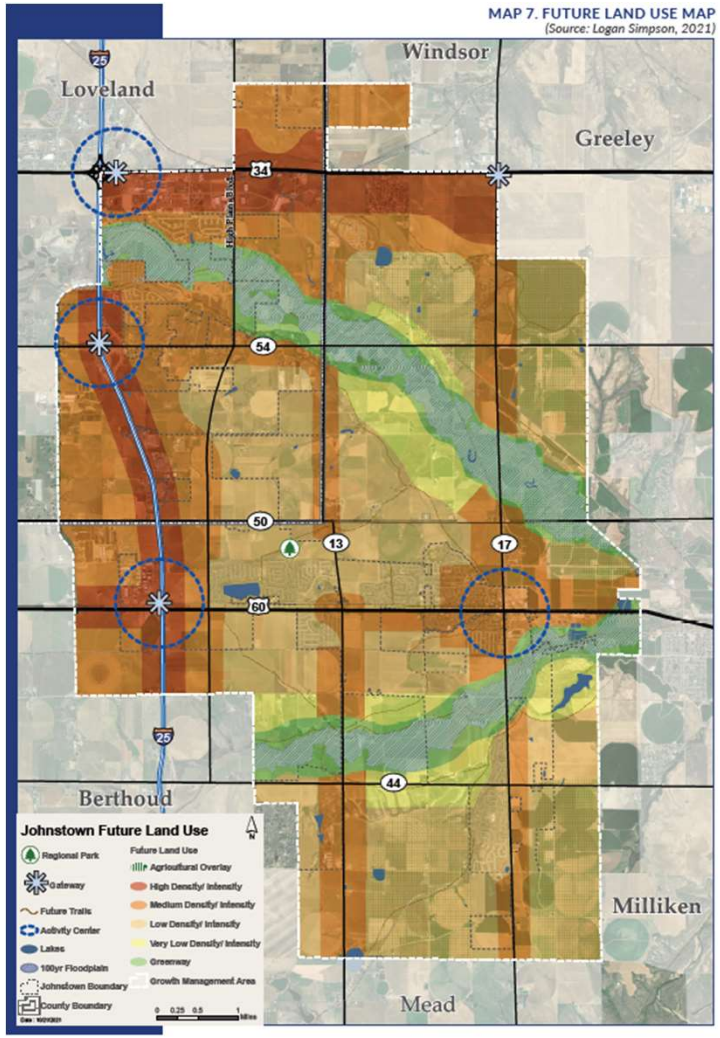
Johnstown Comprehensive Plan ("Comp Plan")

- "The Comprehensive Plan is to be used as a long-range *guiding* document that provides the policy framework for implementing regulatory tools……."
- The Comp Plan must be relevant.
- The Comp Plan "is intended to be flexible, adapting to changing conditions and unanticipated events."
- The Comp Plan is visionary and ideally combines community aspirations with reality.
- "Colorado's law identifies Comprehensive Plans as Advisory only."



Activity Centers in FLU Map

- Significant portion of the I-25 corridor designated as a **High Density/Intensity area (HDI)**
  - High-quality, high-visibility locations for retail, office, and employment activities
  - Taller, larger-scale structures, longer business hours, large parking areas, and a mix of uses
  - Gathering spaces, entertainment venues, and walkable and enjoyable retail areas may be located adjacent to larger "big box" retailers
  - Town Gateways
- ***Uses:*** Mix of commercial, employment, and higher density residential uses to enliven the area.
- ***Approximate Land Use Balance:*** 80+% non-residential to a maximum of 20% residential.

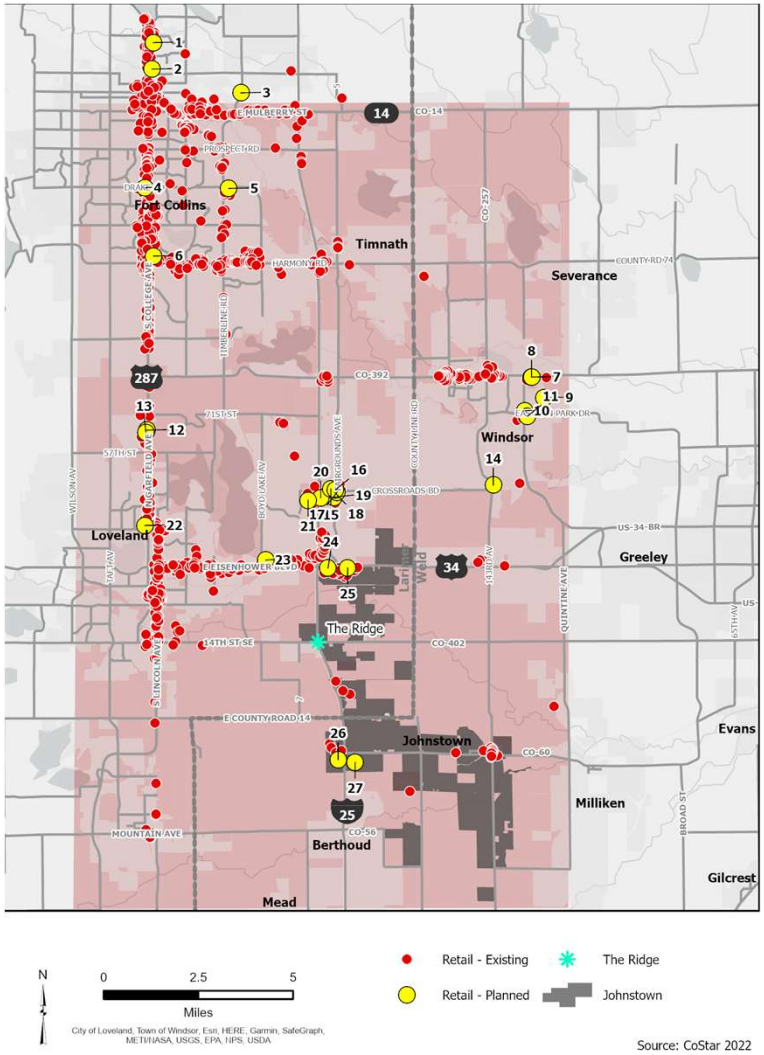


National Trends

- National office trends: decreased office space demand
- National retail: increased online sales, smaller store sizes and fewer stores
- Mixed Use: commercial centers transitioning to mixed use and adding residential
- National multifamily: continued positive demand

Local Trends

- Office: office development slow even prior to Pandemic
- Multifamily: lack of apartments and attached units in Johnstown present a barrier
- Retail:
  - 18 million square feet of retail in the regional market area
  - 1.3 million square feet of retail planned regionally
  - 700,000 square feet of retail planned at Ledge Rock Center



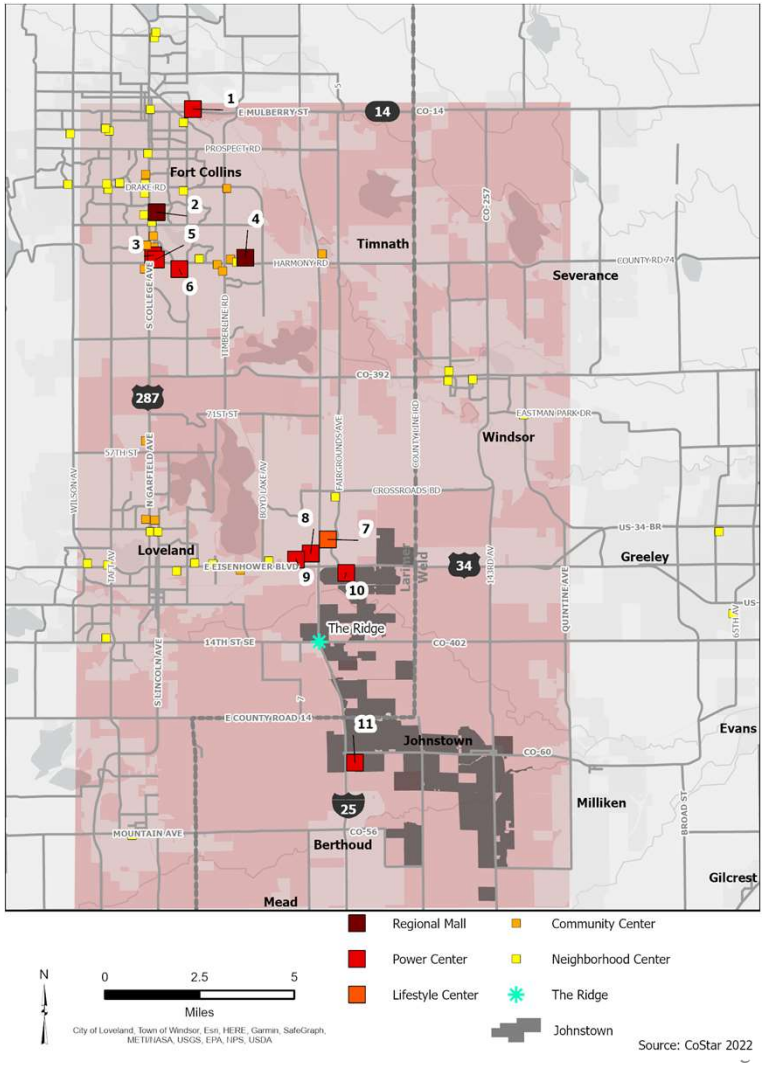
Regional Commercial Centers

	Concept	Sq. Ft. including anchors	No. of Anchors	Description	Demographics
Convenience Center	Convenience	10,000 to 30,000	1 or more	Goods and services geared towards the daily needs of surrounding neighborhoods. Bakery, bank, coffee, dry cleaner, financial services, small grocery, liquor, personal services are typical tenants.	Need 2,000 households in a trade area that extends to a 1.5 mile radius
Neighborhood Center	Neighborhood Services	70,000 to 90,000	1 or more	Anchored with a supermarket or pharmacy, offera a fuller depth of goods and services for neighborhoods including some of the services offered at Convenience Centers.	Needs at least 6,000 to 8,000 households in a 1 to 2 mile radius.
Community Centers	General merchandise	250,000 to 350,000	2 or more	Discount department stores home improvement, sporting goods, restaurants, supermarkets	50,000+ population in 4 to 6 mile trade area
Power Center	Category dominant anchors	250,000 to 600,000	3 or more	Home improvement, discount department stores, warehouse club stores	5 to 10 mile trade area; requirements driven by retailers. Home Depot, for example, likes 50,000 population in 10 mile trade area with majority homeowners
Regional Mall / Center	General merchandise, fashion, restaurants	900,000 to 2 Million	3 or more	Department stores, junior department stores, mass merchant, fashion apparel	150,000 population in 10 to 12 mile trade area
Lifestyle Center	Naional chain specialty stores with dining and entertainment in an outdoor setting	150,000 to 500,000	3 or more	Upscale specialty	8 to 12 mile trade area; requirements driven by retailers and presence of similar stores.

Source: ICSC and CoStar

Commercial Centers

- 5.8 million square feet of regional retail centers
- Shown in red, orange, and brown
- Clustered near the center of Fort Collins and at I-25 / Highway 34
- Johnstown Plaza (2534) (#10) is a 713,000 square foot power center
- Ledge Rock Center (#11) is a power center (700,000 sq. ft. to 1 million sq. ft.) under development



Commercial Demand

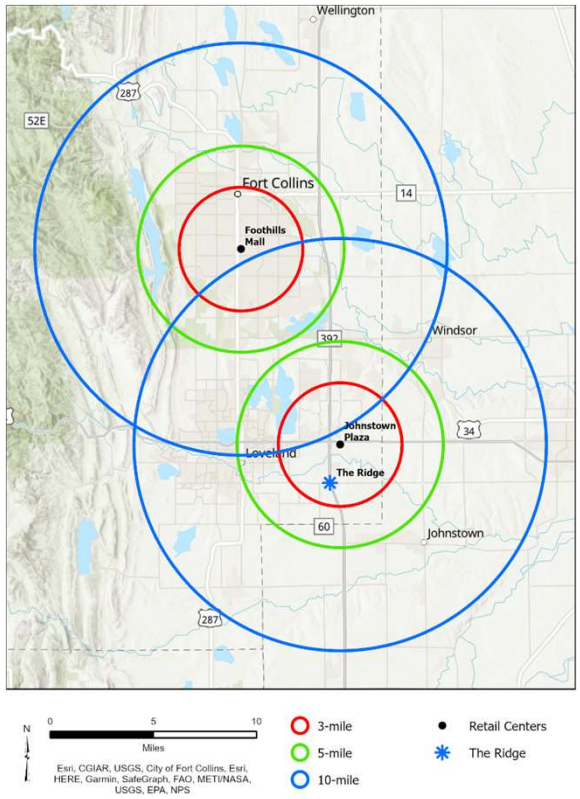
- Office demand is based on growth in office space-using jobs
- Retail demand is based on households and incomes
- 5 mile radius in 2027:

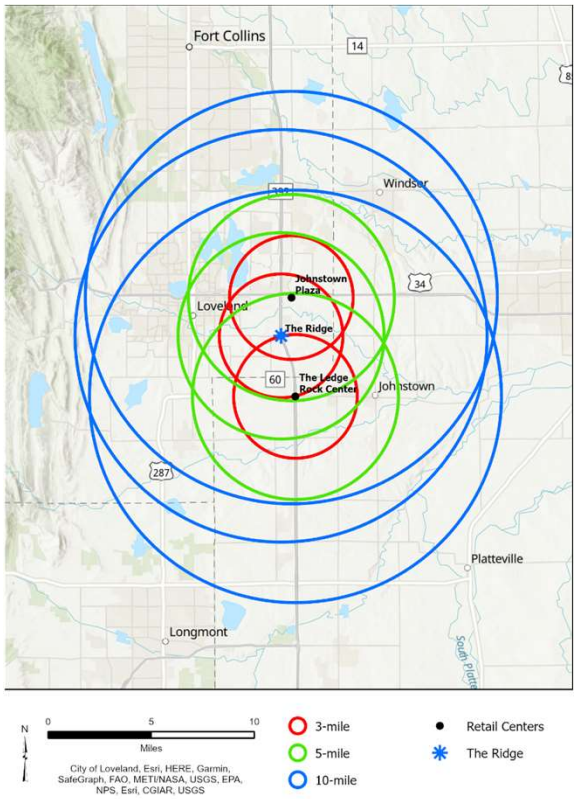
Location	Population	Households	Average Household Incomes
Central Fort Collins	186,000	75,000	$123,000
I-25 / Highway 34 (Johnstown Plaza)	58,000	23,000	$158,000
The Ridge at I-25 and Highway 402	53,000	22,000	$148,000
Ledge Rock Center	25,000	9,000	$160,000

OVERLAP

Demographics

- 3, 5 and 10 mile radii
- No 5 mile radius overlap between Central Fort Collins and I-25 / Highway 34
- In the 5 mile radius, Central Fort Collins has 3 times more residents
- Significant geographic and population overlap
  - I-25 / Highway 34
  - The Ridge
  - Ledge Rock Center





Scenarios

Category	Scenario 1 The Ridge Alone	Scenario 2 Ledge Rock Center Alone	Scenario 3 The Ridge and Ledge Rock Center	Scenario 4 The Ridge, Ledge Rock Center and other area retail
Estimated Households	9,057	9,057	9,057	9,057
Estimated Average Household Incomes	$159,708	$159,708	$159,708	$159,708
Total Household Incomes	$1,446,475,356	$1,446,475,356	$1,446,475,356	$1,446,475,356
% of Income for Expenditures	33.0%	33.0%	33.0%	33.0%
Current Demand	$477,336,867	$477,336,867	$477,336,867	$477,336,867
$ per Sq. Ft. Sales	$550	$550	$550	$550
Total Demand	**867,885**	**867,885**	**867,885**	**867,885**
(Minus) Planned Retail (Sq. Ft. at The Ridge)	700,000	0	700,000	700,000
(Minus) Existing Regional Retail (Sq. Ft. in 5 Mile Radius) in Loveland / Johnstown	0	0	0	1,424,324
(Minus) Ledge Rock Center (Sq. Ft.)	0	713,000	713,000	713,000
Remaining Demand [4]	**167,885**	**154,885**	**(545,115)**	**(1,969,439)**

Source: ESRI, Census of Retail Trade for CO, American Community Survey, ULI, ICSC, CoStar, ArLand

[1] Demand percentages based on national and state averages

[2] National averages per ICSC, CoStar, and research on specific retailers

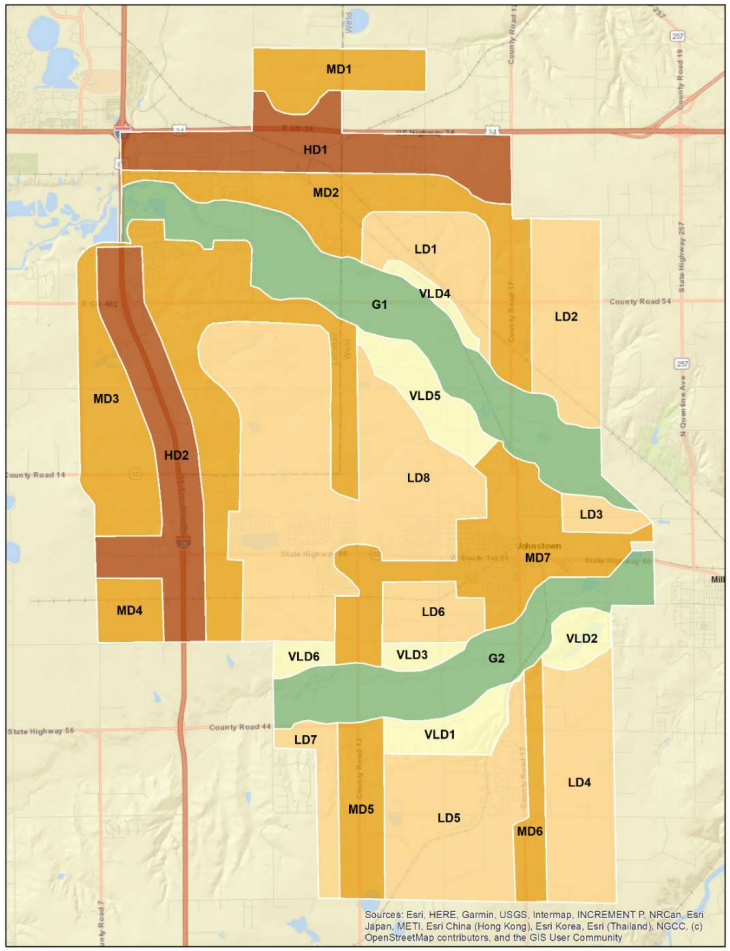
[3] based on ESRI estimates for 2022 and 2027

[4] DOES NOT take into consideration that 20% of sales may be internet-based

- Supportable scenarios
  - The Ridge (alone)
  - Ledge Rock Center (alone)
- Unsupportable scenarios
  - Both The Ridge and Ledge Rock Center
  - The Ridge, Ledge Rock Center and other area retail
- Very competitive retail environment in next 5 years

Future Land Use Map

- High density areas total 3,500 acres
- Equivalent to 8.9 million square feet of commercial space
- Half of the current estimated regional retail market of 18 million square feet
- Equivalent to 12 Johnstown Plazas (at 2534)
- Highly unrealistic expectation



Conclusions

- The success of all Johnstown retail projects is dependent on:
  - Differentiate itself from other regional retail centers
  - Continued household growth
- Result of Comp Plan recommendations for the HD areas
  - Cannibalize existing retail (Johnstown Plaza at 2534)
  - Cannibalize planned regional retail (Ledge Rock Center)
  - Force The Ridge and others within Johnstown to compete for the same regional retailers
  - Undermine Johnstown's future economic vibrancy

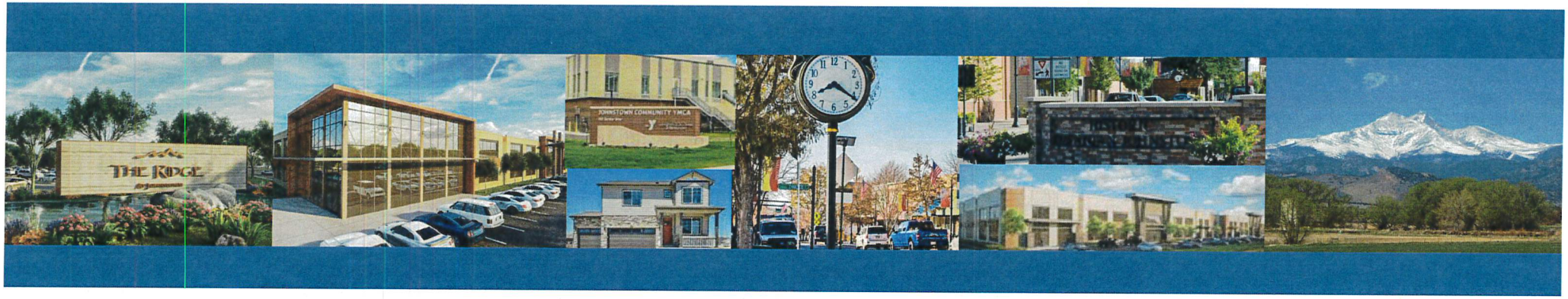
Sec. 17-81. Outline Development Plan and data.

The Outline Development Plan and data shall contain the following information presented in generalized and schematic form:

(1) Location map: The location map shall be prepared on a published sheet map or zoning map and shall indicate clearly the relationship of the proposed subdivision to the surrounding area within one-quarter (¼) mile of the subdivision's boundaries. The map shall show existing development including major streets, existing public sewers, public water supply and storm drainage systems; major land use concentration; principal places of employment; community facilities such as schools and parks; zoning on and adjacent to the tract; school districts, taxing districts and other special districts, if any. The location map shall include a title, scale, total acreage of the tract, north arrow and date. Scale not less than 1" = 600 feet.

(2) Sketch plan: The sketch plan may be a free-hand drawing at suitable scale not less than 1" = 200 feet, in a legible medium, and shall clearly show the following: the proposed layout of streets and lots in relation to topographic conditions and natural landscape features on the site; the proposed location and extent of major open spaces and public sites; general locations of utilities, easements and installations; proposed land uses; and indication of building types, with approximate location of major buildings exclusive of single-family residential dwellings.

(3) General development information: This information shall describe or outline the existing conditions of the site and the proposed development as necessary to supplement the drawings required in Subsections (1) and (2) above, and shall include information on existing covenants, land characteristics and information describing the development proposal, such as number of residential lots or dwelling units, typical lot width and depth, price ranges of lots and dwelling units, proposed protective covenants, proposed utilities and street improvements.



North Ridge Economic Analysis

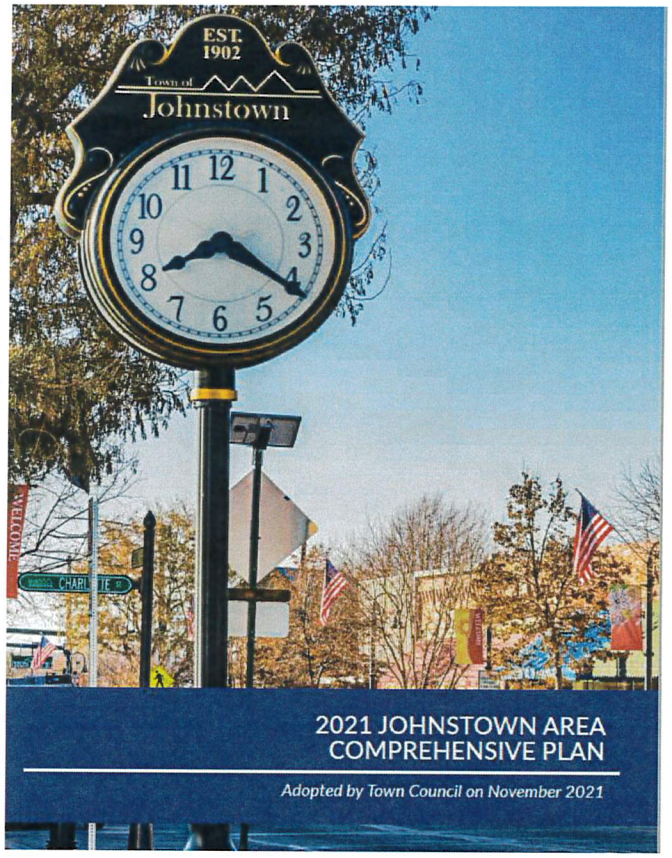
Johnstown, Colorado

January 4, 2023

Arleen Taniwaki
ArLand Land Use Economics

Johnstown Comprehensive Plan ("Comp Plan")

- "The Comprehensive Plan is to be used as a long-range *guiding* document that provides the policy framework for implementing regulatory tools……."
- The Comp Plan must be relevant.
- The Comp Plan "is intended to be flexible, adapting to changing conditions and unanticipated events."
- The Comp Plan is visionary and ideally combines community aspirations with reality.
- "Colorado's law identifies Comprehensive Plans as Advisory only."



National Trends

- National office trends: decreased office space demand
- National retail: increased online sales, smaller store sizes and fewer stores
- Mixed Use: commercial centers transitioning to mixed use and adding residential
- National multifamily: continued positive demand

Regional Commercial Centers

	Concept	Sq. Ft. including anchors	No. of Anchors	Description	Demographics
Convenience Center	Convenience	10,000 to 30,000	1 or more	Goods and services geared towards the daily needs of surrounding neighborhoods. Bakery, bank, coffee, dry cleaner, financial services, small grocery, liquor, personal services are typical tenants.	Need 2,000 households in a trade area that extends to a 1.5 mile radius
Neighborhood Center	Neighborhood Services	70,000 to 90,000	1 or more	Anchored with a supermarket or pharmacy, offera a fuller depth of goods and services for neighborhoods including some of the services offered at Convenience Centers.	Needs at least 6,000 to 8,000 households in a 1 to 2 mile radius.
Community Centers	General merchandise	250,000 to 350,000	2 or more	Discount department stores home improvement, sporting goods, restaurants, supermarkets	50,000+ population in 4 to 6 mile trade area
Power Center	Category dominant anchors	250,000 to 600,000	3 or more	Home improvement, discount department stores, warehouse club stores	5 to 10 mile trade area; requirements driven by retailers. Home Depot, for example, likes 50,000 population in 10 mile trade area with majority homeowners
Regional Mall / Center	General merchandise, fashion, restaurants	900,000 to 2 Million	3 or more	Department stores, junior department stores, mass merchant, fashion apparel	150,000 population in 10 to 12 mile trade area
Lifestyle Center	Naional chain specialty stores with dining and entertainment in an outdoor setting	150,000 to 500,000	3 or more	Upscale specialty	8 to 12 mile trade area; requirements driven by retailers and presence of similar stores.

Source: ICSC and CoStar

Commercial Demand

- Office demand is based on growth in office space-using jobs
- Retail demand is based on households and incomes
- Projected 5 mile radius in 2027:

Location	Population	Households	Average Household Incomes
Central Fort Collins	186,000	75,000	$123,000
I-25 / Highway 34 (Johnstown Plaza)	58,000	23,000	$158,000
The Ridge at I-25 and Highway 402	53,000	22,000	$148,000
Ledge Rock Center	25,000	9,000	$160,000

OVERLAP

Scenarios

Category	Scenario 1 The Ridge Alone	Scenario 2 Ledge Rock Center Alone	Scenario 3 The Ridge and Ledge Rock Center	Scenario 4 The Ridge, Ledge Rock Center and other area retail
Estimated Households	9,057	9,057	9,057	9,057
Estimated Average Household Incomes	$159,708	$159,708	$159,708	$159,708
Total Household Incomes	$1,446,475,356	$1,446,475,356	$1,446,475,356	$1,446,475,356
% of Income for Expenditures	33.0%	33.0%	33.0%	33.0%
Current Demand	$477,336,867	$477,336,867	$477,336,867	$477,336,867
$ per Sq. Ft. Sales	$550	$550	$550	$550
Total Demand	**867,885**	**867,885**	**867,885**	**867,885**
(Minus) Planned Retail (Sq. Ft. at The Ridge)	700,000	0	700,000	700,000
(Minus) Existing Regional Retail (Sq. Ft. in 5 Mile Radius) in Loveland / Johnstown	0	0	0	1,424,324
(Minus) Ledge Rock Center (Sq. Ft.)	0	713,000	713,000	713,000
Remaining Demand [4]	167,885	154,885	(545,115)	(1,969,439)

Source: ESRI, Census of Retail Trade for CO, American Community Survey, ULI, ICSC, CoStar, ArLand

[1] Demand percentages based on national and state averages

[2] National averages per ICSC, CoStar, and research on specific retailers

[3] based on ESRI estimates for 2022 and 2027

[4] DOES NOT take into consideration that 20% of sales may be internet-based

- Supportable scenarios
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Conclusions

- The success of all Johnstown retail projects is dependent on:
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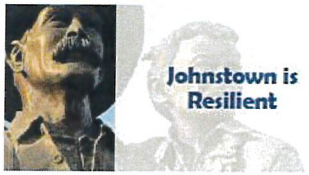
  - Undermine Johnstown's future economic vibrancy

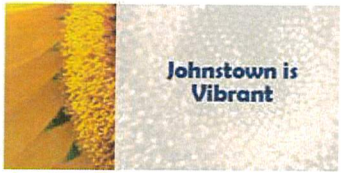
COMMUNITY'S VALUES

TOWN'S MVV

PLAN'S GUIDING PRINCIPLE*

PLAN'S INTEGRAL THEMES*





*Plan's guiding principle and integral themes are described on page III.

Category	Scenario 5 The Ridge, Ledge Rock Center and other area retail	Scenario 6 Other Area Retail and Ledge Rock Center	Scenario 7 Other Area Retail and The Ridge
Estimated Households	22,500	22,500	22,500
Estimated Average Household Incomes	$159,708	$159,708	$159,708
Total Household Incomes	$3,593,430,000	$3,593,430,000	$3,593,430,000
% of Income for Expenditures	33.0%	33.0%	33.0%
Current Demand	$1,185,831,900	$1,185,831,900	$1,185,831,900
$ per Sq. Ft. Sales	$550	$550	$550
Total Demand	**2,156,058**	**2,156,058**	**2,156,058**
(Minus) Planned Retail (Sq. Ft. at The Ridge)	700,000	0	700,000
(Minus) Existing Regional Retail (Sq. Ft. in 5 Mile Radius) in Loveland / Johnstown	1,424,324	1,424,324	1,424,324
(Minus) Ledge Rock Center (Sq. Ft.)	713,000	713,000	0
Remaining Demand [4]	(681,266)	18,734	31,734

Source: ESRI, Census of Retail Trade for CO, American Community Survey, ULI, ICSC, CoStar, ArLand

[1] Demand percentages based on national and state averages

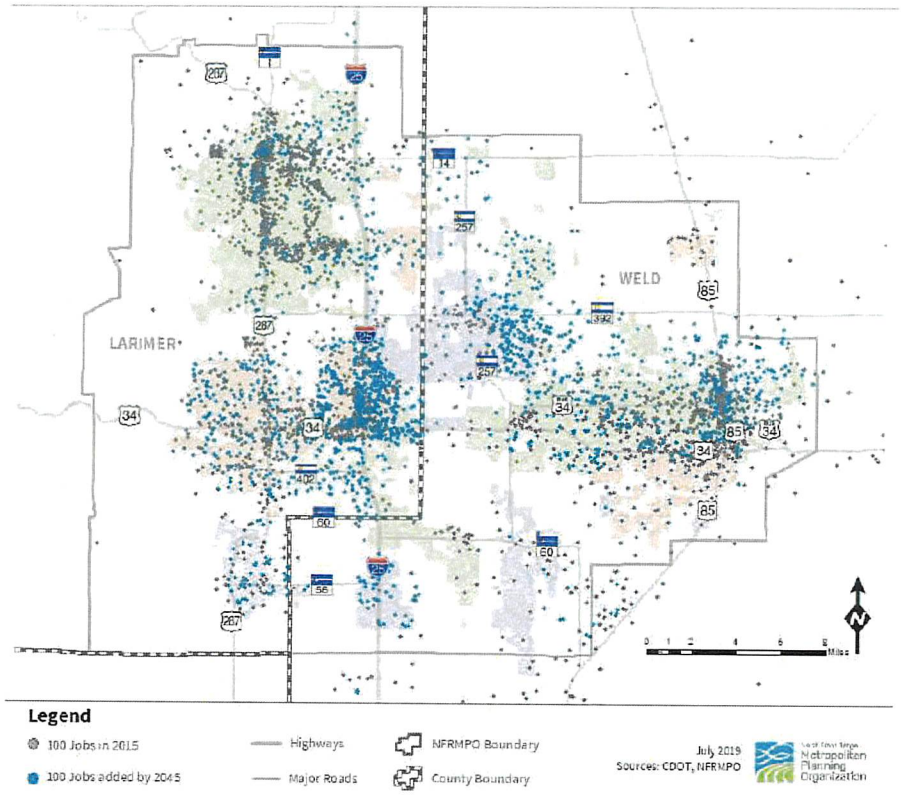
[2] National averages per ICSC, CoStar, and research on specific retailers

[3] based on ESRI estimates for 2022 and 2027

[4] DOES NOT take into consideration that 20% of sales may be internet-based

Projected Long Term Employment Growth

Figure 3-13. Employment Growth 2015-2045



North Ridge ODP Amendment #1

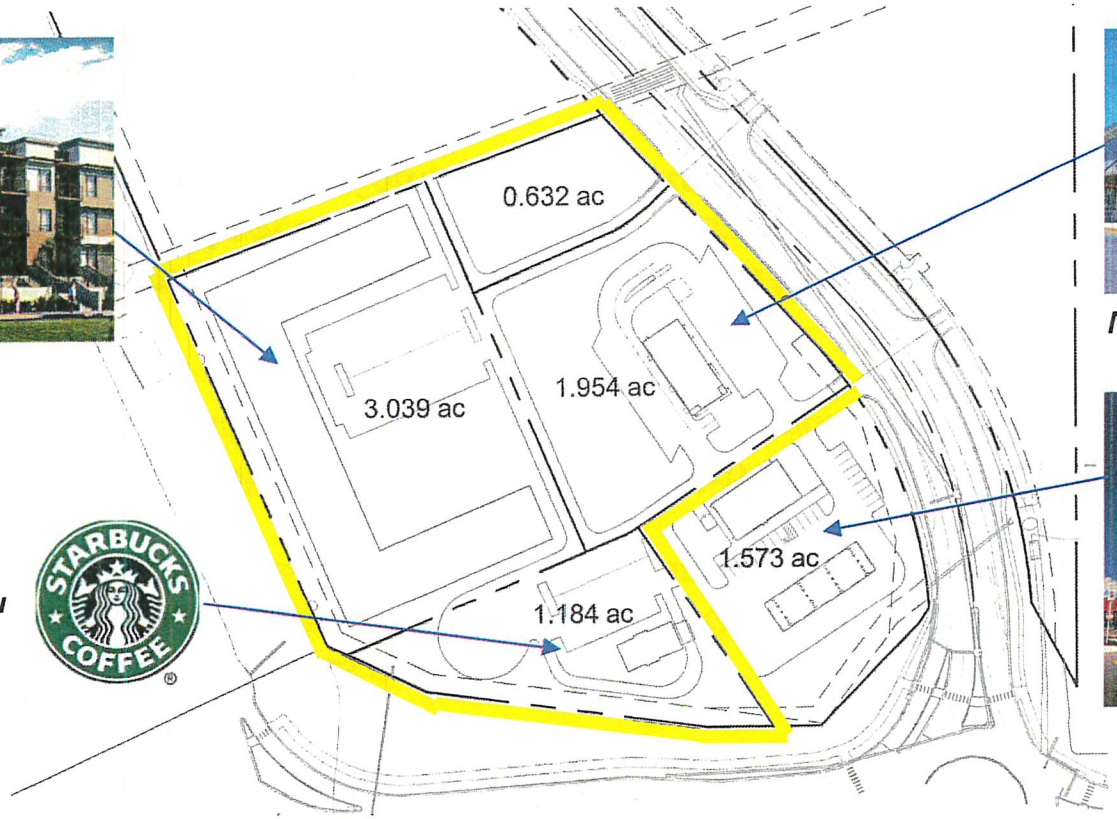
Town Council Meeting

January 4, 2023

CALIBER
DEVELOPMENT

Initial Concept Plan - Parcel A (S)

Multi-Family Units



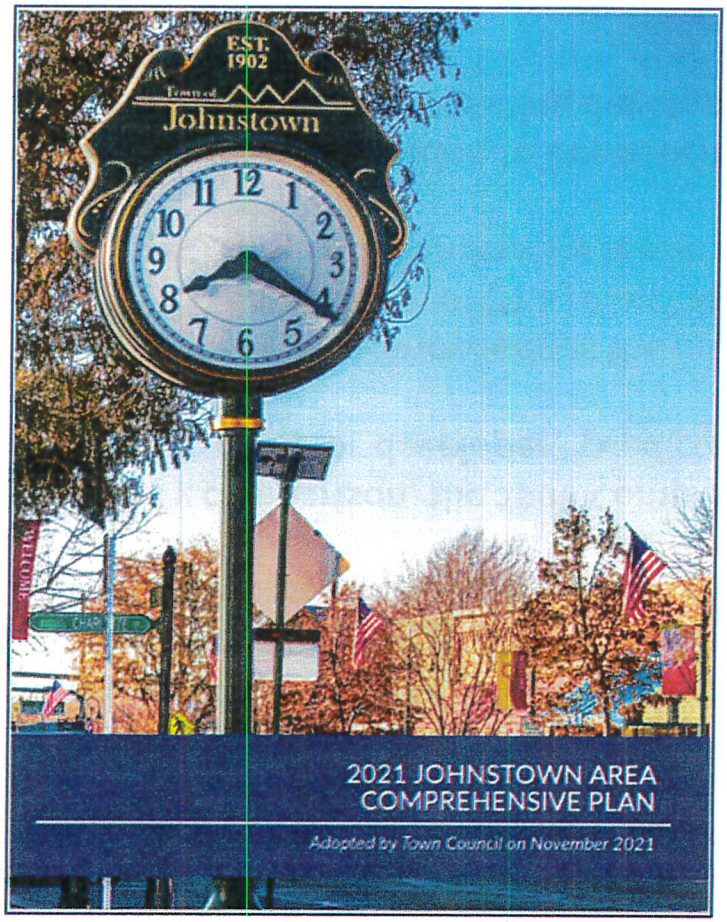
Starbucks Drive-Thru

Mixed-Use Retail & Commercial

Convenience Store

All photos are representative only & not intended to portray actual building designs

Comprehensive Plan is Advisory Only



- Strict enforcement of the 2021 Comp Plan is not an equitable basis for Town Planning to recommend denial of the ODP Amendment.
- Comp Plan acknowledges per Colorado Statute, it is an advisory, guiding document only, intended to be flexible, adapting to changing conditions and unanticipated events. *ArLand Economic Analysis concludes expectations for Comp Plan's "High Density/Intensity" areas are highly unrealistic given current market conditions.*
- Comp Plan indicates much-needed rental housing with current stock vacancy rate of 0% (citing a 2019 study). *ArLand Economic Analysis confirms strong multifamily market and need for additional residential product to support future commercial.*
- Comp Plan acknowledges impact of COVID on companies' re-evaluation of space and employee needs, as well as changes in housing and lifestyle choices, creating low demand for commercial. *ArLand Economic Analysis confirms insufficient commercial & retail demand given national and regional trends.*

Caliber and Johnstown Share Long-Term Goals

- Caliber is a committed development partner for the long-term and shares the same goals with the Town to succeed in building an economically vibrant and thriving community
- Town Council has discretion in the timing and strict enforcement of 2021 Comp Plan's long-term goals
- Caliber proposes a "Transition Period" prior to "strict enforcement" of the 2021 Comp Plan, until the Comp Plan and the zoning codes can be brought into alignment
- Planning & Zoning will review and control the North Ridge multifamily projects on their merits through the Site Development Plan review process, §16-145
- Comp Plan is subject to review annually and updated every 5 years. Caliber welcomes the opportunity to fully engage in that process and will continue to adapt as market conditions evolve

All photos are representative only & not intended to portray actual building designs

The Ridge – Master Planned Community

Residential Acreage (SF, MF) vs. Commercial Acreage (Retail, Industrial, Office, Mixed-Use)

Area of The Ridge	Product Type	Total Acreage	Parcel Status (NAI Brochure)	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
NORTH RIDGE								
	SF Residential	23.4	Sold (Parcel E)	23.4				
	Industrial	7.10	ODP Parcel C			7.10		
	Commercial / Industrial	3.20	ODP Parcel B			3.20		
	Multi-Family 240 Units	12.00	Under Contract (ODP Parcel D)	12.00				
	Commercial/Retail	5.78	ODP Parcel A			5.78		
	Convenience Store Coffee Drive-Thru	2.52	Under Contract (ODP Parcel A)			2.52		
	Multi-Family 180 Units	5.90	Under Contract (ODP Parcel A)	5.90				
				41.30	**68.9%**	**18.60**	**31.1%**	**59.90**
THE RIDGE								
	Multi-Family 400 Units	26.85	Under Contract	26.85				
	Retail Gas Station & Convenience Store	2.44	Under Contract			2.44		
	Multi-Family Apartment 420 Units	23.26	Under Contract	23.26				
	SF Residential	90.31	Under Contract	90.31				
	SF Residential	28.31	Under Contract	28.31				
	Retail	19.04	B,C,D,E,F,G			19.04		
	Office/Commercial	34.54	H,J,K,O			34.54		
	Mixed Use	6.71	L			6.71		
	Industrial	34.54	STU, PQR			34.54		
			THE RIDGE TOTALS	**168.73**	**63.4%**	**97.27**	**36.6%**	**266.00**
SOUTH RIDGE	Single Family	80.00	Under Contract	**80.00**	**100.0%**	**-0-**	**0.0%**	**80.00**
		THE RIDGE & SOUTH RIDGE (Combined)		**248.73**	**71.9%**	**97.27**	**28.1%**	**346.00**

	Acres Residential	%	Acres Commercial/ Retail/ Industrial	%	Total Acreage
THE RIDGE MASTER PLANNED COMMUNITY *(Total: The Ridge, North Ridge, South Ridge)*	**290.03**	**71.5%**	**115.87**	**28.5%**	**405.90**

Modifications are consistent with current residential-commercial mix in The Ridge Master Planned Community

- **North Ridge – 60 Acres**
  - *Residential (41.3 acres)* **68.9%**
  - *Commercial (18.6 acres)* **31.1%**
- **The Ridge & South Ridge – 346 Acres**
  - *Residential (248.73 acres)* **71.9%**
  - *Commercial (97.27 acres)* **28.1%**
- **Master Planned Community – 406 Acres**
  - *Residential (290.03 acres)* **71.5%**
  - *Commercial (115.87 acres)* **28.5%**

CALIBER
DEVELOPMENT

All photos are representative only & not intended to portray actual building designs

Town of Johnstown

Building Permit Statistics

December 2022

Single Family Residential		**Commercial**	
Issued ytd	325	*New Building Issued ytd	27

Other Residential (basements/alterations/additions)		**Other Commercial *(tenant finish/alterations/additions)**	
Issued ytd	215	Issued ytd	33

*Commercial: (New Building)

BLD21-0861	Leaf Comm – 5360 Ronald Reagan Blvd – Verizon Cell Tower	**06/17/22**
BLD21-1135	LEC Properties – Crowne @ 2534 – 4590 Trade St – Clubhouse	**06/27/22**
BLD21-1136	LEC Properties – Crowne @ 2534 – 4590 Trade St – Apt Bldg #1000	**02/11/22**
BLD21-1173	LEC Properties – Crowne @ 2534 – 4590 Trade St – Apt Bldg #2000	**02/11/22**
BLD21-1177	LEC Properties – Crowne @ 2534 – 4590 Trade St – Apt Bldg #3000	**02/11/22**
BLD21-1178	LEC Properties – Crowne @ 2534 – 4590 Trade St – Apt Bldg #4000	**02/11/22**
BLD21-1193	Evergreen Industrial – 5002 Marketplace Dr – Core & Shell	**05/02/22**
BLD21-1237	LEC Properties – Crowne @ 2534 – 4590 Trade St – Maintenance Bldg	**06/27/22**
BLD21-1238	LEC Properties – Crowne @ 2534 – 4590 Trade St – 7 bay garage #100	**03/29/22**
BLD21-1239	LEC Properties – Crowne @ 2534 – 4590 Trade St – 7 bay garage #200	**03/29/22**
BLD21-1246	LEC Properties – Crowne @ 2534 – 4590 Trade St – 7 bay garage #300	**03/29/22**
BLD21-1248	LEC Properties – Crowne @ 2534 – 4590 Trade St – 7 bay garage #400	**03/29/22**
BLD21-1249	LEC Properties – Crowne @ 2534 – 4590 Trade St – 7 bay garage #500	**03/29/22**
BLD21-1250	LEC Properties – Crowne @ 2534 – 4590 Trade St – 7 bay garage #600	**03/29/22**
BLD21-1251	LEC Properties – Crowne @ 2534 – 4590 Trade St – 5 bay garage #700	**03/29/22**
BLD21-1252	LEC Properties – Crowne @ 2534 – 4590 Trade St – Mail center	**03/29/22**
BLD21-1254	Moltz Construction – 3269 High Plains Blvd – WWTP expansion (Bio-reactor bldg)	**01/19/22**
BLD21-1255	Moltz Construction – 3269 High Plains Blvd – WWTP expansion (Headworks bldg)	**01/19/22**
BLD22-0001	Adolphson Peterson – 3349 Roosevelt Pkwy – New High School	**02/07/22**
BLD22-0002	Adolphson Peterson – 3349 Roosevelt Pkwy – High School Greenhouse	**02/07/22**
BLD22-0003	Adolphson Peterson – 3311 Roosevelt Pkwy – High School Field House	**02/07/22**
BLD22-0004	Adolphson Peterson – 3311 Roosevelt Pkwy – Field House Ticket Booth	**02/07/22**
BLD22-0044	LEC Properties – Crowne @ 2534 – 4590 Trade St – Trash Enclosure	?
BLD22-0073	Anadarko – Kerr-McGee – 8501 WCR 44 – Oil Well Facility	**03/16/22**
BLD22-0077	Oakwood – Thompson Metro Dist – 4432 River Ranch Pkwy – Clubhouse/pool/fitness center	09/28/22
BLD22-0252	Artemis Development – 4530 Venture Dr (Limelight Properties) – Core & Shell Bldg 1	**05/26/22**
BLD22-0403	AP Mountain States – 4660 Concord Ave – (Secant Holdings) – Core & Shell	**05/12/22**
BLD22-0434	LEC Properties – Crowne @ 2534 – 4590 Trade St – Cody's Pools - Pool at Clubhouse	**07/07/22**
BLD22-0628	Ledge Rock LLC **–** 4450 Ledge Rock Dr – Bldg 8A Murdock's **– F&F only**	**07/19/22**
BLD22-0631	Ledge Rock LLC – 4395 Ledge Rock Dr – Bldg 9 – **F&F only**	**08/24/22**
BLD22-0632	Ledge Rock LLC – 4365 Ledge Rock Dr - Bldg 10 – **F&F only**	**08/24/22**
BLD22-0634	Artemis Development – 4520 Venture Dr (Limelight properties) – Core & Shell Bldg 3	**08/02/22**
BLD22-0636	Artemis Development – 4540 Venture Dr (Limelight properties) – Core & Shell Bldg 2	**07/26/22**
BLD22-0641	Carson Development – 4155 Carson Ln – (Ledge Rock Center) – Apt #1000 (A1) – **F&F only**	**11/15/22**
BLD22-0642	Carson Development – 4155 Carson Ln – (Ledge Rock Center) – Apt.#6000 (A4) – **F&F only**	**11/15/22**
BLD22-0643	Carson Development – 4155 Carson Ln – (Ledge Rock Center) – Apt.#5000 (A5) – **F&F only**	**11/15/22**
BLD22-0749	K & L Contractors – 60 Gateway Cir – Steel Building – Vehicle/trailer storage	**08/24/22**
BLD22-0934	GRNE Solar – 1692 CR 46 – (Sauer South LLC) Solar Farm	**10/14/22**
BLD22-0943	Lockard Development – 355 Mountain View Road – Bldg 1 – Storage Units	**11/4/22**
BLD22-0944	Lockard Development – 355 Mountain View Road – Bldg 3 – Storage Units **VOID**	
BLD22-0445	Lockard Development – 355 Mountain View Road – Bldg 2 – Storage Units **VOID**	
BLD22-0960	Carson Development – 4395 Ledge Rock Dr – (Ledge Rock Center) – Bld 9 – full permit	**11/22/22**
BLD22-0961	Carson Development – 4365 Ledge Rock Dr – (Ledge Rock Center) – Bld 10 – full permit	**11/22/22**

*Commercial (**new buildings cont**.)

BLD22-0964	Carson Development – 4155 Carson Ln – (Ledge Rock Center) – Apt #6000 (A4) full permit	
BLD22-0965	Carson Development – 4155 Carson Ln – (Ledge Rock Center) – Apt #1000 (A1) full permit	
BLD22-0966	Carson Development – 4155 Carson Ln – (Ledge Rock Center) – Apt #5000 (A5) full permit	
BLD22-0979	Ledge Rock LLC – 4450 Ledge Rock Dr – (Ledge Rock Center) – Murdocks – full permit	**09/28/22**
BLD22-0978	Ledge Rock LLC – 4155 Carson Ln – (Ledge Rock Center) – Clubhouse – full permit	
BLD22-1043	J Raymond Construction **–** 5201 Nugget Rd – New Bldg – Buc-ee's	**11/07/22**
BLD22-1138	Ledge Rock LLC – 4155 Carson Ln - (Ledge Rock Center) – Clubhouse **F&F only**	**11/18/22**
BLD22-1188	KLS Construction – 27 N Parish Ave – New bldg. w/2nd floor apartments	
BLD22-1449	Ancon II Const – 5235 Ronald Reagan – Ridgeview Office Park – Core & Shell, partial finish	
BLD22-1455	J Raymond Construction – 5201 Nugget Rd – Fuel Canopy/Gas tanks	

*Commercial (Tenant Finish - alterations)

BLD21-1267	Western Telecom, Inc - 372 Mtn. View Rd– Dish Antenna Satellite Installation	**01/27/22**
BLD22-0026	Adolphson Peterson – 2300 Cinnamon Teal – Pioneer Ridge school renovation	**02/25/22**
BLD22-0027	Runyon Construction – 4950 Thompson Pkwy – Clinical Health Spa	**02/08/22**
BLD22-0076	Mowery Development – 4822 Larimer Pkwy – Maven Dental	**03/04/22**
BLD22-0097	Sampson Construction – 4755 Ronald Reagan – Fuzziwigs remodel	**03/16/22**
BLD22-0098	Creative Construction – 3600 Ronald Reagan – Loading dock addition	**02/22/22**
BLD22-0242	Photon Brothers – 165 Settler Wy – YMCA Solar System	**03/25/22**
BLD22-0246	Evergreen Industrial – 5002 Marketplace Dr – Tenant Finish	**07/19/22**
BLD22-0288	Murray & Stafford – 4151 Ronald Reagan #100 – Tenant Finish	**05/02/22**
BLD22-0343	GR Builders – 4836 Larimer Pkwy – Tenant Finish	**07/12/22**
BLD22-0424	Kimbel Mechanical Systems – 3607 Ronald Reagan #140 – Tenant Finish	**05/25/22**
BLD22-0425	Liberty Fire Arms – 4984 Ronald Reagan – Gun painting booth	**09/12/22**
BLD22-0447	Fransen Pittman – 400 S Parish - Library Renovation	**05/13/22**
BLD22-0471	John Cornish – 396 Mountain View Rd - T Mobile Tower Additions	**06/22/22**
BLD22-0528	Damien Berg – 20 S Parish Ave – Tenant remodel – Therapeutic – Sports Massage	**06/07/22**
BLD22-0532	Clark Enterprises – 3 Industrial Pkwy – Warehouse addition	**06/10/22**
BLD22-0626	LEC Properties – 4590 Trade St – Crown @ 2534 – retaining wall	**07/12/22**
BLD22-0633	EJCM, LLC – 10 Angove St – Tenant finish – addl storage area	**07/20/22**
BLD22-0735	Urban Build NOCO, LLC – 4691 Concord Ave #103 - Tenant Finish	**08/09/22**
BLD22-0771	Murray & Stafford – 4151 Ronald Reagan Blvd #130 – Tenant Finish	**09/23/22**
BLD22-0903	Mapp Construction – 4691 Concord Ave #100 – Tenant Finish	**09/30/22**
BLD22-0922	Poudre Valley Const. – 39 S Parish #3 – Tenant Remodel – Quilt Studio	**09/29/22**
BLD22-1013	Macklan Enterprises, LLC – 4201 Ronald Reagan – Radial storage racking	**10/05/22**
BLD22-1048	Thunderpup Const – 4201 Ronald Reagan – Tenant finish	**10/21/22**
BLD22-1090	Adolph-Peterson – 4660 Concord Ave – #100 – Tenant Finish - A-P office/warehouse	**10/26/22**
BLD22-1091	Adolph Peterson – 4660 Concord Ave – #120 -- Tenant Finish – US Engineering – office/warehouse	**10/26/22**
BLD22-1151	Creative Construction – 3600 Ron Reagan – Silo relocation	**10/31/22**
BLD22-1152	Sanders Construction – 30 Gateway Center #2 – Tenant Finish – Mi Coceve Restaurant	**12/02/22**
BLD22-1153	Evergreen Industrial – 5002 Marketplace #102 – Demising Wall & tenant finish	**12/05/22**
BLD22-1154	Kid's Empire, LLC – 4931 Thompson Pkwy – indoor playground	**12/08/22**
BLD22-1156	Elder Construction - 16 N Parish – Precision Eyeware – Tenant Finish	**12/02/22**
BLD22-1157	Mowery Development - 4842 Larimer Pkwy – Tenant Finish – Duck Donuts	**12/02/22**
BLD22-1231	Sarah Grosball – 16 S Parish Ave – Tenant Finish – Mary's Cookies	**11/09/22**
BLD22-1450	Mastec Network Solutions – 396 Mtn. View Rd – Diesel generator w/base fuel tank	
BLD22-1536	Sampson Construction – 4755 Ronald Reagan – remodel of interior including 2nd floor demo (Scheels golf)	

** Residential **(Multi family)**

BLD22-0054 thru 22-0058	Baessler Townhomes 5-plex – 223, 229, 235, 241, 247 Molinar St	**02/08/22**
BLD22-0075 thru 22-0081	Baessler Townhomes 5-Plex – 253, 259, 265, 271, 277 Molinar St	**02/14/22**
BLD22-0138 thru 22-0142	Baessler Townhomes 5-Plex – 283, 289, 295, 301, 307 Molinar St	**03/07/22**
BLD22-0191 thru 22-0195	Baessler Townhomes 5-Plex – 325, 331, 337, 343, 349 Molinar St	**03/18/22**
BLD22-0282 thru 22-0286	Baessler Townhomes 5-Plex – 187, 193, 199, 205, 211 Molinar St	**04/07/22**
BLD22-0380 thru 22-0384	Baessler Townhomes 5-Plex – 326, 332, 338, 344, 350 Oriole Way	**04/28/22**
BLD22-0481 thru 22-0483	Baessler Townhomes 3-Plex -- 305, 313, 321 Oriole Way	**05/24/22**
BLD22-0484 thru 22-0486	Baessler Townhomes 3-Plex -- 251, 255, 259 Penguin St	**05/24/22**
BLD22-0800 thru 22-0802	Baessler Townhomes 3-Plex – 287, 291, 295 Penguin St	**08/02/22**
BLD22-0841 thru 22-0843	Baessler Townhomes 3-Plex – 299, 303, 307 Penguin St	**08/19/22**
BLD22-0897 thru 22-0901	Baessler Townhomes 5-Plex – 296, 302, 308, 314, 320 Oriole Way	**08/24/22**
BLD22-0946 thru 22-0950	Baessler Townhomes 5-Plex -- 266, 272, 278, 284, 290 Oriole Way	**09/13/22**
Bld22-1051 thru 22-1054	Baessler Townhomes 4-Plex – 201, 205, 209, 213 Cardinal St	**10/07/22**
BLD22-1171 thru 22-1173	Baessler Townhomes 3-Plex – 273, 281,289 Oriole Way	**10/31/22**
BLD22-1174 thru 22-1176	Baessler Townhomes 3-Plex – 250, 254, 258 Cardinal St	**10/31/22**
BLD22-1213 thru 22-1220	Baessler Townhomes 4-Plex – 217, 221, 225, 229 Cardinal St	**11/10/22**
BLD22-1222 thru 22-1225	Baessler Townhomes 4-Plex – 233, 237, 241, 245 Cardinal St	**11/10/22**
BLD22-1457 thru 22-1460	Baessler Townhomes 3-Plex – 262, 266, 270 Cardinal St	**12/14/22**
BLD22-1461 thru 22-1463	Baessler Townhomes 3-Plex – 274, 278, 282 Cardinal St	**12/14/22**
BLD22-1464 thru 22-1467	Baessler Townhomes 4-Plex – 249, 253, 257, 261 Cardinal St	**12/14/22**
BLD22-1468 thru 22-1471	Baessler Townhomes 4-Plex – 265, 269, 273, 277 Cardinal St	
BLD22-1480 thru 22-1482	Baessler Townhomes 3-Plex – 286, 290, 294 Cardinal St	
BLD22-1484 thru 22-1486	Baessler Townhomes 3-Plex – 298, 302, 306 Cardinal St	
BLD22-1492 thru 22-1495	Baessler Townhomes 4-Plex – 281, 285, 289, 293 Cardinal St	
BLD22-1502 thru 22-1505	Baessler Townhomes 4-Plex – 297, 301, 305, 309 Cardinal St	
BLD22-1506 thru 22-1511	Baessler Townhomes 4-Plex – 311, 315, 319, 323 Penguin St	
BLD22-1513 thru 22-1516	Baessler Townhomes 4-Plex – 310, 314, 318, 322 Cardinal St	
BLD22-1517 thru 22-1520	Baessler Townhomes 4-Plex – 313, 317, 321, 325 Cardinal St	
BLD22-1527 thru 22-1530	Baessler Townhomes 4-Plex – 329, 333, 337, 341 Cardinal St	