

Louisville Revitalization Commission

Agenda

**Wednesday, March 11, 2026
City Hall, Council Chambers
749 Main Street
8:00 AM**

Members of the public are welcome to attend and give comments remotely; however, the in-person meeting may continue even if technology issues prevent remote participation.

- You can call in to **+1 646 876 9923 or 833 548 0282 (toll free)**
Webinar ID **#852 0147 8768**
- You can log in via your computer. Please visit the City's website here to link to the meeting: www.louisvilleco.gov/revitalizationcommission.

The Board will accommodate public comments during the meeting. Anyone may also email comments to the Board prior to the meeting at VZarate@LouisvilleCO.gov.

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Public Comments on Items Not on the Agenda
5. Consent Agenda
 - a. Approval of February 11, 2026 Meeting Minutes
 - b. Approval of Reinstated 1314 Façade Improvement Program Contract
6. Business Matters of Commission
 - a. The Grain Elevator Third-Party Review Presentation

Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or special transportation, should contact the City Clerk's Office at 303 335-4536 or GKline@LouisvilleCO.gov. A forty-eight-hour notice is requested.

Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión, por favor llame a la Ciudad al 303.335.4536 o 303.335.4574.

- b. The Grain Elevator Funding Award Recommendation and Decision
 - c. Front and Center Discussion and Direction
- 7. Staff Report
 - a. Staff Updates
 - b. Development Updates
 - c. Downtown Business Association Updates
 - d. Chamber of Commerce Updates
- 8. Commissioners' Comments
- 9. Adjourn

Louisville Revitalization Commission

Minutes

**February 11, 2026
Regular Meeting
8:00 AM**

Call to Order – Chair Williams called the meeting to order at 8:03 a.m.

Roll Call was taken and the following members were present:

Committee Members: *Corrie Williams - Chair*
Clif Harald – Vice Chair
Councilmember Caleb Dickinson
Jeff Lipton
Clif Harald
Barbara Iglesias
Bob Tofte

Staff Present: *Vanessa Zarate, Economic Vitality Manager*
Brian Holihan, Economic Vitality Specialist
Kurt Kowar, Director of Public Works

Others Present: *LRC Counsel Corey Hoffman*
Members of the public

APPROVAL OF AGENDA

Chair Williams called for approval of the agenda and there were no calls for changes. Commissioner Dickinson moved to approve the agenda. Seconded by Commissioner Lipton.

Aye: All
Nay: None
Absent: None

APPROVAL OF MINUTES

Due to a technical glitch, the January meeting was not properly recorded and therefore meeting minutes were not collected or approved.

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

604 MAIN STREET FAÇADE IMPROVEMENT PROGRAM APPLICATION

Manager Zarate gave an overview of the request for facade improvement program funding for a project located at 604 Main Street. The request includes removing deteriorating infrastructure to become code compliant with their entry/exits. Improvements include replacement of front and south side doors per fire code, upgrading existing front fence, and removing the rear deck.

Staff recommended the approval of the Facade Improvement Program Application for 604 Main Street at a not-to-exceed level of \$17,343.53.

The applicant provided an overview of their application and the improvements that they intend to do with the allocated funds.

Committee member Lipton asked if the replacement fence will wrap around Main Street. The applicant confirmed.

Committee Vice Chair Harald motioned to approve the application. Seconded by Commissioner Dickinson.

Aye: All

Nay: None

Absent: None

Application passes unanimously.

FFRONT AND CENTER PRESENTATION AND UPDATE

Director Kowar provided a presentation with an informational update on the 30% design work done-to-date on the front and center project.

Committee member Williams asked if utilizing timber rather than steel beams for the pavilion increased the cost of the structure. Director Kowar was uncertain of the cost differential.

Committee member Dickinson mentioned concerns of visibility for attendees when looking into the pavilion due to the poles that are a part of the structure.

Committee members discussed the installation of natural versus artificial turf and the benefits and drawbacks of each, such as general maintenance, impact of foot traffic, and sustainability impacts.

Committee members discussed the inclusion of the ice rink on the new pavilion and expressed thoughts on its size, necessary equipment for upkeep and the possibility of transitioning from natural ice to fake ice.

Public comment taken expressing disinterest in the splash pad and how not including it would make the space more multipurpose.

Committee member Dickinson expressed support for the plantings on Main Street and inclusion of natural landscapes. Committee member Lipton supported that sentiment and expressed interest in having a plan for curb and gutter replacements moving forward.

STAFF UPDATES

Manager Zarate directed committee members to the packet for staff updates.

DEVELOPMENT UPDATES

Manager Zarate directed committee members to the packet for staff updates.

DOWNTOWN BUSINESS ASSOCIATION UPDATES

No update.

CHAMBER OF COMMERCE UPDATES

Annual Awards on February 18 at The Simon.

Feel Good Festival on February 28 at Relish.

COMMISSIONER COMMENTS

No update.

ADJOURN

Committee member Williams motions to adjourn. Committee member Dickinson seconds.

Aye: All

Nay: None

Absent: None

Adjourned at 9:49 am.

Corrie Williams, Chair

Vanessa Zarate, Economic Vitality Manager

**SUBJECT: AMENDED AND RESTATED FAÇADE IMPROVEMENT GRANT
AGREEMENT- 1314 MAIN STREET**

DATE: MARCH 11, 2026

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

In December 2024, the LRC approved a Façade Improvement Program agreement for 1314 Main. The improvements included new windows, doors, painting, landscaping and other improvements, with an LRC contribution not-to-exceed \$80,000.

The applicant completed portions of the approved improvements throughout 2025 and erroneously received partial reimbursement for completed components. When Staff identified the error, no more partial payments were given and the applicant was made aware that partial payments were not allowed under the current agreement.

Staff initiated potential changes to the adopted Façade Improvement Program contract that would allow partial payment upon completed distinct components of projects. This new contract was approved by Louisville City Council in December 2025 and the LRC in January 2026.

This amended and restated contract does not change any of the requirements, parameters or payment amounts for the approved façade improvement program project, just acknowledges the payments to date and allows for partial payments through stated discrete components.

RECOMMENDATION:

Staff recommends approval of the Amended and Restated Façade Improvement Grant Agreement for 1314 Main Street

ATTACHMENT(S):

1. 1314 Main Street Amended and Restated Façade Improvement Grant Agreement

AMENDED AND RESTATED FACADE IMPROVEMENT GRANT AGREEMENT

THIS AMENDED AND RESTATED FACADE IMPROVEMENT GRANT AGREEMENT (the "Agreement") is made and entered into this 11th day of March, 2026 ("Effective Date"), by and between the **LOUISVILLE REVITALIZATION COMMISSION** (the "LRC") and 1314 Main Street, LLC, the owner of the commercial building located at 1314 Main Street, Louisville, CO 80127 ("Recipient") (sometimes referred to individually as "Party" or collectively as "Parties").

WHEREAS, the LRC is a public body corporate and politic authorized to transact business and exercise its powers as an urban renewal authority under and pursuant to the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31, C.R.S. (the "Act"); and

WHEREAS, the LRC has created a Facade Improvement Grant Program (the "Program") through which the LRC provides grant funding to offset certain eligible costs associated with projects undertaken by owners/tenants to improve the exterior facades of commercial properties within the Highway 42 Revitalization Area (the "Plan Area"), in furtherance of the Highway 42 Revitalization Area Urban Renewal Plan (the "Plan"); and

WHEREAS, the Program furthers the public purpose of addressing blight within the Plan Area by incentivizing improved facade aesthetics, with the goal of attracting customers to Downtown Louisville; and

WHEREAS, Recipient is the owner of the commercial building (the "Building") located at 1314 Main Street (the "Property"), which Building and Property are within the Plan Area; and

WHEREAS, the Parties previously executed a Facade Improvement Grant Agreement dated December 11, 2024 that did not allow for the payment for discrete components of the Project as defined below, and this Amended and Restated Façade Improvement Grant Agreement authorizes the payment of discrete components of the Project, and is thus intended to reconcile the previous Agreement with the revised and approved form of Façade Improvement Grant Agreement without obtaining additional City Council approval; and

WHEREAS, Recipient had previously submitted to the LRC the Recipient's application (the "Application") for a grant to offset a portion of the eligible costs associated with the Recipient's proposed facade improvements to the Building (the "Project"), as more particularly described on **Exhibit A**, attached hereto and incorporated herein by this reference ("Eligible Improvements"); and

WHEREAS, pursuant to the Colorado Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and the Urban Renewal Plan, the LRC may finance undertakings pursuant to the Plan by any method authorized under the Act or any other applicable law, including without limitation issuance of notes, bonds and other obligations in an amount sufficient to finance all or part of the Plan; borrowing of funds and creation of

indebtedness; advancement of reimbursement agreements; agreements with public or private entities; and loans, advances and grants from any other available sources; and the Plan authorizes the LRC to pay the principal and interest on any such indebtedness from property tax increment, or any other funds, revenues, assets or properties legally available to the LRC; and

WHEREAS, the amended form of the Façade Improvement Grant Agreement has been approved by the City Council of the City of Louisville and the LRC, and this Amended and Restated Agreement Façade Improvement Grant incorporates the revised form of agreement as applied to this Recipient, while adding the reconciliation language set forth below; and

WHEREAS, the LRC previously approved the Application, and has offered to reimburse a portion of the costs associated with the Project, subject to and in accordance with the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein the LRC and the Recipient agree as follows:

A. Recipient Obligations. The Recipient shall fulfill each of the following obligations ("Recipient Obligations"):

1. Apply for and obtain all approvals and permits from the City as required pursuant to the City Code for the construction of the Project.
2. Complete the Project, including the Eligible Improvements, with Recipient's own funds, in accordance with applicable requirements of the City Code and City-adopted building and fire codes, and the terms and conditions of City-approved plans, permits and approvals applicable to the Eligible Improvements.
3. No later than ten (10) days after the Project is completed, or discrete components of the Project are completed, request inspection by the City.
4. Obtain acceptance of the Project, including the Eligible Improvements from the City, or obtain acceptance of discrete components of the Eligible Improvements as mutually agreed upon by the Parties hereto. If the Eligible Improvements, or a mutually agreed upon discrete component of the Eligible Improvements are satisfactory, the City shall grant acceptance and the LRC shall provide reimbursement as set forth in Section B of this Agreement. If the Eligible Improvements are unsatisfactory, the City shall provide written notice to Recipient of the repairs, replacements, construction or other work required to receive acceptance.
5. Recipient shall provide the LRC with certified statement of Eligible Improvement costs no later than 30 days after Recipient obtains City acceptance of the Project completion, or completion of a discrete component of the Eligible Improvements as provided hereunder.

6. Recipient agrees that final payment shall not be made by the LRC until Recipient has obtained a Certificate of Occupancy or certificate of completion as or where applicable for the entire Project, including the completion of all Eligible Improvements, if applicable.

B. Reimbursement.

1. Subject to Section C, upon Recipient's fulfillment of the Recipient Obligations, or a discrete component of the Eligible Improvements, the LRC will authorize the payment of the Reimbursement. For purposes of this Agreement, "Reimbursement" means one hundred percent (100%) of certified Eligible Improvement costs up to \$15,000, and seventy five percent (75%) of certified Eligible Improvement costs between \$15,000.01 and \$50,000. The total reimbursement pursuant to this Agreement shall not exceed \$80,000 (eighty thousand dollars).

2. The LRC and Recipient may agree upon mutually acceptable discrete components of the Eligible Improvements for which Recipient may seek acceptance and reimbursement for eighty percent (80%) of the certified statement of Eligible Improvement costs for such discrete component, provided that the entirety of the discrete component of any such Eligible Improvement is completed and accepted by the City. Such discrete components shall be detailed in **Exhibit B** to this Agreement. Upon completion of all Eligible Improvements, and Recipients fulfillment of all Recipient Obligations, the LRC shall authorize payment of the remainder of the reimbursements for the discrete components previously reimbursed.

3. Reconciliation. The LRC and Recipient agree that Recipient has already been reimbursed as set forth in **Exhibit C**, attached hereto and incorporated herein by this reference. Upon approval of this Amended and Restated Agreement, LRC shall pay the outstanding amount of Reimbursement #4, and LRC and Recipient shall mutually agree on the scope of the remaining component of the remaining amount of the approved grant amount dedicated to landscaping improvements and the installation of a steel planter.

C. Termination. The LRC and Recipient expressly agree that time is of the essence with regard to fulfillment of the Recipient Obligations and completion of the Eligible Improvements, and failure by Recipient to fulfill the Recipient Obligations and complete the Project, including the Eligible Improvements, shall relieve the LRC of any obligation under this Agreement without liability. In the event that Recipient fails to fulfill the Recipient Obligations by December 31, 2026, this Agreement and the LRC's obligation to pay the Reimbursement shall immediately terminate. If the Recipient fails to complete the Project, including all Eligible Improvements, on or before the deadline set forth in this subsection, Recipient shall, within thirty (30) days following such deadline and without demand from the LRC, repay the LRC all amounts that have been received by the Recipient pursuant to this Agreement.

D. Recipient's Post-Reimbursement Obligations.

1. In consideration of the LRC's payment of the Reimbursement, the Recipient agrees that the Property shall not be redeveloped within three (3) years of the LRC's payment of the Reimbursement, unless otherwise approved in writing by the LRC.

2. For a Two (2) year period from the date of City acceptance of the Eligible Improvements, Recipient shall, at its own expense, take all actions necessary to maintain said improvements and make all needed repairs or replacements which, in the reasonable opinion of the City or LRC, shall become necessary. The Recipient and each successor owner of the Building shall be responsible for the maintenance obligations provided for herein.

3. This Section D shall survive termination of this Agreement.

E. Damages Waiver. Recipient shall not be entitled to any payment or compensation of any kind from the LRC or the City for lost profits; direct, indirect, or consequential damages; or costs or expenses of any kind, including but not limited to costs of extended overhead, arising because of delay, disruption, interference or hindrance from any cause whatsoever, whether such delay, disruption, interference be caused by the City or LRC, reasonable or unreasonable, foreseeable or unforeseeable, or avoidable or unavoidable.

F. Indemnification. To the fullest extent permitted by law, the Recipient agrees to indemnify and hold harmless the LRC, and its appointed officers and employees, and the City, and its elected and appointed officers and its employees, from and against all liability, claims, and demands, on account of any injury, loss or damage, which arise out of or are connected with this Agreement or the construction of the Eligible Improvements, whether by Recipient or Recipient's contractor, if such injury, loss or damage is caused by the negligent act, omission or other fault of the Recipient or any contractor of the Recipient, or any officer, employee or agent of the Recipient or Recipient's contractor, or any other person for whom Recipient is responsible. The Recipient shall further bear all other costs and expenses incurred by the City, the LRC, or the Recipient, which are related to any such liability, claims and demands, including but not limited to court costs, expert witness fees and attorneys' fees if a court determines that these incurred costs and expenses are related to such negligent acts, errors and omissions or other fault of the Recipient or any person for whom Recipient is responsible. The City and LRC shall be entitled to costs and attorneys' fees incurred in any action to enforce the provisions of this Section F. The Recipient's indemnification obligation shall not be construed to extend to any injury, loss or damage which is caused by the act, omission or other fault of the City or the LRC. This Section F shall survive termination of this Agreement.

G. Miscellaneous.

1. This Agreement shall be governed and construed in accordance with the laws of the State of Colorado. The exclusive venue for any lawsuit concerning the subject matter of this Agreement shall be in the District Court for Boulder County, Colorado. The LRC shall have no obligation to make any payment hereunder during the pendency of any legal challenge concerning the subject matter of this Agreement. In any action brought to enforce the provisions of this Agreement, the prevailing party shall be entitled to recover its costs of litigation, including reasonable attorneys' fees.

2. Nothing in this Agreement is intended or shall be construed to create a joint venture between the Recipient and the LRC and the City, and neither the LRC nor the City shall be liable or responsible for any debt or obligation of the Recipient.

3. This Agreement shall inure to the benefit of and shall be binding upon the LRC and Recipient and their respective successors.

4. This instrument shall constitute the entire agreement between the LRC and Recipient and supersedes any prior agreements between the parties and their agents or representatives, all of which are merged into and revoked by this Agreement with respect to its subject matter. Contact information is as follows:

Recipient:

1314 Main Street LLC
15306 W. 93rd Avenue
Arvada, CO 80007
303-550-5516
byron@wwfdlaw.com

LRC:

Louisville Revitalization
Commission Attn: Economic
Vitality
749 Main Street
Louisville, CO 80027
303.335.4531
economicvitality@louisvilleco.gov

5. This Agreement is personal to Recipient and Recipient may not assign any of the obligations, benefits or provisions of the Agreement in whole or in any part without the expressed written authorization of the LRC. Any purported assignment, transfer, pledge or encumbrance made without such prior written authorization shall be voidable by the LRC.

6. Neither the LRC nor the City has legal rights to or ownership interest in the materials chosen by the recipient and as such disclaims all warranties, express,

implied or statutory, regarding construction materials utilized in the eligible improvements, including the implied warranties of merchantability, accuracy, satisfactory quality, title, security, noninfringement, uninterrupted or error-free use, and fitness for a particular purpose, and any implied warranty arising from course of performance, course of dealing, usage or trade.

7. None of the provisions, terms and conditions contained in this Agreement may be added to, modified, superseded or otherwise altered, except by written instrument executed by the LRC and Recipient.

8. It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the LRC, the City and Recipient, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other third party on such Agreement. It is the express intention of the parties that any person other than the LRC, the City or Recipient receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

9. Each of the persons signing below on behalf of any party hereby represents and warrants that such person is signing with full and complete authority to bind the party on whose behalf of whom such person is signing, to each and every term of this Agreement. This Amended and Restated Facade Improvement Reimbursement Agreement is effective on the date first above written.

RECIPIENT:

1314 Main Street, LLC

Name: Byron A. Williams
Title: Chief Executive Officer

LOUISVILLE REVITALIZATION COMMISSION

By:

Corrie Williams, Chair

ATTEST:

Barbie Iglesias, Secretary

Exhibit A: Scope of Work

List of Proposed Improvements:

Exterior Painting

Contractor cost to remove red canopies, repair siding from removal, scrape loose paint, prime raw areas, caulk in areas of need, paint siding to match BM color 2124-10 "Wrought Iron" paint trim, fascia, soffit, gutters to match BM color 2128-10 "Black Beauty": \$16,800

Rental cost for man lift: \$3,000

Materials, including masking tape, caulking, exterior primer, misc. sundries, plywood for grass protection from lift: \$475

Paint: Sherwin Williams SuperPaint mid-grade paint available in low lustre as speced: \$2,000

Architecture Design Services: \$3,875

Total: \$26,150

Exterior Doors Replacement

Storefront front and rear entrance doors: \$7,408.72

Fire exit doors on north side: \$5,702.09

Contractor cost to fix drywall, trim, caulking, paint due to exterior door install: \$1,500

Architecture Design Services: \$500

Total: \$15,110.81

Raised Front Yard Permanent Steel Planter with street number

Total: \$6,436.84

New Exterior Windows

B & W Glass quote for Marvin windows: \$58,983.15

Contractor cost to caulk in new exterior trim installed by window company, repair drywall, caulk in and match paint on interior side: \$12,375

Architecture Design Services: \$3,875

Total: \$75,233.15

Upgraded Landscaping and Design

Front Yard: \$20,132

Side Yard (South): \$11,902

Rear Buffers: \$8,360

Architecture Design Services: \$3,875

Landscape Architect Design Services: \$6,375

Total: \$50,644

EXHIBIT B: Phased Implementation

The project will be split into two phases, organized by the headings in Exhibit A

Phase 1

- Exterior Painting
- Exterior Doors Replacement
- New Exterior Windows

Phase 2

- Permanent Steel Planter
- Upgraded Landscaping and Design

EXHIBIT C: Payment Reconciliation

As of February 2026, the applicant has received the following payments totaling \$55,019

Payment 1 - \$25,506.93

Payment 2- \$21,097.18

Payment 3 - \$8,790

There is a pending payment for Phase 1 of \$13,343,87

The remainder of the grant would be paid upon completion of Phase 2 of the Improvements

**SUBJECT: PRESENTATION OF THIRD PARTY REVIEW FOR THE GRAIN
ELEVATOR TIF AND GAP ANALYSIS**

DATE: MARCH 11, 2026

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The Louisville Revitalization Commission (LRC) approved a third party review for the Grain Elevator project in March 2025. The LRC then entered into a contract with Pioneer Development Company to assist in the third-party review for the project located at 540 County Road, within the Highway 42 Urban Renewal Area.

The third-party review was completed in February 2026 once the project had received completed BIDs.

Andrew Arnold, Principal with Pioneer Development Company, will share his review of the project to include project costs, projections and any identified funding gaps.

RECOMMENDATION:

Staff recommends the LRC review and ask questions.



PIONEER
DEVELOPMENT
COMPANY

we find the way

Grain Elevator Gap Funding Analysis

City of Louisville

February 22, 2026



February 22, 2026

Louisville Revitalization Commission
City of Louisville, Colorado

Dear Louisville Revitalization Commission,

Pioneer Development Company (PDC) has been engaged by the Louisville Revitalization Commission (LRC) to review a redevelopment project requesting financial assistance within the Highway 42 Urban Renewal Plan. This assistance would be provided by a public private partnership between LRC and the developer and would leverage Tax Increment Financing (TIF).

The proposed project is titled the "Grain Elevator Project." The project involves the adaptive reuse of a historic grain elevator and associated site improvements located within the City of Louisville. The proposed redevelopment would convert the existing grain elevator structure into a bar and café destination, supported by a public courtyard and food truck area. Submitted site plans and narratives indicate that the project will include a historically sensitive renovation of the existing grain elevator, a ~2,200 SF addition to the structure, a new internal mezzanine, and an outdoor patio area to support food and beverage operations. The project is intended to activate an underutilized historic asset and create a unique, publicly accessible gathering space.

The proposed redevelopment aligns with the Highway 42 Urban Renewal Plan, particularly its emphasis on reinvestment in underutilized properties, placemaking, and the adaptive reuse of existing structures. The project advances the Plan's goals related to economic revitalization, infill development, and the enhancement of community amenities within the Plan area. However, the project's feasibility is in question given the costs associated with historic rehabilitation, structural modifications, and specialized food and beverage buildout requirements. The applicant is requesting additional funding resources from LRC to assist with the site's redevelopment and help make the project feasible at this location.

The LRC and the developer provided project information, conceptual plans, final construction bid estimates, and development budgets that were reviewed and evaluated as part of this Gap Funding Report. This development review is intended to provide a third-party, objective evaluation of market assumptions and development costs to inform public investment decision-making. This review also evaluates Tax Increment Financing (TIF) projections and compares this future tax revenue to the funding gap evaluated. This memorandum summarizes PDC's review and findings.

Andrew Arnold
Founder | Principal
Pioneer Development Company
Durango, Colorado

CC: Vanessa Zarate

Table of Contents

Executive Summary.....	3
The Grain Elevator Project - Gap Funding Analysis:.....	3
10-Year Discounted Cash Flow Analysis.....	4
Tax Increment Financing Projections.....	4
Funding Gap Summary.....	5
Background	6
Scope of the Review.....	6
Methodology.....	6
Project Basis.....	7
Current Economic Environment.....	10
Project Assumptions	12
Development Program.....	12
Estimated Feasibility Gap.....	14
Feasibility Gap Analysis.....	15
Unique Challenges and Yields	15
Commercial Component	15
Development Risk	16
Tax Increment Financing Projections.....	17
Conclusion.....	18
Appendix	19

Executive Summary

The Grain Elevator Project - Gap Funding Analysis:

This report evaluates the proposed Grain Elevator project in Louisville, Colorado and the public funding that may be required to make it feasible. The Grain Elevator project is an adaptive reuse development that will be located within the City of Louisville and the Highway 42 Urban Renewal Plan area. This ~0.38-acre site includes an underutilized, historic grain elevator structure. The proposed redevelopment would adaptively reuse the Grain Elevator building and its yard by creating a food and beverage-oriented destination. Submitted site plans and narratives indicate that the project would feature a bar and café within the rehabilitated grain elevator, a publicly accessible courtyard, and supporting food trucks. The redevelopment will include a historically sensitive renovation of the existing structure, a ~2,200 SF addition to the building, a second story mezzanine within the historic structure, and an outdoor patio area and food truck pads. This development concept aligns with the Highway 42 Urban Renewal Plan's goals, especially the policies dealing with reinvestment, adaptive reuse, and placemaking.

The developer is seeking a public private partnership with the City of Louisville and the Louisville Revitalization Commission (LRC). As part of this process, the developer has submitted multiple requests for public financial assistance, including Tax Increment Financing (TIF) participation, façade improvement grants, property improvement grants, and Historic Preservation Commission (HPC) grant funding. This request included conceptual plans, final construction bids¹, project budgets, and a development pro forma. The developer is requesting an incentive package that could include a TIF reimbursement agreement, LRC grant funding, and HPC preservation grants, but has not specified a single funding source sufficient to make the project viable. The developer maintains that, but for LRC's and HPC's assistance, this project could not proceed as envisioned due to the costs associated with historic rehabilitation, structural modifications, and specialized food and beverage buildout requirements.

This report analyses the proposed development's feasibility and estimates the gap funding necessary to close potential funding gaps. The report will also estimate the relative TIF generated by the proposed development within the Highway 42 Plan, which can be leveraged to close the project's funding gap.

PDC evaluated this development on behalf of LRC to determine if a feasibility gap exists with the proposed project and if financial support is necessary to achieve market returns. This report provides a detailed analysis of the project's assumptions benchmarked to the market. The analysis also performs a gap funding range analysis on various levels of financial assistance and examines the effect on return indicators. Finally, the report estimates TIF generated by the project as proposed. These estimates are compared to determine the revenue sharing range necessary for ensuring the Project's financial feasibility.

After completing the analysis, **the Reviewers find that the Grain Elevator Project, as proposed, will require approximately \$1.95 million in gap funding to achieve financial feasibility.** This estimate has been reduced based on submitted final construction bids. The Gap Funding assistance range and its associated target market indicators are included in the tables below:

¹ Final Construction bids were submitted to PDC February 15th, 2026

10-Year Discounted Cash Flow Analysis

ROI Indicator		Description	Market Target		
Return-on-Cost		Net Operating Income at Stabilization before debt service as % of Project Cost.	6.50% to 7.50%		
Internal Rate of Return (IRR, unleveraged, Pre-Tax Yield)		Annual revenue and asset sale over 10 years as return on development costs.	8.25% to 9.25%		
Net Present Value (NPV)		Sum of Present Value Future Cash Flows, discounted at the appropriate Market Rate, less the initial Cash Outlay.	> \$0		
ROI Indicator		Market Target	GAP Funding Range ²		
Estimated Gap (Stabilized Year)			\$1,850,000	\$1,950,000	\$2,050,000
Return-on-Cost	6.50% to 8.0%	6.44%	6.67%	7.91%	
IRR, Unlevered	8.25% to 9.25%	7.98%	8.47%	8.98%	
NPV ³	> \$0	-\$55,599	\$44,401	\$144,401	

Tax Increment Financing Projections

The development as proposed requires approximately \$1.95 million in gap funding to achieve financial feasibility based on market benchmarks and current investment metrics. The developer has proposed a Tax Increment Financing (TIF) sharing agreement with LRC as one component of a broader public assistance package intended to help overcome this funding gap. This Report evaluated the Project's taxable value to determine its future property tax generation.

LRC's Highway 42 Urban Renewal Plan was formed in 2006 and is set to expire in 2031. This leaves approximately six remaining years during which incremental property tax revenues can be generated, plus one additional year of collections. This Report's TIF projection isolates the proposed project and only estimates incremental tax revenues generated by the Grain Elevator redevelopment. Incremental revenues generated outside this specific development but contained within the Highway 42 Urban Renewal Plan area are not included in these estimates.

The proposed project is estimated to generate approximately \$330,000 in property tax increment over the Highway 42 Urban Renewal Plan's remaining term. When discounted back at a market-based rate⁴, property tax increment equals \$240,000 present value. This amount represents a substantially smaller present value contribution relative to the Project's estimated \$1.95 million funding gap. While a revenue sharing agreement with LRC will help to partially offset the Project's feasibility gap, property tax increment alone is not sufficient to close the gap, and additional public funding resources will need to be leveraged to make the Project feasible. The development's TIF forecasts are illustrated in the table below:

² Gap Funding is applied to Construction Equity in this analysis. Gap Funding is assumed to be Present Value.

³ ROI NPV uses a 8.25% discount rate – the average pre-tax yield investors require for retail-oriented projects in the area.

⁴ TIF NPV uses a 6.50% discount rate – a similar rate to non-rated, tax exempt bonds.

Grain Elevator Project – Tax Revenue Estimates Through 2031				
Estimated Base Taxable Value	\$119,529			
Total New Taxable Real Property Value	\$843,544			
Total Net Taxable Value	\$724,015			
TIF Estimates (Rounded)	Gross	NPV	Annual Avg.	Louisville Only
Property Tax (100% Share)	\$330,000	\$240,000	\$65,670	\$4,792

Funding Gap Summary

Funding Gap Summary	
Public Funding Sources	Estimate
Property Tax Increment	\$240,000
Total	\$240,000
Feasibility Gap	\$1,950,000
Total Remaining Funding Gap	\$1,710,000

This analysis confirms that the **Grain Elevator Project**, as proposed, has a **funding gap of approximately \$1.95 million**. The Louisville Revitalization Commission (LRC) and the City of Louisville can leverage a combination of public financing tools and grant programs to help close this funding gap, assuming the Board and City desire to see the project become financially feasible. The project will **not generate sufficient property tax increment** on its own to close this funding gap. After the estimated property tax increment is applied, a **~\$1.71 million funding gap remains**.

LRC and the City may be able to close this remaining gap by applying a combination of incentives, including **Tax Increment Financing participation, façade improvement grants, property improvement grants, Historic Preservation Commission (HPC) grant funding, permit and impact fee waivers, tap fee reductions or waivers, and assistance with eligible public infrastructure costs**. These tools, when combined, are intended to offset the extraordinary costs associated with historic rehabilitation, structural upgrades, and adaptive reuse of the existing grain elevator structure.

Ultimately, LRC and the City must weigh the project's public benefits, including historic preservation, placemaking, and activation of an underutilized site, against the level of public assistance required to determine the appropriate level and structure of support. This may require comparing the project's non-TIF eligible taxes, like sales tax, to the total incentive request.

Background

Scope of the Review

To benchmark the proposed project to the market, PDC reviewed and provided independent research regarding the following assumptions:

- Independent verification for market assumptions presented in the development proposal,
- Construction costs estimate verification⁵,
- Financial gap analysis,
- Market verification on commercial mortgage loan rates and terms,
- Comparison with market rate investment criteria and yield indicators,
- Assessed Value appraisal and tax increment estimates,
- Potential impacts from current economic uncertainty.

Methodology

The Developer provided a grant funding assistance application, conceptual plans and renderings, final construction cost bids, and development and operating pro formas. The Developer also allowed PDC to interview the development team and interrogate assumptions within their pro forma. This information helped inform this Report's analysis.

The Reviewers conducted independent research into market conditions and development costs to establish a market baseline for evaluating this Project's feasibility. The development costs were independently verified to determine their reasonableness. The developer provided final construction bids on February 15th, 2026 for review. This bid totaled \$3,627,965 and included site work and contingencies. PDC's construction cost analysis yielded a similar cost amount, meaning the bid is reasonable and used for the gap analysis. PDC assumed land costs were \$450,000, and that total soft costs will equal \$727,000. Tenant Improvements are assumed to be paid for by the tenant, and not the developer.

Projected revenues were evaluated by performing a market analysis on commercial retail properties throughout the Louisville, Boulder, and Boulder County area. Commercial leases were reviewed by PDC on dozens of properties, and underwriting reports reviewed on specific comparable properties. These market benchmarks provided a range of potential triple-net (NNN) lease rates. PDC then cross-checked this information by estimating the underwritten, or imputed rent, based on the tenant's anticipated business revenues. In both cases, the Developer's proposed lease rate of \$31 per square foot was well within the imputed rent and market rent ranges. Projected operating costs and expenses are assumed to be paid by the tenant under a NNN lease. Rent growth was assumed to increase 3% annually, with the project stabilizing in its second year of operations.

Once these assumptions were evaluated, the Reviewers performed a sensitivity analysis on a range of gap funding scenarios. These potential financial gaps were estimated by the Reviewers through an

⁵ This report reviewed the project's final construction bids, submitted by Melton Design Build February 15th, 2026. The cost estimate totaled \$3.628 million, including site work. This construction bid serves as the cost basis for this report. The bid aligns with PDC's own construction cost analysis.

independent rate of return analysis targeting market-based investment expectations. Yield on Cost, unlevered IRR and Net Present Value based on average pre-tax yields were used within a 10-Year Discounted Cash Flow analysis to estimate project feasibility and necessary gap funding.

The Reviewers then estimated the development's future property tax revenue using similar assumptions. This TIF estimate was then compared to the Gap Funding Analysis to identify the optimal range for revenue sharing. The report also included other possible grant funds that could be leveraged with Tax Increment financing to close the project's financial gap.

Project Basis

Proposed Redevelopment Project (Grain Elevator Project)	
Boulder County PINs	157508499002, 157508499004
Property Owner (Per Assessor)	Louisville Mill Site, LLC
Street Address	540 County Road

- According to the submitted site plan, the project will be constructed on an approximately 0.38-acre site consisting of an underutilized historic grain elevator and associated site improvements located within the City of Louisville. The site is within LRC's Highway 42 Urban Renewal Plan area and the City of Louisville's municipal limits.
- The proposed project will create an adaptive reuse, food and beverage-oriented development on the site. The development will feature an owner-operated bar and café within the rehabilitated grain elevator structure, supported by a publicly accessible courtyard and food truck area.
- The project includes a historically sensitive renovation of the existing grain elevator, the addition of a second floor within the structure, and a building addition to accommodate restrooms, building infrastructure, and operational support space.
- The project will feature approximately 5,861 square feet of commercial space. The Reviewers assume that 100% of this space is rentable. Sales tax generated by on-site food and beverage operations was considered as part of the Project's overall economic impact. The development will also include outdoor gathering space and site improvements intended to support public use and activation of the property.

Grain Elevator Redevelopment Project

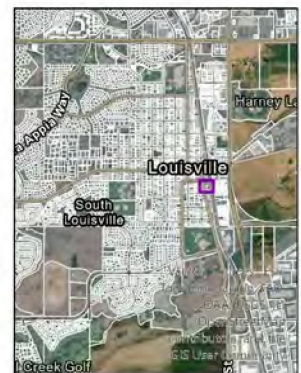
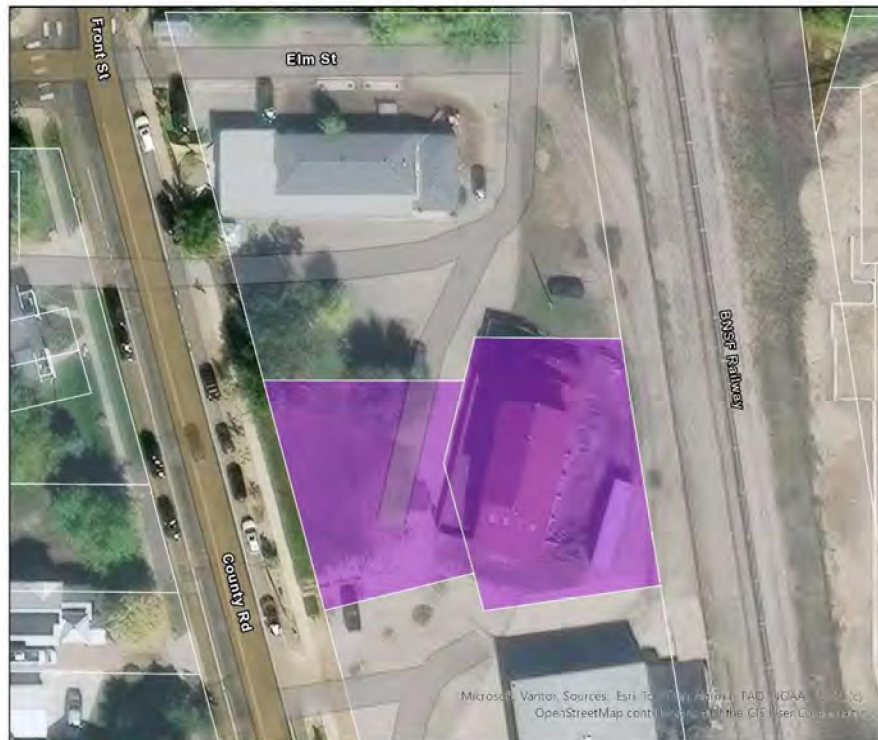




Figure 1 – Proposed Development Architectural Plans.

Current Economic Environment

The proposed Grain Elevator redevelopment is occurring within a commercial retail environment that reflects both long-term structural strengths and near-term economic headwinds. The City of Louisville and the broader Boulder County submarket continue to benefit from relatively high household incomes, strong educational attainment, and a consumer base capable of supporting discretionary spending, particularly for food and beverage uses. These characteristics provide a foundational level of demand that supports experiential, destination-oriented retail concepts such as the Grain Elevator's proposed bar and café. However, macroeconomic and regional trends suggest a more cautious outlook for new commercial retail development.

Colorado's demographic growth has slowed relative to prior cycles, with population growth and new housing construction forecasted to moderate over the near to mid-term. Slower residential growth reduces incremental demand for neighborhood-serving retail and limits the pace at which new commercial space can be absorbed. This trend is evident in the Boulder County retail market, where recent reporting indicates minimal net new retail deliveries and subdued absorption over the past year. While reduced new supply can limit competitive pressure for existing and proposed projects, it also signals heightened developer caution and uncertainty regarding achievable rents, operating margins, and overall project feasibility.

Commercial development activity within the submarket is notably limited. The lack of new retail construction may reflect a market that is approaching saturation for certain retail formats, or, alternatively, a broader apprehension among developers driven by elevated construction costs, financing constraints, and evolving consumer spending patterns. This dynamic is underscored by proposed development in the neighboring community of Erie. The recently approved Erie Town Center project, which is the only significant commercial retail development forecast in the submarket area in the near-term, requires a substantial and atypical public financing package to become feasible. The reliance on unprecedented public participation for commercial retail projects highlights the growing gap between achievable private market returns and the costs associated with delivering new commercial retail development in the region.

From an underwriting perspective, the absence of significant new retail construction presents a mixed signal. Optimistically, limited future supply could benefit well-located, differentiated projects by reducing competitive pressures. Pessimistically, weak absorption and limited development activity can be interpreted as a leading indicator of constrained tenant demand or heightened risk perceptions among capital providers. Notably, CoStar reports that higher interest rates have caused institutional investors to pull back from commercial retail development purchases, yielding the buyer pool to small private investors that typically pay in cash for properties ~\$5 million. This shift reflects a materially more constrained capital markets environment, increasing underwriting conservatism and limiting speculative retail investment. These conditions necessitate conservative assumptions regarding lease-up, stabilized rents, and long-term value, particularly for owner-operated food and beverage concepts that are sensitive to operating cost inflation and revenue volatility.

Capital market conditions further influence the Project's feasibility. Investor return requirements for commercial retail assets remain elevated relative to pre-pandemic levels, while construction costs,

especially for adaptive reuse and historic rehabilitation, remain volatile. This has compressed the margin between stabilized net operating income and total development cost for many projects, resulting in fewer developments penciling without public assistance. In this context, the Grain Elevator Project faces the dual challenge of delivering a unique, community-oriented redevelopment while operating within a market that has shown limited capacity to support new commercial retail development without financial support.

Accordingly, this Gap Funding Analysis evaluates the Project within a conservative economic framework that reflects slower demographic growth, limited commercial absorption, constrained development activity, and heightened reliance on public-private partnerships to achieve feasibility. These conditions inform the Project's underwriting assumptions and support the conclusion that, under current market conditions, public participation is necessary to close the project's feasibility gap and achieve the proposed redevelopment.

Project Assumptions

Development Program

The Reviewers have evaluated this proposed development from the perspective of an open market. This analysis assumes that the proposed restaurant expansion is being developed as a for-lease product.

The following chart compares the as-proposed development proforma assumptions with PDC's market-derived assumptions.

Assumptions	As Proposed	Market Estimate	Comments
Real Estate Asset Class			
Commercial Retail	5,861	-	The Reviewers assume that commercial space will be leased to maximize NOI. Commercial leases are assumed NNN.
Commercial Component			
Commercial Retail Leasing Rates Per Square Foot	\$29 psf	\$31 psf	The development proposes 5,861 square feet of commercial office space that will house the bar and café concepts. The owner is also the operator, and so lease rates are intrinsically tied to the business operations. The Food Trucks within the patio space are assumed to be a supportive use and will not be charged rent, according to the development team and tenant. The ownership group and operator have indicated that the agreed lease rate is \$31.00 PSF, but only for net rentable area. This review assumes that the whole project is "rentable", adding ~400 SF. Market rents for comparable properties range from \$29.0 PSF to \$40.00 PSF. Reviewer's estimate based on a comparison of commercial retail space leases and expenses in the market area and within comparable properties. Tenant's PI also reviewed and imputed rent used to gauge lease rate. Assumes NNN leases.
Commercial Retail Operating Expenses	\$28.61	\$15.50	Operating expenses based on comparable properties and estimated taxes. The developer included Operating expenses not typically associated with property-level costs. Reviewers estimate represents a tax burden of \$11.00 PSF, as well as insurance, CAM, and Mgmt./admin fees. This is a higher-bound for NNN expenses.
Growth Rate			The Reviewers growth rate is based on interviews with the Developer. Market reports indicate that leasing growth may be lower per year through 2026, but Reviewers assume 3% annualized growth rates for revenue and expenses.
Revenue	3%	3%	
Expenses	3%	3%	
Capitalization Rates			
Stabilized – Retail	-	6.50%	Economic and market conditions have created some retail cap rate compression in the Denver Metro and Boulder submarket area. There is limited supply in the Boulder submarket, and

Liquidated – Retail	-	7.25%	almost no new retail construction in the pipeline. Retail cap rates, especially for food service tenants, are forecast to remain stable in the coming years. This is due to the Denver Metro Area's retail sector entering a recovery mode and limited new retail construction. Comparable retail properties have seen Cap Rates ranging from 5.50% to 6.5%. Exit or terminal cap rates are around 7.0% - 7.25% for commercial retail properties.
Assumed Rates			
Stabilized	--	6.50%	
Liquidated	--	7.25%	
Return on Investment Metrics			
Target Yield			
Yield Rate (IRR Unlevered)	n/a	8.25% to 9.50%	Market-based target yield rates are used to estimate the financial gap. These yield rates represent a blended return based on market surveys for retail commercial property investments.
Return on Cost	n/a	6.50% to 7.25%	Return on Cost, or yield on cost, is estimated by taking a development's stabilized net operating income and dividing it into total construction cost. Yield on cost hurdle rates are derived from taking the blended cap rate and adding a development spread expected for the proposed product.
Net Present Value	n/a	> 0	Sum of Present Value Future Cash Flows, discounted at the appropriate Market Rate, less the initial Cash Outlay. NPV discounted at a 8.25% rate.
Development Cost			
Land Cost	\$400,000	\$450,000	
Soft Costs	\$746,086	\$727,000	The Reviewer's estimated development cost is based on the project concept as understood by the Reviewer using the Developer's final construction cost bids. These bids were within 10% of the PDC's construction cost analysis. The bids include site work costs and contingencies. The Developer's estimated development costs appear inflated by additional contingencies (10%) and tenant improvements. The Reviewer's final cost estimate is based on the current land assessment, the final construction bids, an estimated soft cost based on 25% of the building improvements construction costs. The rounded cost estimate was used in estimating the feasibility gap.
Hard Costs (Including Site Work)	\$3,627,965	\$3,627,965	
Other Costs (TI, Owner's Contingencies)	\$635,847	\$0	
Development Cost	\$5,409,898	\$4,804,965	

1. Source: CoStar, RERC; Realtyrates.com; RS Means; Zillow; CBRE; DMCAR; NAR, Commercial Real Estate Finance Co. of America, CommercialLoanDirect.com, Integra Realty Resources, Hoyt Advisory Services; NMHC/NAA; U.S. Census Bureau; RealPage, fixr.com, Statista: Denver, Fannie Mae, EV Studio, ARGUS College, Pioneer Development Company.

Estimated Feasibility Gap

Based on investor surveys and market data reviewed by PDC, the following target rates are used to proxy investment hurdle rates of return. It is assumed the cash flow projections must yield rates within the following ranges to be considered attractive to the market. Return-on-Investment (ROI) estimates are based upon stabilization in 2028, designated as Year 3 of the Discounted Cash Flow Proforma.

ROI Indicator	Description	Market Target
Return-on-Cost	Net Operating Income at Stabilization before debt service as % of Project Cost	6.50% to 7.25%
Internal Rate of Return (IRR, unleveraged, Pre-Tax Yield)	Annual revenue and asset sale over 10 years as return on development costs.	8.25% to 9.25%
Net Present Value (NPV)	Sum of Present Value Future Cash Flows, discounted at the appropriate Market Rate, less the initial Cash Outlay.	> \$0

The following Gap Funding range analysis illustrates the application of total GAP funding against construction cost during the first year of construction.

ROI Indicator	Market Target	GAP Funding Range ⁶		
<i>Estimated Gap (Stabilized Year)</i>		<i>\$1,850,000</i>	<i>\$1,950,000</i>	<i>\$2,050,000</i>
Return-on-Cost	6.50% to 8.0%	6.44%	6.67%	7.91%
IRR, Unlevered	8.25% to 9.25%	7.98%	8.47%	8.98%
NPV	> \$0	-\$55,599	\$44,401	\$144,401

The development project as proposed indicates a **financial gap of approximately \$1.95 million**. The gap funding analysis reveals that the project will begin to achieve market target rates for “return-on-cost”, unleveraged IRR and Net Present Value at **\$1.95 million in gap funding**.

To achieve market target rates, this Gap Funding estimate is assumed to be applied to construction equity. The funding, therefore, is estimated as **a net present value of at least \$1.95 million**. This review estimates that the project will achieve target market hurdle rates at this level of public funding.

Because the developer is proposing a TIF reimbursement agreement, this agreement should be structured so that its future tax increment cash flows, when discounted back at current lending rates, equates to at least \$1.95 million in present value. If that funding source is insufficient to close the funding gap, the City and LRC may pursue alternative incentives to make the project feasible. Those alternatives may include fee waivers, Historic Preservation Grants, LRC Façade Grants and property improvement grants.

⁶ Gap Funding is applied to Construction Equity in this analysis. Gap Funding is assumed to be Present Value. NPV estimate is derived using the average pre-tax yield of 8.25%.

Feasibility Gap Analysis

The proposed development has unique challenges that were considered in this analysis. This section will provide an explanation of these challenges and how they were considered by the analysis when estimating potential funding gaps.

Unique Challenges and Yields

The Grain Elevator Project is an ambitious redevelopment in that it proposes the adaptive reuse of a historic grain elevator structure into an owner-operated food and beverage destination. The project includes a bar and café, a publicly accessible courtyard, and supporting food truck uses. Improvements include a ~2,200 SF addition, an interior mezzanine, and an outdoor patio yard with food truck pads. Public infrastructure and utilities also need to be upgraded throughout the site. The project seeks to activate a historically underutilized site and preserve one of Louisville's remaining agricultural-industrial structures while creating a new public gathering space within the Highway 42 Urban Renewal Plan area.

The development vision, however, carries notable risks. The project is advancing during a period of economic uncertainty for small commercial and hospitality-oriented developments. Construction costs remain elevated and volatile, particularly for adaptive reuse projects that require structural reinforcement, code upgrades, and specialized trades. In addition, owner-operated food and beverage uses are sensitive to operating cost inflation, including labor, utilities, insurance, and input costs, which can compress margins even in strong consumer markets. These challenges are compounded by the limited availability of comparable historic adaptive reuse projects in the local market, making both cost estimation and return benchmarking more complex.

The development costs far exceed the project's expected cash flows and future value. Now that final construction bids have been reviewed, the development as proposed will approach \$5 million in costs. Assuming standard financing terms, including a 70% LTC and 6.50% interest rate over 25 years, the project's net operating income would not cover its annual loan amount. At stabilization, the property will be valued ~\$3 million, even with optimistic lease rates. These factors underscore the project's need for public funding assistance.

Even with the LRC and HPC's support, this project represents a risky venture, one where the development team is proposing an untested concept with very few comparables in the submarket.

Commercial Component

The commercial component consists of approximately 5,861 square feet of owner-operated food and beverage space within the rehabilitated grain elevator structure. Rather than relying solely on market lease comparables, this analysis also evaluated revenue supportability by examining anticipated business revenues and estimated an underwritten, or imputed rent. These estimates were then compared to the Developer's proposed effective rent assumption of approximately \$31.00 per square foot.

The market analysis found that similar commercial retail products commanded lease rates between \$29.0 PSF and \$40.00 PSF. Freestanding restaurants in the Louisville market average around \$34.00 PSF. PDC also reviewed the operator's profit and loss projections, and estimated imputed rents based on revenue

between \$25.00 PSF and \$34.00 PSF. The Reviewers found the developer's agreed upon \$31.00 PSF to be reasonable for this project.

Economic uncertainty and a lack of development within the submarket pipeline also supported a conservative lease rate. The market study area's vacancy rates average 15.00%, with very little retail absorption over the past 12 months. Construction activity for commercial retail is extremely low, with no properties currently under construction. The submarket is only expected to add ~100,000SF of commercial space in the next two years. This slow-down in commercial retail development highlights economic uncertainty around commercial retail investments.

Operating expenses were benchmarked using market data for comparable food and beverage and assembly uses, adjusted for the elevated costs typically associated with historic rehabilitation and adaptive reuse. These expenses include management, maintenance, utilities, insurance, taxes, and CAM appropriate for a use with both indoor and outdoor patron areas. The Reviewers only considered expenses associated with the property, and not business operations and expenses. The analysis assumes conservative revenue growth and expense growth rates to reflect the operational realities of an owner-operated retail concept.

Development Risk

Project pro formas are projections and inherently carry market and execution risks that can impact costs, operations, and returns. In reviewing this project, the following risks were identified, among other potential risks:

- Construction costs may exceed current estimates due to unforeseen conditions common in historic structures, including structural deficiencies, material degradation, and required code upgrades.
- Lease rates may be overstated, and declining business revenue may force a lower rate between the owner and operator. This would negatively impact the project's cash flow, future value, and rates of return.
- Operating margins may be more constrained than projected due to ongoing inflation in labor, utilities, insurance, and food and beverage input costs.
- Revenue performance may vary from projections, as owner-operated food and beverage concepts are sensitive to consumer preferences, seasonality, and broader economic conditions.
- Capitalization rates and investor return requirements may increase, reducing achievable value relative to total project cost.
- Debt financing terms may become less favorable, including higher interest rates or more conservative underwriting standards for retail-oriented projects.
- Public participation by the Louisville Revitalization Commission and the City of Louisville may be limited relative to the total funding gap identified.
- Broader economic uncertainty, as previously described, may impact both construction feasibility and stabilized operations.

These risks were incorporated into the feasibility analysis through conservative assumptions regarding revenues, expenses, return requirements, and discount rates. Based on this analysis, the Project exhibits a funding gap that cannot be closed through private capital alone and supports the need for public funding assistance to achieve financial feasibility.

Tax Increment Financing Projections

This Gap Funding analysis also analyzed the proposed development's tax projections. These projections were then used to estimate the amount of tax increment financing (TIF) that is likely to be generated by this Project. This TIF forecast considers Boulder County assessments, the property's overlapping millage rate, and LRC's projected tax increment revenue generated by this project.

The project is located within LRC's Highway 42 Urban Renewal Plan. The Reviewers estimated TIF by assuming that the proposed Grain Elevator Project functions as a singular Urban Renewal Plan area. This isolates the development's existing base value and forecasts future property tax increment based solely on new development and activity occurring at the Project site.

The project's current taxable value is \$119,529. After the proposed redevelopment, this taxable value is expected to increase to \$843,544. The project's incremental, or net taxable value, is estimated to be \$724,015. It should be noted that this taxable value does not represent development's expected costs. Instead, this taxable value is estimated using an income-based approach. This analysis assumes that the Boulder County assessor will consider the project's extraordinary costs and instead apply an income-based appraisal. If the project were to be assessed using a cost-approach, the lease rate and business would not be marketable. The Reviewers used this incremental taxable value to project future property tax revenues and TIF.

The Highway 42 Urban Renewal Plan is set to expire in 2031, meaning 2032 is the final year in which the Project can generate incremental revenue. The Reviewers also assume that 100% of the property's overlapping millage rate is eligible for TIF. The Plan area does not authorize sales tax increment collections. The Reviewers modeled property tax increment based on these assumptions and adjusted the model for inflation and biennial reassessments. The Project is expected to generate approximately \$330,000 in property tax increment over the remaining term of the Plan. When discounted at a 6.50% rate, this forecast equates to \$240,000, a materially smaller present value contribution relative to the Project's overall funding gap.

These present value TIF estimates are instructive when compared to the Project's estimated Gap Funding. The Reviewers estimate that the Project has a funding gap of approximately \$1.95 million, which is expressed as a present value estimate. These TIF forecasts can be compared with the funding gap to evaluate a revenue sharing strategy that may assist in improving the Project's feasibility.

The potential property tax increment is not sufficient to close the Project's feasibility gap. Accordingly, this report concludes that TIF should be considered a partial gap-closing tool rather than a standalone solution. The Reviewers recommend that LRC and the City explore opportunities to increase the overall incentive package by stacking alternative funding sources. These may include façade improvement grants, property improvement grants, Historic Preservation Commission (HPC) grant funding, permit or impact fee waivers, tap fee reductions, or assistance with eligible public infrastructure costs. The City and LRC may also evaluate whether any uncommitted increment within the Highway 42 Urban Renewal Plan's special fund could be allocated to this Project, recognizing that a substantial portion of plan-wide increment may already be pledged to other obligations.

These recommendations are purely financial in nature and do not consider the political feasibility of the Project or its associated revenue-sharing strategies.

Conclusion

The Reviewer's conclusion is that the developer's request for Gap Funding assistance is reasonable, given current market conditions and the Project's costs. The City of Louisville has prioritized the reinvestment in underutilized properties, historic preservation, and placemaking-oriented redevelopment. The proposed Project is designed to advance these goals by adaptively reusing a historic grain elevator into an owner-operated food and beverage destination with publicly accessible gathering space. The Project's design is unique and preserves a historically significant structure while introducing an activated use that contributes to economic vitality within the Highway 42 Urban Renewal Plan area. The Project also faces economic challenges associated with historic rehabilitation, construction cost intensity, and retail operating risk, and will require local incentives to become financially feasible.

From a regulatory and Urban Renewal Plan standpoint, the proposed Project has been designed to align with LRC's vision for the Highway 42 Urban Renewal Plan area and achieve an appropriate adaptive reuse of the site. However, the current proposal is unable to achieve market feasibility without additional funding assistance. LRC and the City should explore alternative incentives, in addition to Tax Increment Financing, to support the Grain Elevator Project.

In conclusion, it is the Reviewer's opinion that a feasibility gap does exist for the Project as proposed, in the amount of approximately \$1.95 million. The Reviewers recommend that LRC work with the developer to structure a combination of revenue-sharing and incentive mechanisms to help overcome this funding gap and enable the Project's successful redevelopment.



Appendix

Gap Funding Summary

PROJECT SUMMARY

Property Summary			
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Residential Units	0
Gross SF	5,847
Total Development Cost	\$4,804,000
Development Cost per Rentable Square Foot	\$822
Construction Equity	\$1,441,200
Construction Debt	\$3,362,800

Proforma

Year Stabilized	2
Stabilized NOI	\$190,373
Stabilized Cap Rate	6.50%
Stabilized Proforma Value	\$2,928,809
Stabilized Value Per GSF	\$501
Reversion Value	\$3,426,116
Reversion Cap Rate	7.25%
Growth Rate	3.00%

GAP FUNDING - applied to construction equity	\$1,950,000
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Feasibility Indicators (10 yr hold)	Market Target Rate	
Cost/Value*	97.4%	
Return on Cost*	6.67%	6.50% to 7.25%
IRR on Project (unleveraged)	8.47%	8.25% to 9.50%
NPV	\$ 44,401	

*Stabilized Year 2

OPERATING PROFORMA

[illegible]

**SUBJECT: GAP FUNDING FINANCIAL PROPOSAL FOR GRAIN
ELEVATOR PROJECT**

DATE: MARCH 11, 2026

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

The applicant, Louisville Mills Site LLC, has submitted the following funding requests in order to provide financial gap assistance for redevelopment of the Grain Elevator property located at 540 County Road:

- A Tax Increment Rebate totaling \$243,350
- A Façade Improvement Grant totaling \$300,000
- A Property Improvement Grant totaling \$600,000

The additional financial assistance would supplement a Historic Preservation Fund grant that is anticipated to total \$1,571,789.

The Louisville Revitalization Commission (LRC) has hired Pioneer Development Company to conduct an *independent*, third-party gap analysis study, which has identified the project funding gap at \$1,950,000. The purpose of the study is to determine if financial assistance is needed for the project, and if so, how much assistance is needed for the project to be financially viable for a developer.

The LRC is responsible for ensuring that the public funds of the Urban Renewal Authority (URA) are spent responsibly, and the third-party analysis provides an independent analysis of the needed financial assistance to ensure that public funds are not used to fund a project beyond the identified needed gap in funding.

Staff recommends combining the Tax Increment Rebate and Façade and Property Improvement grants with the Historic Preservation Grant to align with the identified gap as follows:

	<i>Applicant Request</i>	<i>Staff Recommendation</i>
<i>Tax Increment Rebate</i>	\$243,350	\$216,000
<i>Façade Improvement Grant</i>	\$300,000	\$72,500
<i>Property Improvement Grant</i>	\$600,000	\$91,500
<i>Historic Preservation Grant</i>	\$1,571,789	\$1,571,789
<i>Totals</i>	\$2,715,139	\$1,951,789
<i>Third-Party Gap Determination</i>	\$1,950,000	\$1,950,000

SUBJECT: THE GRAIN ELEVATOR FUNDING PROPOSAL**DATE: MARCH 11, 2026****PAGE 2 OF 9**

<i>Difference</i>	\$765,139	\$1,789
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The gap analysis report is supported by a final construction bid submitted by the applicant that includes all costs for rehabilitation and a contractor contingency, which reduces potential for variable costs associated with the project. Staff is aware that rehabilitation of the Grain Elevator may encounter unknown costs due to the complexity of the rehabilitation work associated with the age and type of building. The applicant will be carrying an additional "owner contingency" to address any unknown scope that was not included in the contractor bid.

If there are significant changes to the project scope due to unforeseen circumstances, the applicant would be able to work with Staff on potential additional funding, either through the Historic Preservation or Urban Renewal program. Staff does not recommend funding additional unknown and speculative project scope until such additional work is identified and Staff has had the opportunity to work with the applicant on identifying the most appropriate funding source.

BACKGROUND:

The Grain Elevator, located at 540 County Road (Front St), is a designated local landmark and is listed on the National Register of Historic Places. The Grain Elevator represents a unique part of Louisville's agricultural history and is among the last remaining historic grain elevators in the State of Colorado. It has been considered a high value property for local historic preservation.

In 2012, the City purchased the Louisville Grain Elevator property and the adjoining property to the north (544 County Road) for \$950,000 using Historic Preservation Funds (HPF) in order to avoid the demolition of the historic building. The City then entered into an agreement to sell the property to Louisville Mill Site, LLC for a discounted price of \$200,000 and provided a grant from the HPF for \$500,000 for initial stabilization work on the Grain Elevator. The City also waived public land dedication fees requirements and provided rebates on application fees associated with the redevelopment of the property. The initial stabilization work was completed in 2016 and the property transferred to Louisville Mill Site, LLC.

Since the City's initial purchase of the property, the City and the URA have contributed close to \$1.5M in financial assistance to support preservation and redevelopment of the property.

Prior City Financial Contributions

Sale of Property*	\$750,000
HPF Stabilization Grant	\$500,000
Urban Renewal Public Streetscape Improvements**	\$163,526
Urban Renewal Façade Grant for Mural	\$14,989
Public Land Dedication Waiver	\$48,989

SUBJECT: THE GRAIN ELEVATOR FUNDING PROPOSAL**DATE: MARCH 11, 2026****PAGE 3 OF 9**

Fee Waivers	\$7,986
TOTAL	\$1,485,490

* \$950,000 acquisition cost minus \$200,000 sale price

** Required Infrastructure by Subdivision Improvement Agreement

If the Staff proposal for support of financial assistance for the project is approved, the total public funding contributed to the project since 2012 would total **\$3,437,279**.

The property saw a new ownership structure emerge in 2025 that is interested in rehabilitating the historic structure so that it could be utilized as a commercial property. A separate business entity that includes some of the same investors in the real estate investment entity has submitted a proposal for opening a new bar, venue and gathering space concept that will utilize the building and front lot adjacent to Front Street.

The project intends to keep the historic nature of the project and reconstruct the original porte cochere to add to the architecture and functionality of the building. The project intends to rehabilitate the building into a multi-level gathering space that will host events, meetings and provide additional sales tax to the City.

Once open, the project does not intend to have a kitchen but sell a variety of drinks throughout the day and partner with nearby food establishments and food trucks to provide food to customers and visitors, with a mission to be a gathering space within Louisville. The site will also increase their landscaping and outdoor amenity areas.

The Grain Elevator project team applied for Direct Financial Assistance through the LRC in March 2025, initiating a third-party review to identify any project gap in funding and identify potential property tax increment that would be generated by the additional investments on site. The LRC has hired Pioneer Development Company to complete the gap analysis, which is included as an attachment to this memo. Andrew Arnold with Pioneer Development Company, will be presenting the results to the LRC at this meeting and will be available to answer any questions on the gap analysis report.

ANALYSIS:

The Highway 42 Urban Renewal Area Plan's ("Plan) goal is to "reduce, eliminate and prevent the spread of blight within the URA and to stimulate growth and reinvestment within the URA boundaries, on surrounding blocks and throughout the downtown". Properties within the URA may be eligible for financial assistance where the rehabilitation, redevelopment or improvement of existing structures and infrastructure will promote new investment and reinvestment

Direct Assistance (Tax Increment Financing) Program

The LRC can partner with developers/businesses to provide financial assistance for a project in multiple ways. One way is:

- 1) Direct Financial Assistance (Property Tax Rebate): Provides assistance to achieve financial feasibility for the project.

The process for reviewing Direct Financial Assistance is outlined below. We are currently on Step 2, where the LRC will be presented information about the identified gap and will decide if the LRC wishes to move forward with direct assistance through a TIF rebate.

Direct Financial Assistance Review Process Overview

Per the policy for direct financial assistance there is multi-step review procedure process to be conducted by the LRC as follows:

- Step 1: The LRC is to review the proposed project at a high level. If the majority of the LRC is supportive of the project at this level, the project will be advanced to a third-party financial review.
 - The cost of the third-party review will be shared between the applicant and the LRC with each party paying 50% of the cost. If the project is ultimately constructed, the LRC will rebate the applicant its 50% share upon issuance of the Certificate of Occupancy.
- Step 2: At a future meeting, the analysis from the third-party financial review will be considered by the LRC, and a determination will be made as to whether they support or oppose providing Direct Assistance for the project, subject to the applicant's entrance into a Property Tax Increment Rebate Agreement. Should the LRC support the project, the LRC will give guidance about the parameters of terms for such Agreement.
- Step 3: Staff will prepare the Property Tax Increment Rebate Agreement per the terms identified by the LRC. The Agreement will then be presented to the City Council for review and consideration.
- Step 4: After consideration by the City Council, the Agreement will be brought to a meeting of the LRC for final approval.

**As the recently discussed intergovernmental agreement between the LRC and City Council has not been adopted, the above process is still the path forward for any TIF award/approval by the LRC.*

The third-party review required by Step 2 has been completed by Pioneer Development Company based on current market best-practices, market rates and financing thresholds and project costs. The report has identified a financial funding gap of \$1,950,000. As part of this gap, the project is anticipated to receive \$1,571,789 in Historic Preservation Funds leaving a remaining gap of approximately \$380,000, which is recommended to be filled using Direct Financial Assistance and Façade and Property Improvement grants funds as discussed in more detail below.

Direct Financial Assistance Program Parameters

In 2019 the Louisville City Council and LRC adopted a "Property Tax Increment Financing Rebate Assistance Policy," by which the LRC is authorized to make rebates of a percentage of property tax increment revenues generated by properties within the URA to the property owner in order to support projects that may provide exceptional and unique public benefits ("Direct Assistance").

For a project to be considered for Direct Assistance under the Property Tax Increment Financing Rebate Assistance Policy, it must support the overall goals of the City and the Plan, including promoting an environment which allows for a range of uses and product types which can respond to market conditions over time; further the goals and objectives of the Louisville Comprehensive Plan, the Plan, Historic Preservation Plan, and other relevant policies; and leverage the community's investment in public improvements projects in the Area.

In addition to eliminating and preventing blight, proposed projects must also address at least three or more of the objectives outlined in the Plan, including:

- A. Improve relationship between the URA and surrounding areas
- B. Provided uses supportive of and complimentary to planned improvements
- C. Encourage a mix of uses and/or mixed-use projects
- D. Promote a variety of products to address multiple income segments
- E. Provide ease of vehicular and pedestrian circulation and improve connections
- F. Encourage continued presence of businesses consistent with the plan vision
- G. Mitigate impacts from future transportation improvements
- H. Encourage public-private partnerships to implement the plan
- I. Encourage shared parking among projects in the area
- J. Landscape streetscapes to unify uses and plan components

Staff finds that the proposed project may be considered for assistance because it supports the overall goals of the City and the plan, and it addresses at least three of the objectives outlined above, including:

- A. Improve relationship between the URA and surrounding areas
- B. Provided uses supportive of and complimentary to planned improvements
- D. Promote a variety of products to address multiple income segments
- F. Encourage continued presence of businesses consistent with the plan vision
- H. Encourage public-private partnerships to implement the plan
- I. Encourage shared parking among projects in the area

Criteria for Evaluation

In addition to consideration of how the application furthers the Plan Goals, and how it addresses at least three or more of the Plan objectives, applications for direct

assistance are evaluated on how they provide positive impacts to the community and how the project addresses the following criteria:

1. The elimination or prevention of blight in the URA.
2. The ability to stimulate growth and reinvestment in the URA.
3. The economic benefits to the community from the project.
4. The effect of the project on surrounding property.
5. The increase in property value created from the project.
6. For property within downtown Louisville, the project is consistent with the City's historic preservation goals and objectives.

The LRC will give special consideration to projects that will also provide potential sales tax and other forms of tax revenue increases to the City and/or other significant community benefits which might include but would not be limited to: providing outdoor and indoor public spaces, public art, affordable housing, transportation infrastructure improvements, parking beyond the needs of the project and historic building restoration or improvements.

Staff finds that the proposed project meets these criteria by eliminating and preventing the spread of blight, encouraging additional private investment into the urban renewal area, providing economic benefit to the area and the City by providing new sales tax and activating an additional site within the urban renewal area.

Based on the third-party evaluation, the project is projected to generate a present-day value of \$240,000 in additional property tax revenue based on current base line projections through 2032. To be awarded financial support, projects must demonstrate that they would provide exceptional and unique public benefits and would not be reasonably expected to be feasible without City financial or other economic support. If the project demonstrates this, the LRC and City may consider awarding a 50% property tax increment rebate for a period of up to five (5) years from the direct collection of the *incremental* property taxes attributable to the project. However, for projects that provide extraordinary community benefits or will generate substantial sales and other taxes for the City an award of up to a 90% property tax increment rebate for a period of up to ten (10) years may be considered.

Staff is recommending that the LRC rebate 90% of the TIF capture to the project, which would be \$216,000 in TIF rebates. The LRC will retain the remaining 10% of newly generated increment.

This increase in TIF is not currently included in any LRC current or future budget projections, as it is additional TIF to be generated above and beyond current projections. As this TIF would be generated by new investment that is not currently included in budget projections, the rebate would not affect budgets as it will come from

newly generated additional TIF. The LRC budget would see the increase of the remaining 10% of newly generated TIF from the project.

Facade Improvement Program

The Facade Improvement Program provides grants to property owners and businesses for permanent upgrades to the exterior of their buildings, including architecture upgrades, upgraded windows/doors, upgraded aesthetics and other components. For 2026, the LRC has allocated \$300,000 in Facade Improvement Program funding for the year.

In addition to the TIF direct assistance, the Grain Elevator Project has submitted a Facade Improvement Program request for \$300,000. As part of the application, the Grain Elevator project team submitted \$682,657 in project costs that they believe are eligible for inclusion in the Facade Improvement Program. Upon review, Staff believes \$545,532 are potentially eligible components based on the Facade Improvement Program guidelines.

Based on the additional need as outlined by the third-party gap analysis, Staff is recommending the LRC award the Grain Elevator project \$72,500 in Facade Improvement Program funding for the creation of outdoor seating areas and landscaping as described in their BID and application materials. A not to exceed of \$72,500 would allow the LRC to contribute to closing the funding gap and achieve goals outlined in the Facade Improvement Program, funding half of the above stated improvements.

To date in 2026, the LRC has awarded \$17,343.53 in Facade Improvement Funds, out of a budgeted \$300,000. Based on a 2026 budget, if the LRC awarded the Grain Elevator the recommended amount in Facade Improvement funds, there would be \$210,156.47 remaining in the Facade Improvement Program budget for the rest of 2026.

Property Improvement Program

The Property Improvement Program provides grants to property owners and businesses for permanent upgrades to the interior of the building, components that stay with the building regardless of the tenant operating inside. In 2026, the LRC has allocated \$350,000 for the Property Improvement Program.

In addition to the TIF direct assistance and Facade Improvement Program assistance, the Grain Elevator Project has submitted a Facade Improvement Program request for \$600,000. As part of the application, the Grain Elevator project team submitted \$1,604,687 in project costs that they believe are eligible for inclusion as part of the

SUBJECT: THE GRAIN ELEVATOR FUNDING PROPOSAL**DATE: MARCH 11, 2026****PAGE 8 OF 9**

Property Improvement Program. Upon review, Staff believes \$369,277 are potentially eligible components based on the Property Improvement Program guidelines.

Based on the additional need as outlined by the third-party gap analysis, Staff is recommending the LRC award the Grain Elevator project \$91,500 in Property Improvement Program funding for construction of a new mezzanine, new stairs, new floor access, mesh dividers and new bar. These improvements would run with the property independent of any individual tenant operating within the building.

A not to exceed of \$91,500 would allow the LRC to contribute to closing the funding gap and achieve goals outlined in the Property Improvement Program, contributing almost half of the cost of the above stated improvements.

To date in 2026, the LRC has not awarded any projects funding out of the Property Improvement Program. If the LRC awarded the Grain Elevator the recommended \$91,500 in Property Improvement Program funds, there would be \$258,500 remaining in the Property Improvement Program budget for the rest of 2026.

FISCAL IMPACT:

If the staff recommendation is approved, the fiscal impact would be \$164,000 in program funding, with \$216,000 in TIF rebates. The \$164,000 in program costs are budgeted within existing allocations for 2026.

The TIF Rebate Agreement is based upon the new, increased property tax revenue generated by the redevelopment and would not impact the 2026 budget. Based on the staff recommendation for a 90% rebate, the LRC will see the remaining 10% increase in increment reflected in future budgets as the assessment process takes place. Future year LRC budgets will incorporate this rebate through line items for the remainder of the agreement terms.

RECOMMENDATION:

Staff recommends that the LRC fill the identified remaining funding gap of \$380,000 through a combination of \$216,000 in TIF rebates, \$72,500 in Façade Improvement Program funding and \$91,500 in Property Improvement Program funding.

	<i>Staff Recommendation</i>
<i>Tax Increment Rebate</i>	\$216,000
<i>Façade Improvement Grant</i>	\$72,500
<i>Property Improvement Grant</i>	\$91,500
<i>Historic Preservation Grant</i>	\$1,571,789
<i>Totals</i>	\$1,951,789
<i>Third-Party Gap Determination</i>	\$1,950,000
<i>Difference</i>	\$1,789

The project team has asked for additional funds including a contingency for “unforeseen circumstances.” As previously noted, the gap analysis report is supported by a final construction bid submitted by the applicant that includes all costs for rehabilitation and a contractor contingency, which reduces potential for variable costs associated with the project. Staff is aware that rehabilitation of the Grain Elevator may encounter unknown costs due to the complexity of the rehabilitation work associated with the age and type of building.

If there are significant changes to the project scope due to unforeseen circumstances, the applicant would be able to work with Staff on potential additional funding, either through the Historic Preservation or Urban Renewal program. Staff does not recommend funding additional unknown and speculative project scope until such additional work is identified and Staff has had the opportunity to work with the applicant on identifying the most appropriate funding source.

ATTACHMENT(S):

1. Grain Elevator Packet- Project Narrative, Direct Assistance Application, Façade Improvement Program Application, Property Improvement Program Application, Applicant Provided Information and BID
2. Staff Identified Program Eligibility Spreadsheet



LOUISVILLE MILL SITE REDEVELOPMENT HISTORIC GRAIN ELEVATOR REHABILITATION – THE GRAIN YARD LRC FINANCIAL ASSISTANCE GRANT REQUEST

Louisville Mill Site LLC & Louisville's Living Room LLC

Original TIFF Assistance App. Submitted 02/24/25 / 02/25/25 with Amendment 10/20/25

02/16/26 Update for LRC Grant Applications and 3rd Party Review
Façade Grant, Property Improvement Grant, & TIFF Assistance

LRC ASSISTANCE PROPOSAL - PROJECT NARRATIVE

Per your request, we are pleased to provide this addendum to our initial Grant Application (original application dated 02/24/25, amended 10/20/25). We understand that the magnitude of this grant request requires a great deal of review and scrutiny on your part and we are happy to provide any additional information that is required for the LRC review of our grant application.

This resubmittal is based on the city's request that we provide actual contractor bids in lieu of the contractor's estimate that we provided last September. I have provided you with a bid summary indicating the 3 bids that we received from pre-qualified general contractors. The bid that we are prepared to accept, subject to adequate funding, is the low bid received from Melton Construction, (copy attached).

Attached, as requested please find the following information, revised as noted:

- Louisville Grain Elevator Rehabilitation - LMS-LLC_Bid_Detail-LRC_ScopeOfWork-020626.pdf
- LRC Prop. Tax Increment Rebate Application-Louisville Mill Site 021526-Updated.pdf
- LRC Façade Improvement Program Application-Louisville Mill Site 021526.pdf
- LRC Property Improvement Program Application-Louisville Mill Site 021526.pdf
- Louisville Grain Elevator-Bid-Melton Construction.pdf

The Construction Drawings and Specification package as submitted for building permit and used for the general contractor bidding is in the DropBox below, as well as the structural engineer's review letter, and the PUD drawings:

DropBox Folder: Louisville_Grain_Elevator-Permit-CDs

https://www.dropbox.com/scl/fo/gp0xg8itbrzaf4fh12q48/APzBy22Z8waDVrx_BLUBryQ?rlkey=urp0li sq7nilr064491h8yhdn&st=liuwc7o6&dl=0

We have included the original PUD narrative at the end of this memo for reference, as well as a statement from the tenant, Grain Yard LLC regarding the business that will occupy this property.

You will note that the final bid from the selected general contractor and subs is less than our estimated construction cost in September 2025 (although two other bids we received were similar to our original estimates). Please note that the contractor's bid includes the entire project construction cost, minus the Warembourg Granary relocation and rehabilitation, and the interior finish by the tenant. The Bid Detail Form – LRC Scope of Work has breakouts for the LRC-eligible scope. The contractor's bid also does not include professional and permit fees, taxes, and other owner-carried costs which we have included on the Bid Detail Form.

HARTRONFT ASSOCIATES P.C.

Louisville Mill Site Redevelopment – LRC Assistance Proposal. – Update 02/15/26
Louisville Mill Site LLC & Louisville's Living Room LLC – THE GRAIN YARD



Please note that a Preservation Grant of \$1,475,000 has been applied for through the HPC grant program, as well as a New Construction Grant request for \$75,000.

See original application for LRC Property Tax Increment Rebate Assistance dated 2/24/25-2/25/25. Updates to the original submittal, and the 10/20/25 amendment are included herein as noted. In response to request for additional information, including comprehensive LRC grant requests, HPC grant requests, and final contractor bid, the attached information encompasses the entire LRC financial assistance request, including the Property Tax Increment Rebate Assistance, Façade Improvement grant request, and the Property Improvement grant request.

Regarding previous application which was submitted on 2/24/25, initially for the LRC Property Tax Increment Rebate Assistance, please note the following revisions, & additional information:

8. Anticipated Project Start

2/1/2025 – Design tasks & project initiation; 1/15/2026 – Pre-construction activities; 04/15/26 – Proposed on-site construction commencement.

9. Anticipated Project Completion

Summer-Fall 2026 – Temporary use of the 'Yard' and seasonal taphouse with food trucks;
Summer 2027 – Anticipated Project Completion & Full Occupancy

12. Estimated Total Project Cost

Estimated costs updated with contractor bid = \$5.0 million (not including land cost).

13. Amount of Public Infrastructure Assistance Funding Requested

As we are requesting multiple financial assistance requests herein, please note the following requested amounts for each program (subject to change based on HPC approved amounts):

\$ 243,350	Property Tax Increment Rebate Assistance Request (updated amount)
\$ 300,000	Façade Improvement Program Assistance Request (Separate application)
<u>\$ 600,000</u>	Property Improvement Program Assistance Request (Separate application)
\$1,143,350	Total – All LRC Assistance Requests
\$1,550,000	Total – All HPC Grant Requests

14. Outline of Public Infrastructure Improvements, with costs,

As we are requesting multiple financial assistance requests herein, please note the attached spreadsheet with breakouts of each funding request as well as the contractor's bid:

- Louisville Grain Elevator Rehabilitation - LMS-LLC_Bid_Detail-LRC_ScopeOfWork-020626.pdf
- Louisville Grain Elevator-Bid-Melton Construction.pdf

17. Submit project financials...

Please see attached supplemental information:

Grain Elevator – Project Proforma – For LRC Grant Application – Summary 02/15/26



Regarding additional information requested by 3rd party reviewer, please note that this supplement to the original application for the comprehensive LRC financial request package for this project, should adequately address the requested information. Regarding information specific to the tenant business operations, please note the following provided by the tenant:

The Grain Yard business plan concept includes the Food Truck Court paired with coffee shop and bar concept, with indoor and outdoor spaces for gathering. The tenant is using a rental rate of \$31/sf and a NNN of \$29/sf in their cost assumptions to develop a business plan that will be profitable. Current sales forecasts are roughly \$2.25m annually with 5% annual growth. The business is anticipated to employ 30 FTE.

We are not planning on other profit centers as part of the project at this point.

Please note that the Grain Yard business and the ownership of the Grain Elevator property are separate partnerships, so each has to stand on its own financially.

Regarding financing assumptions, we are utilizing a 6.5% interest rate for this proforma, which we believe is reasonable as we have seen some easing of interest rates recently. We are assuming standard financing for the project, with <75% loan to cost and > 1.20% debt coverage ratio. The project is currently projected with a CAP rate of 5.8, which we would have originally anticipated to be higher, but construction costs are higher than originally budgeted last year. We are currently projecting gap coverage of approximately \$2.7 million to obtain a return of 5.8% (7.6% 10yr IRR). Obviously, the level of financing and owner equity required will be determined based on the amount of funding that we are able to secure from the HPC and LRC assistance programs, and the final construction costs.

18. Submit a detailed project narrative and supporting visuals ...

Please see previously provided information with submittal dated 02/24/25-02/25/25. We have attached renderings of the proposed Grain Yard development and the full PUD and final construction documents, which may be reviewed via the DropBox link on page 1.

As demonstrated with our detailed 10-year proforma, the renovation and adaptive reuse of this unique historic structure will not be possible without significant public assistance. Such assistance will not simply be an investment in a private venture, but an investment in preserving and maintaining one of the most significant (if not the most significant) remaining structures from Louisville's early history. Bringing this building back to a functional use will increase sales and use taxes for Louisville, as well as increased property taxes. Revitalization of this southern area of downtown will have a positive impact on all of our historic downtown district and will provide a much improved gateway into Downtown. We look forward to accomplishing this important project together with the City of Louisville, the LRC and HPC.

Excerpt from PUD Submittal Documents:

The redevelopment of Louisville's historic Grain Elevator is intended to transform this iconic 120-year-old utilitarian agrarian structure into a vibrant venue that will become a community gathering place, contributing to Downtown Louisville's vitality. Please see the attached letter from the owners of The Grain Yard LLC, who will be the tenants of the building and site. Please note that the managing partners of the Grain Yard LLC are also partners in the ownership of the property as part of Louisville Mill Site LLC/Louisville's Living Room LLC ownership group.

The design for the Grain Yard redevelopment retains all of the original features of this historic landmark and provides for reconstructing the original porte cochere, wagon ramp and wagon

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Louisville Mill Site Redevelopment – LRC Assistance Proposal. – Update 02/15/26
Louisville Mill Site LLC & Louisville's Living Room LLC – THE GRAIN YARD



scales, which were an integral part of the original building design and function. We have proposed a small addition on the back of the building which will emulate a boxcar, in the location of the railroad siding that used to run behind the building. The proposed design for this first phase is consistent with the original PUD and SRU that was approved in 2015. This amendment to that PUD is intended to allow for some minor changes to the original approval, but is mainly a separation of this first phase from the rest of the development that is not currently moving forward. The grain elevator building will be fully renovated inside in the areas that will accommodate this new use, while preserving the historic fabric of the wooden structure, (even preserving evidence of the major fire that occurred in the past). The building will be ADA accessible, and energy upgrades will be provided as well as structural upgrades and new mechanical, plumbing, and electrical systems. A new, safer electrical service to the building will be provided to replace the antiquated electrical system, as well as new water and sewer services which are non-existent.

The site will be improved with landscaping, fencing and lighting for the open space in front of the grain elevator, (the 'Yard') which will be an area for community gathering, events and relaxing at this historic site, with spaces for food trucks. We envision interpretive historic signage and displays documenting the agrarian history of Louisville's early years and this building and site. We would like to work with the City of Louisville and the Museum to bring this history to life on this site. We would also like to move a small private granary from the Warembourg farm to the Grain Yard as a demonstration of how farmers stored grain on their private land versus this commercial grain elevator. We will utilize that small structure as a seasonal tap house for the Grain Yard in good weather. We may also propose landmark status for this structure.

We truly envision this project as a significant community benefit from an experiential and educational perspective. Again, the ability to have this type of a tenant utilize the building is perfect to sustain the history of this site, and Louisville's history into the future. It will activate the site and give people access inside this amazing wooden agricultural cathedral. The revenue from the commercial use of the building will provide the ability to properly maintain the property, which is not possible without a significant revenue stream and private investment into the building and the business.

As we will demonstrate with our grant assistance submittals to the LRC and the HPC, the redevelopment of this site and the renovation and adaptive reuse of this unique historic structure will not be possible without significant public assistance. Such assistance will be an investment together with a private venture for economic revitalization of this area, and also an investment in preserving and maintaining one of the most significant (if not the most significant) remaining structures from Louisville's early history. We look forward to accomplishing this project together with the City of Louisville, the Historic Preservation Commission and the Louisville Revitalization Commission. This one truly takes a village.

We are sensitive to possible concerns related to this proposed use at this site as they were expressed during the original PUD and SRU hearings. Parking is always a concern in downtown Louisville, and we have addressed this issue similar to the originally approved PUD and SRU. There are three commercial properties within this subdivision, which have entered into shared access, maintenance and parking agreements. As part of this development, we will be providing parking on site as required per the Downtown parking regulations, as well as providing 20 shared spaces on Lot 1 (including BNSF leased ROW) and Lot 3 with formalized access lanes through the combined site. We are also showing potential for approximately 30 additional parking spaces in the adjacent BNSF ROW leased area that is controlled by the City of Louisville. We would like to work with the city and the LRC to provide additional parking spaces for downtown in this area, which has been leased by the city for parking. Please note that there are 6 street-parking spaces directly in front of the site on County Road and a city parking lot is about ½ block from the site.

City of Louisville,

The ownership group of The Grain Yard, LLC is excited to begin the process of working with the City to bring the grain elevator back to the community.

We are proud to be the catalyst for the Restoration, Rehabilitation, and continued Preservation of the most historic commercial building in Louisville. It is our intention to work alongside the building owner to utilize the inherent strengths of the building and honor the history of the space.

Our concept as tenants of the building is to create a community gathering space. We will be open all day, every day as a place for people to gather, talk, and learn. Beyond the casual hangout moments, we plan to host pop up events, yoga classes, business meetings, private parties and public events, like museum tours. We will utilize lots of the cool spaces inside the building and also the yard between the building and the street.

We plan to sell all sorts of beverages from coffee and tea to kombucha and mocktails to beer and cocktails. We do not plan on having a kitchen, but rather we will partner with local restaurants like Azul Fuego and Lucky Pie during their slow hours and bring in food trucks during busy times. We will need to apply for a liquor license that includes the building and the outlot. The outlot will be fenced in to create a boundary for the license, but will be minimal in design to honor the conservation easement that requires the building not be obstructed.

We will also be coming to the City for a Special Review Use for outdoor dining and live music. The live music will be limited in frequency and size, with the sound directed to the North East, away from the residential neighbors.

Finally, we intend on submitting an application for a Business Assistance Package with the City prior to signing any lease agreement with the building owners. We hope for some use tax rebates for the tenant improvements that are quite complicated in this old building and a sales tax rebate for our first few years to help us get off to a profitable beginning.

We can't wait to work with a great team of building owners, architects, builders, City staff, boards and commissions, neighbors, and all residents to bring this idea to life and return the grain elevator to the community.

Sincerely,

Ownership Group of the The Grain Yard

**Louisville Grain Elevator - Rehabilitation
Louisville Mill Site LLC**

BID DETAIL FORM - LRC SCOPE OF WORK

Bidder:	
Melton Design Build	
Note - The Scope of Work listed on this Bid Detail Form is only Project Scope that is qualified per Louisville's LRC Façade Improvement, Property Improvement, or Infrastructure Grant Programs as indicated below. Note that some scope indicated is also part of the Historic Preservation Scope of Work. Bidders shall include the entire scope cost on each respective bid form for the Owner and City of Louisville to allocate to respective grant programs. This bid detail information is supplemental to the Bidder's Schedule of Values and Lump Sum Bid which will be utilized for the Contract for Construction. Bidder shall indicate the total lump sum contract amount for each numbered section below (no breakdown is required for each of the descriptive sub-categories in each section). If allowance is included, indicate by notation above the section amount. The Section Subtotal Costs indicated in each numbered section below shall be the total cost of the work included in the bid, including general conditions, General Contractor's fee, overhead and profit, etc. and any contingencies or allowances applicable to the section.	
Scope of work eligible for LRC Façade Grant	
3.1 Site Improvements	
Parking areas and bike parking	102,125
Creation of outdoor seating areas, landscaping, etc. (BOSC)	145,000
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$247,125
3.3 Building Structural System - Reconstruction of Original Historic Details	
Reconstruct wagon ramp, porte cochere & boardwalk	
Reconstruction of original Porte Cochere wall and roof to cover wagon ramp	29,121
Reconstruct wagon ramp with grate at boot pit opening per original. Area of wagon ramp beyond wood framing to be concrete slab and ADA Ramp.	31,353
Reconstruct wood Boardwalk along west side of building with stairs on each end. Add railings for safety where required (to be differentiated from original construction per NPS guidelines).	49,413
Allowance to disassemble scales, move and reassemble Scale equip. & infill excavated scale pit at existing site, including scale platform is BOSC. (Cost not included in this scope bid detail.)	35,000
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$144,887
3.4 Exterior Wall Construction	
Selective repair or replacement of severely damaged wood shiplap siding (extensive at section 5 and upper north wall of section 3 completed). Addl. siding replacement as required (VIF w/Arch)	71,115
Selective repair or replacement of severely damaged wood tongue and groove siding (VIF w/Arch)	
Repaint exterior of building - repainting with moderate prep required & some siding repair remains	60,447
Paint new elements with primer + 2 coats (boardwalk, porte cochere, wagon ramp)	
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$131,562

**Louisville Grain Elevator - Rehabilitation
Louisville Mill Site LLC**

BID DETAIL FORM - LRC SCOPE OF WORK

3.5 Envelope - Roofing & Waterproofing	
Metal roofing, flashings gutters & downspouts -Porte Cochere only	13,319
Membrane roofing, flashing, etc. at wagon ramp over basement space	3,897
Below Grade Dampproofing for entire perimeter of existing building	6,245
Reconfigure gutters as required for proper drainage, discharge to rain gardens for WQ	24,230
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$47,691
3.6 Windows & Doors	
Restore/replace all windows	
Replace (7) eight lite double hung wood windows and frames to match original	
Replace (4) two lite double hung windows	74,163
Repair (2) fixed four lite windows (2'x2') section 5	
Reconstruct existing eight lite double hung wood window (no glass - inside section 3)	
Restore Doors	
Replace 50% of the wood on the sliding doors (6'x7')	
Sand and refinish 4 panel wood door, refurbish hardware non-operating	
Replace 50% of the wood boards composing exterior doors (3'x7')	26,113
Restore/Replace Hardware	
Remove, wire brush and oil all hardware that remains	
Install hardware to match historic as closely as possible	
New barn door rollers and track for sliding door to match original	
New Entry Doors (in former sliding barn door locations)	
At 2 main entry doors from Boardwalk, provide code-compliant steel and glass entry/egress doors	11,116
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$111,392
Total General Contractor Bid Amount for this Bid Detail Form - LRC Façade Grant =	\$682,657
Scope of work eligible for LRC Property Improvement Grant - Existing Building Rehab.	
3.1 Site Utilities	
Water Service - 1" Domestic, 4" Fire Service	137,254
Sanitary Sewer Service	84,102
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$221,356
3.5 Envelope - Energy Efficiency	
Provide code compliant wall and roof/attic insulation enclosing conditioned spaces in existing bldg.	79,764
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$79,764

**Louisville Grain Elevator - Rehabilitation
Louisville Mill Site LLC**

BID DETAIL FORM - LRC SCOPE OF WORK

3.7 Interior Rehabilitation (Code, Safety, and Function)	
Provide new mezanine in Section 5 and new stair in Bin 3 for access	167,861
Provide new floor areas in 5 bins including door openings, ceiling panels, etc. for additional seating.	
Provide mesh dividers in basement to crawlspace areas.	10,705
Provide Bar construction (partially BOSC) including all plumbing and electrical requirements.	
Provide code compliant stair from first to second level and from first level to basement in similar location to existing. Remove non-compliant access ladders (ship ladders).	84,223
Replace finish floor board (BOSC) & subfloor - all Sections (varies from 1"x6" or 1"x8" or x 10) - Allowance	
Media blast wood surfaces in the building - (Tenant option BOSC - Only at peeling painted areas or similar)	
Treat charred wall areas to avoid dusting for safety. BOSC	TBD
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$262,789
3.8 Mechanical Systems and Fire Protection (includes only cost for existing building)	
Provide crawlspace ventilation to mitigate moisture and potential wood deterioration and mold.	26,724
Provide fire sprinkler system in existing building to protect structure - dry system to avoid freezing	136,226
Provide fire alarm system in existing building to protect structure (required with fire sprinklers)	
Provide plumbing system rough-in (no interior tenant finish) in existing building only	269,929
Provide all electric heat pump system for conditioning the occupied portions of existing building	187,417
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$620,296
3.9 Electrical Systems (includes only cost for existing building)	
Electric Main Switchgear and Service to Transformer (Xcel cost by owner)	370,482
Branch Circuits, Panels, Outlets & Lighting for existing building only (no specialty fixtures)	
Section Subtotal Construction Cost w/General Conditions, GC's Fee/OH&P, etc. =	\$370,482
Xcel Service Cost Allowance - Paid By Owner (no GC Fee/OH&P) =	\$50,000
Total General Contractor Bid Amount for this Bid Detail Form - LRC Prop. Imp. Grant - Rehab =	\$1,604,687
Scope of work eligible for LRC Property Improvement Grant - New Building Addition to East	
Building Addition	
All work required to create new "boxcar" addition to the east of the existing building, including structure, interior and exterior finishes, restrooms, complete MEP, etc.	
Total General Contractor Bid Amount for this Bid Detail Form - LRC Prop. Imp. Grant - Addition =	\$838,662
Subtotal Construction Costs Including General Conditions & GC's Fee/OH&P	
Total General Contractor Bid Amount + BOSC for this Bid Detail Form - LRC Scope of Work =	\$3,126,006

**Louisville Grain Elevator - Rehabilitation
Louisville Mill Site LLC**

BID DETAIL FORM - LRC SCOPE OF WORK

Estimated Soft Costs, Fees, Taxes, and other costs for this Scope - By Owner (not included above):		By Owner (not GC)
Owner's Construction Contingency for Hidden Conditions & Unforeseen Events	10%	\$312,601
Building Permit & Plan Review Fees		\$40,638
Taxes, other fees, etc. paid at permit		\$103,158
Tap Fees paid at permit		
Builder's Risk Insurance - Carried by Owner		\$87,528
Engineering Fees subsequent to initial stabilization		\$125,040
Architecture Fees subsequent to initial stabilization - Note 25% discount (Owner/Architect)		\$199,283
(3.2.1) Geotechnical Engineering Fees & Construction Phase Material Testing		\$5,668
Planning/Architectural Fees for PUD/SRU @25% discount (Not included in Grant Request)		
Owner's Representative / Project Manager (Not included in Grant Request)		
Note - Other Public Approval & Grant processing costs, legal & accounting (Not included in Grant Request)		
Estimated - Owner's Direct Project Soft Costs		\$873,916
Total Qualifying Project Costs -All LRC Grant Programs		
Total GC Bid Amount & BOSC work plus Soft Costs for this Bid Detail Form - LRC =		\$3,999,922
Total GC Bid Amount & BOSC work plus Soft Costs for this Bid Detail Form @ 50% - LRC =		\$1,999,961
Façade Grant Program Qualifying Construction Costs		\$682,657
Façade Grant Program Qualifying Soft Costs		\$190,846
Total Potential Façade Grant @ 50% Qualifying Costs - LRC =		\$436,751
Total Façade Grant Request - LRC =		\$300,000
Property Improvement Grant Program Qualifying Construction Costs		\$1,604,687
Property Improvement Grant Program Qualifying Soft Costs		\$448,611
Total Potential Property Improvement Grant @ 50% Qualifying Costs - LRC =		\$1,026,649
Total Property Improvement Grant Request - LRC =		\$600,000
Property Improvement Grant Program - Building Addition Qualifying Construction Costs		\$838,662
Property Improvement Grant Program - Building Addition Qualifying Soft Costs		\$234,459
Total Potential Building Addition Grant @ 50% Qualifying Costs - LRC =		\$536,560
Total Building Addition Grant Request - LRC =		\$0
Note - The sums on this form are not additive to the HPC Grant form as some categories are duplicated.		
BOSC = By Owner's Separate Contractor(s)		

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View results

Respondent

1

J. Erik Hartronft

128:36

Time to complete

Louisville Revitalization Commission

The LRC has established a Special Fund in which it deposits incremental property tax revenues generated from improvements in the URA. The LRC is authorized to use deposited tax revenues to provide assistance to projects that eliminate the blighting factors identified when the URA was formed, and that otherwise meet the Plan's purpose. The financial assistance is targeted to stimulate private investment within the URA to accomplish the Development and Design Objectives set forth in the Plan (pg. 19).

Property Tax Increment Rebate Assistance

In 2019, the Louisville City Council and LRC adopted a "Property Tax Increment Financing Rebate Assistance Policy," by which the LRC is authorized to make rebates of a percentage of property tax increment revenues generated by properties within the URA to the property owner in order to support projects that may provide exceptional and unique public benefits ("Direct Assistance").

It is the City's general intent to use urban renewal funds to support public infrastructure improvements needed to facilitate private investment and reinvestment in the URA. But in unique situations, and on a case-by-case basis, in the sole and absolute discretion of the LRC and the City, Direct Assistance may be used to fund certain private project components. To be awarded Direct Assistance, applicants must demonstrate that the proposed project would provide exceptional and unique public benefits, and would not be reasonably expected to be feasible without public financial or other economic support.

For a private property owner to be considered for Direct Assistance, a proposed project must:

- Support the overall goals of the City and the Plan;
- Promote an environment which allows for a range of uses and product types which can respond to market conditions over time;
- Further the goals and objectives of the Louisville Comprehensive Plan, Highway 42 Revitalization Area Urban Renewal Plan, Historic Preservation Plan, and other relevant policies; and
- Leverage the community's investment in public improvement projects in the Area.

In addition to eliminating and preventing blight (see page 7), proposed projects must address at least three or more of the objectives outlined in the Plan, including:

- Improve relationship between the URA and surrounding areas;
- Provide uses supportive of and complementary to planned improvements;
- Encourage a mix of uses and/or mixed-use projects;
- Promote a variety of products to address multiple income segments;
- Provide ease of vehicular and pedestrian circulation and improve connections;
- Encourage continued presence of businesses consistent with the Plan vision;
- Mitigate impacts from future transportation improvements;
- Encourage public-private partnerships to implement the Plan;
- Encourage shared parking among projects in the area; and
- Landscape streetscapes to unify uses and plan components.

Potential Financial Assistance

To be awarded Direct Assistance, the applicant must clearly demonstrate that the proposed project will provide the clear and present potential to generate substantial increases to the property tax revenues directly attributable to the project that could support the sharing of the incremental

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- The LRC and the City may consider awarding a 90% property tax increment rebate for a period of up to ten (10) years from the completion of the incremental property tax revenues directly attributable to the project. However, for projects that provide extraordinary community benefits or will generate substantial sales and other taxes for the City, the LRC and the City Council may consider awarding up to a 90% property tax increment rebate for a period of up to ten (10) years. No assistance will be granted to a project beyond the 2032 LRC budget year.

Evaluation Criteria

After a property owner submits an application for Direct Assistance, the application will be evaluated based on how the project ensures positive impacts to the community and how the project addresses the following criteria:

- The elimination or prevention of blight in the URA.
- The ability to stimulate growth and reinvestment in the URA.
- The magnitude of positive effect caused by the project.
- The need for public assistance to complete the project.
- The economic benefits to the community from the project.
- The effect of the project on surrounding property.
- The increase in property value created from the project.

For any proposed projects within Downtown Louisville, the Commission will also consider whether the project is consistent with the City's historic preservation goals and objectives.

In addition to the criteria listed above, the LRC will give special consideration to projects that will generate Sales Tax and other forms of tax revenue increases to the City. The Commission may also consider significant community benefits of a project, such as:

- Indoor and outdoor public spaces;
- Public art;
- Affordable housing;
- Transportation infrastructure improvements;
- Parking provided beyond the needs of the project; and
- Historic building restoration or improvements.

Transfers or Assignments

Once executed, Property Tax Increment Rebate Agreements are transferable or assignable only to following person or entities:

- A new entity wholly or significantly owned by the previous owners of the project.
- One or more business or tenant, or an entity owned and controlled by the business or tenant, occupying the building.
- An unrelated entity upon prior written consent of the City and the LRC, but only after the project receives a Certificate of Occupancy following construction completion.
- To an unrelated entity during construction of the project, but only upon the applicant's showing of good cause, and upon the prior written consent of the City and the LRC.

Process Requirements

Staff recommends a pre-application meeting to review project eligibility, program criteria, and the proposed project.

• Applicant submits completed Application for Direct Assistance to staff.

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ment costs and a financing and operating plan.

- All financial information shall be referred by the LRC to a qualified professional for a third-party review. The cost of the third-party review will be split between the LRC and applicant 50/50. If the project is ultimately constructed, the LRC will rebate the applicant's its 50% payment upon issuance of the Certificate of Occupancy.
- Staff will review the project, considering alignment with the Plan objectives, this policy, and applicable evaluation criteria.
- Application is presented at a regular meeting of the LRC.
- If a majority of the Commission is supportive of the project at a high level, the third-party financial review will be conducted. At a later meeting, this information will be considered by the LRC and they will indicate whether they support or oppose providing Direct Assistance for the project, subject to the applicant's entrance into a Property Tax Increment Rebate Agreement. Should the LRC support the project, the LRC will give guidance about the parameters of terms for such Agreement.
- Staff develops a Property Tax Increment Rebate Agreement for the LRC's consideration. This Agreement must then be approved by the City Council and then finally approved by the LRC prior to execution by the LRC and the applicant.
- Rebate payments are made only after the project has been completed, receives Certificate of Occupancy, and has achieved an increase in property taxes on the subject property. Rebates will be paid based on the increment generated on the subject property, usually over a period of years.

As each project is unique, the LRC may ask the applicant for additional information after an initial review. The Application is not an offer to contract and the submission of an Application confers no rights, duties, or entitlements to any party. The provision of assistance is at the sole discretion of the LRC, and the LRC reserves the right to reject or approve requests for assistance on a case-by-case basis. Meeting LRC objectives or policies does not assure any award of assistance and decisions concerning one project do not set any precedent with respect to any other project. The availability of funding on an annual basis will also be considered by the LRC in processing an application.

All development in the URA must conform to the City's Comprehensive Plan, zoning code, building codes, applicable design standards, and any site-specific zoning for the subject properties.

Application

Please complete all questions below to ensure staff has sufficient information to review and process your application. Applications will not be scheduled for consideration by the LRC until a completed application is received.

All information submitted to the LRC or the City of Louisville is subject to public disclosure, consistent with the requirements of the Colorado Open Records Act, the City of Louisville Charter, and related City policies and procedures.

1. Applicant Name *

Erik Hartrnft, Manager, Louisville Mill Site LLC and Ross Bowdy, Managing Member, Louisville's Living Room LLC

2. Applicant Email *

erik@hapcdesign.com and ross@foxpropertymgmt.com

3. Applicant Phone Number *

303-673-9304

4. Is applicant the owner? If applicant is not owner, staff will request a letter of authorization to proceed with the application. *

☒ Yes

☐ No

5. Project Name *

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6. Project Address *

540 and 520 County Road, Louisville, CO

7. Project Description *

Louisville Mill Site LLC & Louisville's Living Room LLC are proposing to redevelop Lot 2 and Outlot A of the Louisville Mill Site Subdivision.

This will include the historic grain elevator and the outlot/open space in front of the grain elevator. Louisville's Living Room LLC is proposing to create a unique food beverage venue in the grain elevator that will showcase this historic structure and add vitality to the southern end of Downtown Louisville. The existing grain elevator will be extensively restored and renovated to be usable as a commercial venture. The 'Grain Yard' will highlight the open space in front of the grain elevator and will become a vibrant, active part of the concept as an informal gathering space for the community and a new outdoor area for events. The redevelopment will focus on 520 and 540 County Road, and will affect 500 and 544 County Road only as necessary for utilities, drainage and access.

8. Anticipated Project Start *

2/1/2025 -Design tasks & project initiation; 1/15/2026 - Pre-construction; 4/15/26 - On-site construction commencement

9. Anticipated Project Completion *

Summer-fall 2026 -Temporary use of the 'Yard' and seasonal taphouse; Summer 2027 - Project Completion

10. If this proposed project requires any zoning approvals (PUD amendment, variance, Special Review Use, etc.) please describe the status of the zoning application. If no zoning process is required, please answer "Not applicable". *

The Project will require an amendment to the original PUD and SRU approved in 2015. The previous approvals are the basis for the approval we are seeking for the PUD/SRU Amendment, which include only minor changes to the original PUD/SRU. The property is a designated landmark and has previously received approval for a Landmark Alteration Certificate which will be amended for minor changes. We have initiated all of these processes, and the Planning Commission has approved the PUD.

11. Please describe the Project Benefit to the Hwy 42 Urban Renewal Area as well as adjacent properties and neighborhood. *

We are planning a very substantial investment of time and money into this historic property, which has been dormant for almost a half of a century, and at one point faced demolition. This project includes a full restoration of the historic facade with a reconstruction of the historic porte cochere wagon entry, and an entire rehabilitation of the interior of the structure to support the new business at this location. A sensitive addition on the back for additional seating area and functional space for the business is also planned. The open space in front of the Grain Elevator will be an active gathering space for the community. All of this will increase property values in this area of Louisville, create a vibrant southern anchor for Downtown Louisville, and promote other investment in Downtown. By renovating this structure to accommodate a new business, we will be providing an economic engine which will enable the preservation and utilization of this iconic symbol of Louisville's heritage for the long term.

12. Estimated Total Project Cost *

\$5.0 million (not including land cost)

13. Amount of Public Infrastructure Assistance Funding Requested *

The project is very costly compared to the amount of income that is possible using comparable (higher end) lease rates for downtown Louisville. We understand that the LRC Direct Assistance maximum amount would be in the form of TIF reimbursement of 90% of the increased property taxes over 10 years (subject to application of sunset requirements of the URA). We will be requesting the maximum amount available due to the extraordinary nature of this project.

Note - Total LRC Funding Request = \$243,350 TIF + \$300,000 Facade Grant + \$600,000 Property Improvement Grant

14. Outline of Public Infrastructure Improvements, with costs, to match assistance funding requested. Outline should break-out the improvements, any professional services or fees, and contingency. *

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Please see attached construction bid from Melton Construction and associated Bid Detail Form - LRC Scope of Work.

15. Please describe the risks associated with this project. *

- Unknowns related to the construction and rehabilitation of this unique 120 year-old structure.
- Changing labor and material costs due to political shifts and potential inflation.
- Unknown future changes to interest rates and bank requirements.
- Unknown future changes to insurance market
- Potential lack of adequate public funding (LRC and HPC).

16. Please describe the applicant's experience with similar projects. *

Erik Hartronft has been practicing architecture and developing real estate projects for over 45 years. One of his areas of expertise has been with the renovation, preservation and rehabilitation of dozens of historic buildings. Examples of his historic preservation experience includes the renovation of Macky Auditorium, Old Main and Hale Sciences building at the University of Colorado, the Mayan Theater in Denver, reconstruction of Hoch Auditorium at the University of Kansas, and many more. He was an owner and architect/developer of the State Mercantile Building in downtown Louisville and has assisted many clients with development projects in Louisville, including dealing with the HPC and LRC as architect/planner and advisor. Erik has been a Louisville resident for over 40 years and has maintained his businesses in Louisville for 28 years. He began investigating the feasibility of rehabilitation of the grain elevator with city officials in 2010. He partnered with Randy Caranci to purchase the property in 2013 and accomplish the initial structural stabilization phase of the renovation, and remains a managing partner in the property with new partners, Louisville's Living Room LLC.

The tenants that we are working with to occupy the new space have a rich history of running successful businesses. There are several owners in this large group, but they were all born and raised in Boulder County. Their experience spans many different industries including special events, service, retail, restaurants, and food manufacturing. Locally, they have run the Wintercraft Beerfest at CU Boulder, Old Friends on Front Street, The Oyster Catcher, Little Red Hen Bakery, and Goldies and the Roost in Washington. They have a love for community and creating spaces and events that bring people together to enjoy great people, food, drinks, and atmosphere. The concept that they have for the old grain elevator brings all of their collective expertise to bear. It is rare to have this kind of group come together to create something in their own backyard. They were not looking for a location to start this new venture, rather they saw this location and envisioned what could be done there. With the help of the City of Louisville and all of the amazing residents, this building and the yard in front of it will be a wonderful community gathering place.

17. Submit project financials, including a 10-year proforma for the project, a Sources& Uses Budget for the entire project, and assumptions for Retail Sales and Property Assessed Valuation of the project (for residential and commercial uses) by year. Please note: This form of financial assistance requires a third-party financial review. The cost of the third-party review will be shared between the LRC and the applicant (each pay 50%). If the project is ultimately constructed, when the Certificate of Occupancy is issued, the LRC will rebate the applicant's portion of the cost. Please send any attachments to EconomicVitality@Louisvilleco.gov. *

Please see attached proforma

18. Submit a detailed project narrative and supporting visuals, such as concept plans, building design/elevations, etc. This information will form the substance of a presentation to the Commission to convey the nature and benefit of the project. Please send any attachments to EconomicVitality@Louisvilleco.gov. *

Please see attached

Blight Conditions Report

Please provide a short description of how the project addresses the following blight conditions identified in the Hwy 42 URA. Not all conditions are present on all properties; applicants should focus on describing the conditions related to the proposed Public Infrastructure Improvements for their

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- ORIGIN: RENEWAL PLAN, LLC - Identifying Conditions Section, pg. 12 of report
<https://www.louisvilleco.gov/home/showpublisheddocument/2901/637304169831030000>
- Conditions Survey:
<https://www.louisvilleco.gov/home/showpublisheddocument/7730/637304148574700000>

19. A) Slum, deteriorated, or deteriorating structures *

The current property is not occupied and is not habitable in its current condition. We have accomplished an initial phase of mitigation and structural stabilization, but the structure is still prone to vandalism, animal infestation, and ongoing deterioration from the elements. Without a source of income for maintaining the structure, it will be difficult to prevent ongoing deterioration. A tenant utilizing this structure will provide increased tax base and a revenue source for building maintenance

20. B) Predominance of defective or inadequate street layout *

N/A

21. C) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness *

N/A

22. D) Unsanitary or unsafe conditions *

This vacant building is an attractive nuisance for vandalism, and also attracts animal intrusions.

23. E) Deterioration of site or other improvements *

Without a tenant providing a source of revenue, the site and building cannot be maintained in good condition.

24. F) Unusual topography or inadequate public improvements or utilities *

The current electrical service is inadequate and antiquated, and there is no water or sewer service.

25. G) Defective or unusual conditions of title rendering the title nonmarketable *

N/A

26. H) Existence of conditions that endanger life or property by fire and other causes *

This commercial building which is constructed entirely of wood has no fire sprinkler system and has an outdated electrical system.

27. I) Buildings that are unsafe or unhealthy for persons to live or work *

The building is currently uninhabitable due to reasons indicated herein.

28. J) Environmental contamination of buildings or property *

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29. K.5) Existence of health, safety, or welfare factors requiring high levels of services *

(Factors referenced elsewhere herein.)

30. By entering your name below, you attest that all of the information contained above is correct and represents the intent to fund public infrastructure investments in the Hwy 42 Urban Renewal Area. *

J. Erik Hartoft

31. Date of application submission *

2/24/2025

Updated 02/15/26





Facade Improvement Program Application

* Required

Application

1. Email Address *

erik@hapcdesign.com

2. Business Name *

Louisville Mill Site LLC

3. Business Address *

950 Spruce Street, Suite 2C, Louisville, CO 80027

4. Contact Person *

J. Erik Hartronft

5. Contact Phone Number *

303-673-9304

6. Is applicant the property owner? *

☒ Yes☐ No

7. Property Owner (if different than the applicant) *

Enter your answer

8. Property Owner Address *

950 Spruce Street, Suite 2C, Louisville, CO 80027 (Property address is 540/520 County Road, Louisvill

9. Building Square Footage *

Total area = 10,978 (sprinklered) with 5,248 sf conditioned usable tenant space

10. Year Building was constructed *

1905 +/-

11. Current Use ^

Vacant

12. Future Use *

Taphouse, Coffee Shop, Food Truck Court and Community Gathering

13. Project Description *

See Attached.

14. Project Will Include the Following: *

☐ Restoration and cleaning of masonry (brick, stone and concrete)

- ☒ Repair or replacement of windows (historic windows should be repaired)
- ☒ Lighting attached to the building
- ☒ Restoration and repair of original architectural details
- ☒ Removal of inappropriate facade materials
- ☒ Installation or repair of awnings or canopies
- ☒ Improvements to alley entryways
- ☒ Parking lot/infrastructure improvements that are accessible to the general public
- ☒ Creation of or improvement to outdoor seating areas
- ☒ Repair or replacement of primary/main doors
- ☒ Painting
- ☒ Permanent or reusable signage (must meet sign code requirements)
- ☒ Zoning review fees or architectural costs

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown and BIDS to EconomicVitality@LouisvilleCO.gov) *

Please see attached: Louisville Grain Elevator - Rehabilitation - Bid Form - LRC Scope of Work and Construction Bid from Melton Construction.

16. Estimated Total Cost of Improvements *

\$5.0 Million

17. Facade Funding Requested from LRC *

\$300,000

18. Project Start Date *

4/15/2026



19. Project Completion Date *

4/15/2027



20. I believe I meet all eligibility requirements as stated in the program. *

☒ Agree

21. Are you making any additional improvements aside from those stated in the application? *

☒ Yes☐ No

22. If Yes to the above, please describe the additional improvements.

The tenant will be making interior improvements, including finishes, and construction of a bar, installation of coolers, and bar equipment and furnishings for the taphouse as well as landscaping, equipment, furnishings and improvements for the outdoor eating and drinking establishment use.

23. I acknowledge that these improvements have not yet been completed, and that any improvements will be approved through the required City processes. *

☒ Agree☐ Disagree

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LRC Property Improvement Program Application

* Required

Process

An applicant must submit a full application to Economic Vitality staff.

A full application includes:

- A detailed project narrative
- Project renderings
- Cost estimates/BIDs (for interior improvements and total project work)
- Employment impacts
- Project timeframes
- Business W9
- Letter of authorization from property owner if work is not being done by the property owner

*The project will also need to go through all City processes related to the project. Processes include but are not limited to Historic Preservation review and Historic Preservation Commission approval and reviews/approvals with the Planning and Building departments. The project must receive all necessary approvals before construction and once construction is complete before reimbursement.

Once submitted, the application will be reviewed by staff. Staff will review for completeness and will ask for any additional information needed to draft a scope of work and project recommendation. Staff will then present the application and recommendation to the LRC for review and the LRC will decide regarding project funding. The LRC has discretion to determine funding levels.

*If a project is denied, they are not prevented from coming back with a different proposal.

1. Email Address *

erik@hapcdesign.com

2. Business Name *

Louisville Mill Site LLC

3. Business Address *

950 Spruce Street, Suite 2C, Louisville CO 80027

4. Contact Person and Title *

J. Erik Hartrnft

5. Contact Phone Number *

303-673-9304

6. Is applicant the property owner? *

☒ Yes

☐ No

7. Property Owner (if different than applicant)

NA

8. Property Owner Address *

950 Spruce Street, Suite 2C, Louisville CO 80027 (Property Address is 540/520 County Rd. Louisville)

9. Building Square Footage *

Total area = 10,978 sf (sprinklered) with 5,248 sf conditioned usable tenant space

10. Year Building was Constructed *

1905 +/-

11. Current Use *

Vacant

12. Future Use *

Taphouse, Coffee Shop, Food Truck Court and Community Gathering

13. Project Description *

See Attached.

14. Project Will Include the Following *

- ☒ Tenant Improvement- Walls, Lighting, Bathrooms, Windows, Floor Plans, Additions
- ☒ New Infrastructure or Infrastructure Relocation
- ☒ ADA Compliance
- ☒ Utility Improvements or Utility Upgrades
- ☒ Full rehabilitation of historic building and :

15. List Proposed Improvements (Please email an itemized budget/detailed cost breakdown to EconomicVitality@LouisvilleCO.gov) *

Please see attached: Louisville Grain Elevator - Rehabilitation - Bid Form - LRC Scope of Work and Construction Bid from Melton Construction.

16. Estimated Total Cost of Improvements *

\$5.0 Million

17. Property Improvement Funding Request from LRC *

\$600,000

18. Project Start Date *

4/15/2026



19. Project Completion Date *

4/15/2027



20. Are you making any additional improvements not listed in this application? If so, please describe additional improvements.

The tenant will be making interior improvements, including finishes, and construction of a bar, installation of coolers, and bar equipment and furnishings for the taphouse as well as landscaping, equipment, furnishings and improvements for the outdoor eating and drinking establishment use.

21. I believe I meet all eligibility requirements as stated in the program *

☒ Yes☐ No

22. I acknowledge that these improvements have not yet been completed, and that any improvements will be approved through the required City processes. *

☒ Yes☐ No

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The Grain Yard
540 County Rd., Louisville, CO 80027
Pre-Construction Consultant/Estimator: Andrew Breen
Architecture by Hartronft Associates

Description	Combined Total	Summarized Totals
By Ownership - Excluded in Estimate		
GeoTech/Arch Design/Engineering	\$0	
Tap fees, Permits, Plan Review and Use tax Fees	\$0	
Development fees, Dry and Wet Utility Company fees	\$0	
Excludes abatement of hazardous materials	\$0	
3rd party inspection expenses (GC too coordinate inspections)	\$0	
All call out notes that mention (BOSC)	\$0	
DIVISION 1 - GENERAL CONDITIONS		\$373,760
General Conditions		
Project Management	\$91,200	
Project Engineer/Coordinator	\$35,200	
Superintendent	\$163,200	
General Labor	\$28,000	
Accounting	\$12,100	
Toilets	\$13,160	
Dumpsters	\$2,250	
Jobsite security fence	\$15,400	
Job Trailer (We plan to office inside the building)	\$0	
Office Supplies, printing, software	\$3,850	
Final Clean	\$9,400	
Weather Conditions		
BID Allowance #1 - Weather Conditions	\$40,000	\$40,000
DIVISION 2 - SITE WORK		\$412,596
Irrigation/Landscaping		
Contractor to install all sleeving for the Irrigation per sheet IR100	\$2,650	
Irrigation system and Landscaping (BOSC)		
Site Work & Utilities		
Site Demolition	\$11,230	
Erosion Control	\$2,848	
Excavation/Export/Import/backfill/Compaction	\$122,049	
New Utilities	\$222,394	
Surveying	\$19,500	
Asphalt Paving		
Asphalt Paving	\$31,925	
DIVISION 3 - CONCRETE		\$157,355
Footings, Foundation walls and Slab	\$62,566	
Site concrete	\$94,789	

DIVISION 4 - MASONRY		\$0
N/A	\$0	
DIVISION 5 - STEEL		\$251,800
Steel columns/Beams/stairs/handrails/Architectural metals	\$251,800	
Custom barn door (Frame is included in number above)	\$0	
DIVISION 6 - WOODS		\$ 388,602
Rough Framing		
BID Allowance #2 - Existing siding repair/replacement	\$20,000	
BID Allowance #3 - Wood stud, floor joist & subfloor repair	\$15,000	
BID Allowance #4 - Bin floor & Wall Repair	\$30,000	
Rough framing material	\$133,890	
Rough framing Labor	\$137,172	
South Deck (material) - Provide decking material	\$9,695	
South Deck (labor) - Labor to install decking material	\$8,320	
Window installation	\$3,375	
Jobsite cleaning	\$7,650	
Dumpsters/Recycling	\$7,500	
Rental equipment	\$16,000	
Millwork		
All millwork and finishes are (BOSC)	\$0	
DIVISION 7 - THERMAL PROTECTION		\$157,012
Damproof/Waterproofing		
Damproof/Waterproofing	\$3,210	
Gravel on Vapor barrier	\$4,900	
Exterior Site caulking	\$2,450	
Insulation		
Wall, ceiling, rigid insulation & vapor barrier	\$67,500	
Roofing		
Membrane roofing, standing seam & Corten panels	\$60,312	
Gutters/Downspouts	\$18,640	
DIVISION 8 - DOORS & WINDOWS		\$131,030
Doors		
Doors/Frames (Material fabricated and delivered)	\$41,474	
Door Frame/slab and hardware install	\$3,135	
Rolling doors 105A & 105C (Refurbish and replace hardware)	\$3,800	
Storefront Doors/frames	\$14,397	
Windows		
Operable windows & sliding doors - Material	\$53,263	
Install - (Included in framers number)	\$0	
Skylights		
(4) new Skylights & wagon ramp skylight/walkable	\$14,961	
DIVISION 9 - FINISHES		\$126,566
Drywall & Paint		
Drywall & Cement board (restrooms)	\$6,712	
Drywall - boxcar walls/ floor insulation assembly/Drywall where spray foam	\$25,102	
Corten Wall panels (restrooms)	\$5,338	
Painting and coating	\$47,065	
Lead Abatement contingency	\$15,000	
Flooring		

Sealed concrete (basement & boxcar)	\$6,320	
Floor and wall tile in restrooms	\$18,104	
Carpet walk off tile and rubber base	\$2,925	
DIVISION 10 - SPECIALTIES/ACCESSORIES		\$26,496
Specialties		
Code signage	\$3,500	
FRP	\$2,451	
Bathroom accessories	\$19,595	
Knoxbox	\$950	
DIVISION 11 - EQUIPMENT		\$0
Any kitchen equipment, appliances and bar/tap equipment is (By Owner)	\$0	
DIVISION 12 - FURNISHINGS		\$0
N/A	\$0	
DIVISION 13 - SPECIAL EQUIPMENT		\$1
N/A	\$1	
DIVISION 14 - ELEVATORS		\$65,818
New Lift for Kegs	\$65,818	
Optional enclosure & gate package - Excluded	\$0	
DIVISION 15 - MECHANICAL		\$575,708
Fire Supression		
Fire Supression (dry system)	\$96,208	
	\$0	
Plumbing		
Plumbing Building	\$295,000	
HVAC		
Unit heaters, new RTU's, ventilation	\$184,500	
DIVISION 16 - ELECTRICAL		\$490,558
Electrical		
New panels, switchgear, power, occupancy sensors & light fixtures	\$469,462	
Fire Alarm	\$21,096	
Low Voltage (Conduit runs only)	\$0	
Subtotal	\$3,197,302	\$3,197,302
Subtotal	\$3,197,302	\$3,197,302
(FEE) - General Liability / Overhead / Profit	\$239,798	\$239,798
Estimated Permit Fees (By Owner)	\$0	\$0
General Contractor - Contingency	\$159,865	\$159,865
General Conditions - Contingency due to weather delay notices	\$31,000	\$31,000
(In the event of overrun on CPM schedule)		
Estimate Total:	\$3,627,965	\$3,627,965

***Please note all Change orders will be marked up at 10% OH&P**

Program	Applicant Component	Applicant Stated Eligibility	Comments
Façade Improvement Program	3.1 Site Improvements		
	Parking areas and bike parking	\$ 102,125 No	Not public parking
	Creation of outdoor seating areas, landscaping, etc. (BOSC)	\$ 145,000 Yes	
	3.3 Building Structural System - Reconstruction of Original Historic Details		
	Reconstruct wagon ramp, porte cochere & boardwalk	Yes	
	Reconstruction of original Porte Cochere wall and roof to cover wagon ramp	\$ 29,121 Yes	
	Reconstruct wagon ramp with grate at boot pit opening per original. Area of wagon ramp beyond wood framing to be concrete slab and ADA ramp.	\$ 31,353 Yes	
	Reconstruct wood Boardwalk along west side of building with stairs on each end. Add railings for safety where required (to be differentiated from original construction per NPS guidelines)	\$ 49,413 Yes	
	Allowance to disassemble scales, move and reassemble scale equip. & Infill excavated scale pit at existing site, including scale platform is BOSC. (cost not included in this scope bid detail.	\$ 35,000 Maybe	disassemble and reassemble where? If moving offsite then not eligible
	3.4 Exterior Wall Construction		
	Selective repair or replacement of severely damaged wood shiplap siding (extensive at section 5 and upper north wall of section 3 completed). Addl. siding replacement as required (VIF w/Arch)	Yes	
	Selective repair or replacement of severely damaged wood tongue and groove siding (VIF w/Arch)	\$ 71,115 Yes	
	Repaint exterior of building - repainting with moderate prep required & some siding repair remains	Yes	
	Paint new elements with primer + 2 coats (boardwalk, porte cochere, wagon ramp)	\$ 60,447 Yes	
	3.5 Envelope - Roofing & Waterproofing		
	Metal roofing, flashings gutters & downspouts- Porte Cochere only	\$ 13,319 Yes	
	Membrane roofing, flashing, etc. at wagon ramp over basement space	\$ 3,897 Yes	
	Below Grade Dampproofing for entire perimeter of existing building	\$ 6,245 Yes	
	Reconfigure gutters as required for proper drainage, discharge to rain gardens for WQ	\$ 24,230 Yes	
	3.6 Windows & Doors		
	Restore/replace all windows		
	Replace (7) eight lite double hung wood windows and frames to match original	Yes	Can you please describe the energy efficiency of the new windows
	Replace (4) two lite double hung windows	Yes	
	Repair (2) fixed four lite windows (2"x2") section 5	Yes	
	Reconstruct existing eight lite double hung wood window (no glass - inside section 3)	\$ 74,163 Yes	
	Restore Doors		
	Replace 50% of the wood on the sliding doors (6'x7')	Yes	
	Sand and refinish 4 panel wood door, refurbish hardware non-operating	Yes	
	Replace 50% of the wood boards composing exterior doors (3'x7')	Yes	
	Restore/Replace Hardware		
	Remove, wire brush and oil all hardware that remains	Yes	
	Install hardware to match historic as closely as possible	Yes	
	New barn door rollers and track for sliding door to match original	\$ 26,113 Yes	
	New Entry Doors (in former sliding barn door locations)		
	At 2 main entry doors from Boardwalk, provide code-compliant steel and glass entry/egress doors	\$ 11,116 Yes	
	Program Stated Component Total	\$ 682,657	
	Stated Soft Costs	\$ 190,846	
	Total Façade Stated Eligibility	\$ 873,503	
	LRC Half of Stated Eligibility	\$ 436,752	
	Applicant Ask	\$ 300,000	
Property Improvement Program	3.1 Site Utilities		
	Water Service - 1" Domestic, 4" Fire Service	\$ 137,254 No	Not public infrastructure
	Sanitary Sewer Service	\$ 84,102 No	
	3.5 Envelope - Energy Efficiency		
	Provide code compliant wall and roof/attic insulation enclosing conditioned spaces in existing bldg.	\$ 79,764 Yes	
	3.7 Interior Rehabilitation (Code, Safety, and Function)		
	Provide new mezzanine in Section 5 and new stair in Bin 3 for access	Yes	
	Provide new floor areas in 5 bins including door openings, ceiling panels, etc. for additional seating.	Yes	
	Provide mesh dividers in basement to crawlspace areas.	Yes	
	Provide Bar construction (partially BOSC) including all plumbing and electrical requirements.	\$ 10,706 Yes	Please describe how these two components are permanent to the building and not mobile
	Provide code compliant stair from first to second level and from first level to basement in similar location to existing. Remove non-compliant access ladders (ship ladders).	Yes	
	Replace finish floor board (BOSC) & subfloor - all Sections (varies from 1"x6" or 1"x8" or x 10' - Allowance	\$ 84,223 Yes	
	Media blast wood surfaces in the building - (Tenant option BOSC - Only at peeling painted areas or similar). Treat chaired wall areas to avoid dusting for safety. BOSC	TBD Maybe	Need additional information and cost
	3.8 Mechanical Systems and Fire Protection (includes only cost for existing building)		
	Provide crawlspace ventilation to mitigate moisture and potential wood deterioration and mold.	\$ 26,724 Yes	
	Provide fire sprinkler system in existing building to protect structure - dry system to avoid freezing	Maybe	Program speaks to upgrades and improvements, concern around creating new system
	Provide fire alarm system in existing building to protect structure (required with fire sprinklers)	\$ 136,226 Maybe	
	Provide plumbing system rough-in (no interior tenant finish) in existing building only	\$ 269,929 Maybe	
	Provide all electric heat pump system for conditioning the occupied portions of existing building	\$ 167,417 Maybe	
	3.9 Electrical Systems (includes only cost for existing building)		
	Electric Main Switchgear and Service to Transformer (Xcel cost by owner)	No	Not upgrading or public infrastructure
	Branch Circuits, Panels, Outlets & Lighting for existing building only (no specialty fixtures)	\$ 370,462 Maybe	
	Xcel Service Cost Allowance	\$ 50,000 No	
	Program Stated Component Total	\$ 1,604,687	
	Stated Soft Costs	\$ 448,611	
	Total Property Stated Eligibility	\$ 2,053,298	
	LRC Half of Stated Eligibility	\$ 1,026,649	
	Applicant Ask	\$ 600,000	
LRC Total Stated Component Eligibility		\$ 2,926,801	
	Stated Total LRC Eligibility Potential (50%) between programs	\$ 1,463,401	
Staff Recommendation	Façade Improvement Program (not to exceed)	\$ 72,500	
	Creation of outdoor seating areas, landscaping, etc. (BOSC)		Roughly half of the estimated cost (\$145,000)
	Property Improvement Program (not to exceed)	\$ 91,500	
	Provide new mezzanine in Section 5 and new stair in Bin 3 for access		almost half of total cost (\$205,290)
	Provide new floor areas in 5 bins including door openings, ceiling panels, etc. for additional seating.		
	Provide mesh dividers in basement to crawlspace areas.		
	Provide Bar construction (partially BOSC) including all plumbing and electrical requirements.		
	Provide crawlspace ventilation to mitigate moisture and potential wood deterioration and mold.		
	TIF Rebate (90%)	\$ 216,000	
	Total	\$ 380,000	to close the gap of \$1,950,000 after the \$1,570,000 HPC grant

SUBJECT: Discussion/Direction: Front & Center Project – 30% Design

DATE: MARCH 11, 2026

PREPARED BY: JORDAN JEFFERIES, ASSISTANT CITY ENGINEER
VANESSA ZARATE, ECONOMIC VITALITY MANAGER

PRESENTED BY: KURT KOWAR, DIRECTOR OF PUBLIC WORKS
VANESSA ZARATE, ECONOMIC VITALITY MANAGER

SUMMARY:

The Front & Center Project ("project") is the implementation of the adopted Downtown Vision Plan. The project will include infrastructure improvements throughout downtown, with a focus on the Steinbaugh Pavilion area and Main Street. Through the Downtown Vision Plan process, feedback from the focus group, and engagement with stakeholders, City staff and the project team have prepared 30% design plans for the project. Staff has provided responses to LRC questions from the previous presentation on February 25, 2026, and additional information that may be helpful to LRC in efforts to dial in the project scope. Staff would like further direction from the Louisville Revitalization Commission (LRC) regarding the proposed elements so that the design and estimate can be further refined and the design team can continue detailed design efforts.

BACKGROUND / PRIOR DISCUSSIONS:

The Front & Center Project is the first phase of implementation of Louisville's Downtown Vision Plan, which was initiated by the LRC in 2023 and officially adopted by City Council on November 19, 2024. The Downtown Vision Plan laid out a vision for improving the downtown area to revitalize and enhance economic activity in the area and to create a sense of place and destination for residents and visitors. The Vision Plan laid out a plan to implement improvements over the next decade. The Front & Center Project is focused on implementing "short-term" improvements outlined in the Vision Plan.

ANALYSIS:

The Front & Center Project kicked off in early March 2025 when RVI Planning & Landscape Architecture was hired as the design consultant. The City has also engaged ECI to provide construction-manager-at-risk services for the project, which allows the city to get valuable input on project costs, constructability, construction sequencing, value engineering, and public communications.

The 30% design has been completed with input from the LRC, a focus group, and stakeholders that will use the Front & Center space such as Street Faire, the Farmer's Market, the Winter Ice Rink, and the Cultural Services Department. The next step is to receive input from the City Council and the LRC to refine the scope of work so that

design of the improvements can continue. With further refinement of the design, staff will have a better understanding of the schedule and timeline for the improvements and potential impacts to downtown businesses.

Staff received some initial feedback from LRC and City Council at the February 25, 2026, joint meeting; however, several questions from LRC remained. Responses to those questions are included as an attachment to this memo.

It should be noted that the originally planned construction start date of October 2026 at the Steinbaugh Plaza area is in jeopardy of slipping due to evolving scope. Staff needs final direction soon to continue the detailed design process and avoid the potential for rework and construction delays. Staff requests that any major scope changes, including removal of major elements, addition of major elements, etc. be finalized by March 31, 2026. Any major scope changes beyond this date would almost certainly delay start of construction beyond October 2026. Minor scope changes, such as changing sizes of elements, material substitutions, removal of minor elements, etc. should be conveyed to the project team no later than April 30, 2026. If these deadlines are held, the project team believes that it may still be possible to begin construction at Steinbaugh Pavilion in Fall 2026.

For Main Street, the project team is working to develop an early construction package to complete the lighting improvements by December 31, 2026. To meet this deadline, the project team needs to move forward immediately with detailed design. With lead times on lighting equipment of 4-5 months, and an anticipated 2 month construction duration, final design would need to be complete by late May or early June. This allows only 2.5 months to develop the detailed design, which is already a tight schedule. Staff is requesting approval to move forward with the early lighting package on Main Street to try to complete the Main Street lighting improvements by the end of the year.

If additional budget becomes available or unused contingency remains, staff recommends exploring the two following options:

- Minor landscaping along Main Street in the form of planters and/or street trees. This would be limited landscaping, but would be a good use of any additional funds that become available.
- A permanent covered structure north of the parking lot at Steinbaugh Plaza to accommodate Street Faire needs without requiring a large tent being erected and left in place all summer which seems incongruent with the intents of this new plaza area and limits the use of the plaza on a day-to-day basis during the summer. Note this improvement would likely require additional funding and could not be completed with a minor budget surplus. An example of this kind of structure can be seen at the Green at 38th project that was completed in Wheat Ridge, CO, last summer. A picture of this structure is included as an attachment to this memo.

2026 COUNCIL WORK PLAN:

CITY COUNCIL COMMUNICATION

This item is specifically included as an Economic Vitality priority item in Council's Work Plan.

FISCAL IMPACT:

The total project budget is \$9M. After accounting for design of the project (\$1.2M) and approximate financing fees (\$100k), there's approximately \$7.7M left for construction of these improvements. The current estimate for this phase of Front & Center improvements at Steinbaugh Plaza and Main Street is \$7,244,121. This cost is under budget, but it includes only a 10% contingency. There were some concerns in the previous LRC meeting that the 10% contingency was too low for this phase of design. With a 15% contingency, the cost becomes \$7,628,286, which is approximately \$70,000 lower than the available budget. The project team believes a 15% contingency is appropriate since the estimates are being prepared by the contractor. Contractor estimates are typically more accurate than those developed by the designer.

It should be noted that Wayfinding is not included in the cost estimates outlined above; however, initial discussions with the design team indicate that wayfinding signage can be installed for less than \$50,000. The budget surplus of \$70,000 should be adequate to cover wayfinding costs. Staff will work to refine the wayfinding layout prior to the next LRC update.

ALTERNATIVE(S):

N/A

RECOMMENDATION:

Staff requests any additional feedback on the proposed design of Steinbaugh Plaza and Main Street. Staff recommends any major design changes be finalized and conveyed to the project team prior to March 31, 2026, and any minor design changes be finalized and conveyed to the project team prior to April 30, 2026. As discussed previously, this phase of the project will be focused on lighting only for Main Street. Staff recommends LRC approval of this approach in order to start advancing design to meet the 2.5 month design timeline needed to construct the lighting as an early package that could be completed by the end of 2026. Staff also encourages any feedback on Steinbaugh Plaza improvements and requests direction on how to meet the shelter needs required by Street Faire. In the February 25, 2026, joint LRC and City Council meeting, some reservation was expressed about erecting a Street Faire tent that would remain in place all summer. This is one of the most significant design challenges remaining as the tent size and location will likely require minor design changes to accommodate. If additional funding is an option, staff recommends pursuing this to design and construct a permanent covered shelter to avoid having to maintain a tent on the plaza every summer, which may not be compatible with the intent having this space function as a gathering space on a day-to-day basis.

ATTACHMENT(S):

1. Attachment 1 – Steinbaugh Plaza Layout and ROM (Rough Order of Magnitude) Costing

2. Attachment 2 – Main Street Lighting Only Layout and ROM Costing
3. Attachment 3 – Supporting Pictures
4. Attachment 4 – Responses to LRC questions
5. Attachment 5 – Main Street Streetscape ROM Costing
6. Attachment 6 – 30 Percent Design Drawings

ATTACHMENT 1 - STEINBAUGH PLAZA LAYOUT & COST ESTIMATE

DAY TO DAY

MANUFACTURER - STREETLIFE

MODEL - SOLID MOBILE GREEN ISLE,
ROUND MODULE



MANUFACTURER - LANDSCAPE FORMS

MODEL - BRAVE BISTRO



MANUFACTURER - ANOVA

MODEL - EXPOSITION CAROUSEL TABLE
AND CHAIRS WITH FIBERBUILT LUCAYA
UMBRELLA

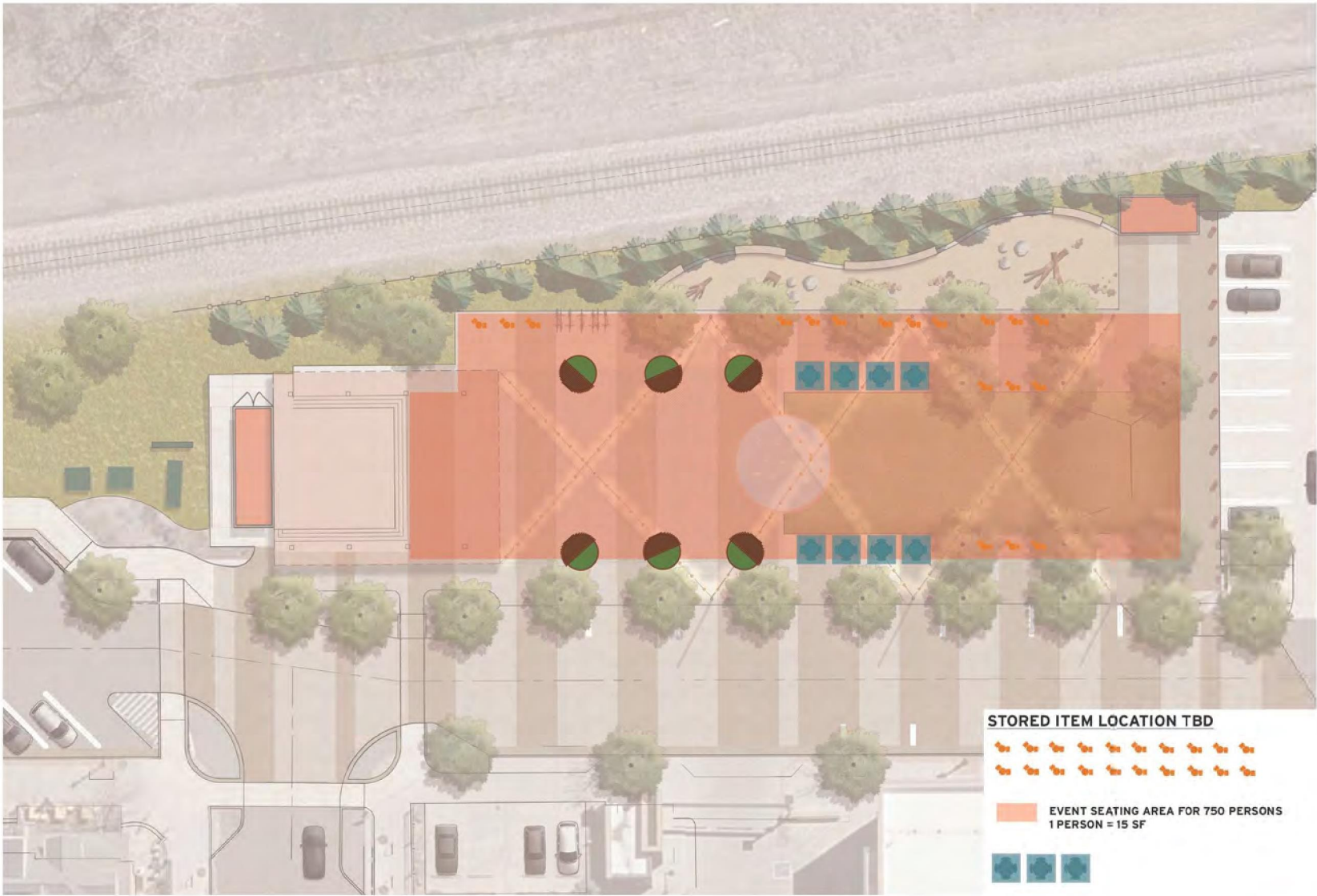


MANUFACTURER - STREETLIFE

MODEL - ROUGH & READY BIKE RACK



EVENT



MANUFACTURER - STREETLIFE

MODEL - SOLID MOBILE GREEN ISLE,
ROUND MODULE



MANUFACTURER - LANDSCAPE FORMS

MODEL - BRAVE BISTRO



MANUFACTURER - ANOVA

MODEL - EXPOSITION CAROUSEL TABLE
AND CHAIRS WITH FIBERBUILT LUCAYA
UMBRELLA



MANUFACTURER - STREETLIFE

MODEL - ROUGH & READY BIKE RACK



STEINBAUGH PLAZA COST ESTIMATE



LOVELAND, CO 80531
PH: 970.668.8293
FAX: 970.668.8411
www.ecisite.net

PROJECT:	Downtown Louisville - Steinbaugh Plaza Concept ROM				DATE: 2/25/2026	
Rough Order of Magnitude						
ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	NOTES AND ASSUMPTIONS
Erosion Control/Demo/Site Prep/Earthwork						
1	Construction Fence	LF	700	\$ 6.25	\$ 4,375.00	
2	SSA	EA	1	\$ 5,500.00	\$ 5,500.00	
3	VTC	EA	1	\$ 5,000.00	\$ 5,000.00	
4	CWA	LS	1	\$ 8,000.00	\$ 8,000.00	
5	Inlet Protection	EA	10	\$ 450.00	\$ 4,500.00	
6	Rock Socks	EA	10	\$ 220.00	\$ 2,200.00	
7	Erosion Control Maintenance and Management	LS	1	\$ 38,900.00	\$ 38,900.00	
8	Remove Asphalt	SF	28812	\$ 4.50	\$ 129,654.00	
9	Remove ADA Ramps	SF	490	\$ 4.50	\$ 2,205.00	
10	Remove Concrete Apron	SF	520	\$ 4.50	\$ 2,340.00	
11	Remove Concrete	SF	7656	\$ 4.50	\$ 34,452.00	
12	Remove Curb and Gutter	LF	992	\$ 5.75	\$ 5,704.00	
13	Remove Valley Drain	SF	670	\$ 4.50	\$ 3,015.00	
14	Cap and Abandon Existing Utilities	LS	1	\$ 10,000.00	\$ 10,000.00	
15	Remove Pavilion Structure	LS	1	\$ 50,000.00	\$ 50,000.00	
16	Remove Timber Retaining Walls	LF	45	\$ 4.50	\$ 202.50	
17	Remove and Salvage Existing Pavers	SF	667	\$ 5.50	\$ 3,668.50	
18	Remove Bike Racks	EA	4	\$ 475.00	\$ 1,900.00	
19	Remove Bollards	EA	5	\$ 600.00	\$ 3,000.00	
20	Remove Parking Lot Signage	EA	4	\$ 475.00	\$ 1,900.00	
21	Remove 6"-8" Cal. Trees	EA	8	\$ 2,500.00	\$ 20,000.00	
22	Tree Protection	LF	178	\$ 5.85	\$ 1,041.30	
23	Pedestrian and Traffic Control	LS	1	\$ 25,000.00	\$ 25,000.00	
24	Relocate Connex Units	EA	2	\$ 1,000.00	\$ 2,000.00	
25	Potholing	LS	1	\$ 15,000.00	\$ 15,000.00	
26	Clear and Grub	SF	1405	\$ 5.50	\$ 7,727.50	
27	Unclassified Excavation	LS	1	\$ 24,000.00	\$ 24,000.00	
Subtotal (Erosion Control/Demo/Site Prep/Earthwork)					\$ 411,284.80	
Utilities						
28	1.5" Water Meter Pit	EA	1	\$ 12,500.00	\$ 12,500.00	
29	1.5" Type K Copper	LF	105	\$ 125.00	\$ 13,125.00	
30	1.5" Water Meter Pit	EA	1	\$ 12,500.00	\$ 12,500.00	
31	1.5" Type K Copper	LF	120	\$ 125.00	\$ 15,000.00	
32	1" Water Meter Pit	EA	1	\$ 7,500.00	\$ 7,500.00	
33	1" Typke K Copper	LF	43	\$ 100.00	\$ 4,300.00	
34	4' Sanitary Manhole	EA	1	\$ 9,500.00	\$ 9,500.00	
35	8" PVC	LF	12	\$ 200.00	\$ 2,400.00	
36	4" PVC w/ Cleanouts	LF	65	\$ 120.00	\$ 7,800.00	
37	6" Storm Connection	EA	1	\$ 3,250.00	\$ 3,250.00	
38	6" HDPE	LF	52	\$ 90.00	\$ 4,680.00	
39	4" HDPE	LF	80	\$ 80.00	\$ 6,400.00	
40	Storm System Modification - Allowance	AL	1	\$ 50,000.00	\$ 50,000.00	
Subtotal (Utilities)					\$ 148,955.00	
s						
41	Asphalt Paving	SF	6,445	\$ 6.00	\$ 38,670.00	
42	Class 6 Base Course	TON	105	\$ 44.00	\$ 4,620.00	
43	Vehicular Pavers	SF	3385	\$ 45.00	\$ 152,325.00	
44	Vehicular Paver Sub Slab	SF	3385	\$ 8.50	\$ 28,772.50	
45	ADA Ramp	EA	8	\$ 4,500.00	\$ 36,000.00	
46	Pedestrian Concrete	SF	7065	\$ 12.00	\$ 84,780.00	
47	Vehicular Concrete	SF	13750	\$ 18.00	\$ 247,500.00	
48	Curb and Gutter	LF	265	\$ 62.00	\$ 16,430.00	
49	Flush Curb and Gutter	LF	73	\$ 55.00	\$ 4,015.00	
50	Curbing @ Parking Lot	LF	172	\$ 65.00	\$ 11,180.00	
51	4' Valley Pan	LF	204	\$ 60.00	\$ 12,240.00	
52	Concrete Edger	LF	272	\$ 55.00	\$ 14,960.00	
53	Concrete Landscape Edger	LF	55	\$ 55.00	\$ 3,025.00	
54	Synthetic Turf Edger	LF	245	\$ 55.00	\$ 13,475.00	
56	Synthetic Turf	SF	3282	\$ 22.00	\$ 72,204.00	
55	Vehicular Concrete Bollard Band	LF	62	\$ 55.00	\$ 3,410.00	
57	Fin Grade +/- 1'	LS	1	\$ 38,250.00	\$ 38,250.00	
Subtotal (Plaza, Parking & Streetscape Improvements)					\$ 781,856.50	
Landscape & Irrigation						
58	Deciduous Trees 2" Cal.	EA	17	\$ 850.00	\$ 14,450.00	
59	Ornamental Trees 1.5" Cal.	EA	6	\$ 780.00	\$ 4,680.00	
60	Evergreen Trees	EA	29	\$ 975.00	\$ 28,275.00	
61	Native Seed	SF	2925	\$ 0.44	\$ 1,287.00	
62	Planting Areas	SF	5645	\$ 20.00	\$ 112,900.00	
63	Stabilized Crusher Fines	SF	200	\$ 6.75	\$ 1,350.00	
64	Wood Mulch	SF	5645	\$ 2.50	\$ 14,112.50	
65	Boulder Type 1	EA	28	\$ 895.00	\$ 25,060.00	
66	Boulder Type 2	EA	36	\$ 1,125.00	\$ 40,500.00	
67	Boulder Type 3	EA	1	\$ 1,500.00	\$ 1,500.00	
68	Over-Ex 3' for Soil Cells	CY	900	\$ 36.50	\$ 32,850.00	
69	Soil Cell System	EA	17	\$ 15,100.00	\$ 256,700.00	
70	Irrigation System	LS	1	\$ 45,000.00	\$ 45,000.00	
Subtotal (Landscape & Irrigation)					\$ 578,664.50	
Pavilion & Stage						
71	Pavilion Structure	LS	1	\$ 896,770.00	\$ 896,770.00	
72	Pavilion Foundation	LS	1	\$ 200,000.00	\$ 200,000.00	
73	Structure ADA Ramp	SF	250	\$ 22.50	\$ 5,625.00	
74	Stairs	SF	340	\$ 125.00	\$ 42,500.00	
75	Raised Planter Wall	LF	48	\$ 425.00	\$ 20,400.00	
76	Raised Platform Wall	LF	173	\$ 425.00	\$ 73,525.00	
77	ADA Ramp Retaining Wall	LF	36	\$ 325.00	\$ 11,700.00	
78	Stair and Ramp Railing	LF	85	\$ 585.00	\$ 49,725.00	
79	ROXBOX Pavilion Storage/Green Room Container	LS	1	\$ 76,900.00	\$ 76,900.00	

	Splash Pad				\$	1,377,145.00	
80	Splash pad (incl. Mechanical Vault)	LS	1	\$	100,000.00	\$	100,000.00
81	Splash Pad Concrete Colored	SF	490	\$	25.00	\$	12,250.00
82	ROXBOX Restroom	LS	1	\$	96,600.00	\$	96,600.00
83	Restroom Slab	SF	233	\$	12.00	\$	2,796.00
	Subtotal (Splash Pad)				\$		211,646.00
	Playground						
84	EWF w/ Slot Drain	SF	1070	\$	9.00	\$	9,630.00
85	Playground Thickened Edge	LF	60	\$	25.00	\$	1,500.00
86	Playground Option A	LS	1	\$	180,000.00	\$	180,000.00
87	Playground Option B	LS	1	\$	136,870.00	\$	136,870.00
88	Playground Option C	LS	1	\$	134,767.00	\$	134,767.00
	Subtotal (Playground)				\$		191,130.00
	Furnishings						
89	ADA Picnic Tables	EA	1	\$	9,928.00	\$	9,928.00
90	Picnic Tables	EA	5	\$	11,308.00	\$	56,540.00
91	Bike Racks	EA	8	\$	928.00	\$	7,424.00
92	Bollards	EA	12	\$	1,300.00	\$	15,600.00
93	Removable Bollards	EA	13	\$	3,000.00	\$	39,000.00
94	Vehicular Removable Bollards	EA	8	\$	3,000.00	\$	24,000.00
95	Streetlife Green Isles	EA	4	\$	27,500.00	\$	110,000.00
96	Trash Receptacles	EA	2	\$	3,977.00	\$	7,954.00
97	Recycle Receptacles	EA	2	\$	3,977.00	\$	7,954.00
98	Tree Rings	EA	17	\$	2,600.00	\$	44,200.00
	Subtotal (Furnishings)				\$		322,600.00
	Electrical						
99	Site Electrical Allowance	AL	1	\$	887,770.00	\$	887,770.00
	Subtotal (Electrical)				\$		887,770.00
SUBTOTAL SITE PACKAGE						\$	4,911,051.80
Mobilization and General Conditions							
	General Conditions						
100	Mobilization/General Conditions/Bond/ Insurane	LS	1	\$	525,000.00	\$	525,000.00
SUBTOTAL MOBILIZATION AND GENERAL CONDITIONS						\$	525,000.00
TOTAL COST OF CONSTRUCTION						\$	5,436,051.80
Construction Contingency							
1	Construction Contingency	%	10	\$	491,105.18	\$	491,105.18
SUBTOTAL CONTINGENCY						\$	491,105.18
TOTAL COST OF CONSTRUCTION WITH CONTINGENCY						\$	5,927,156.98

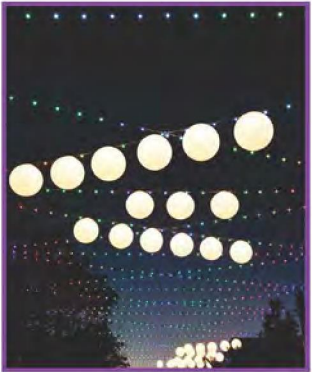
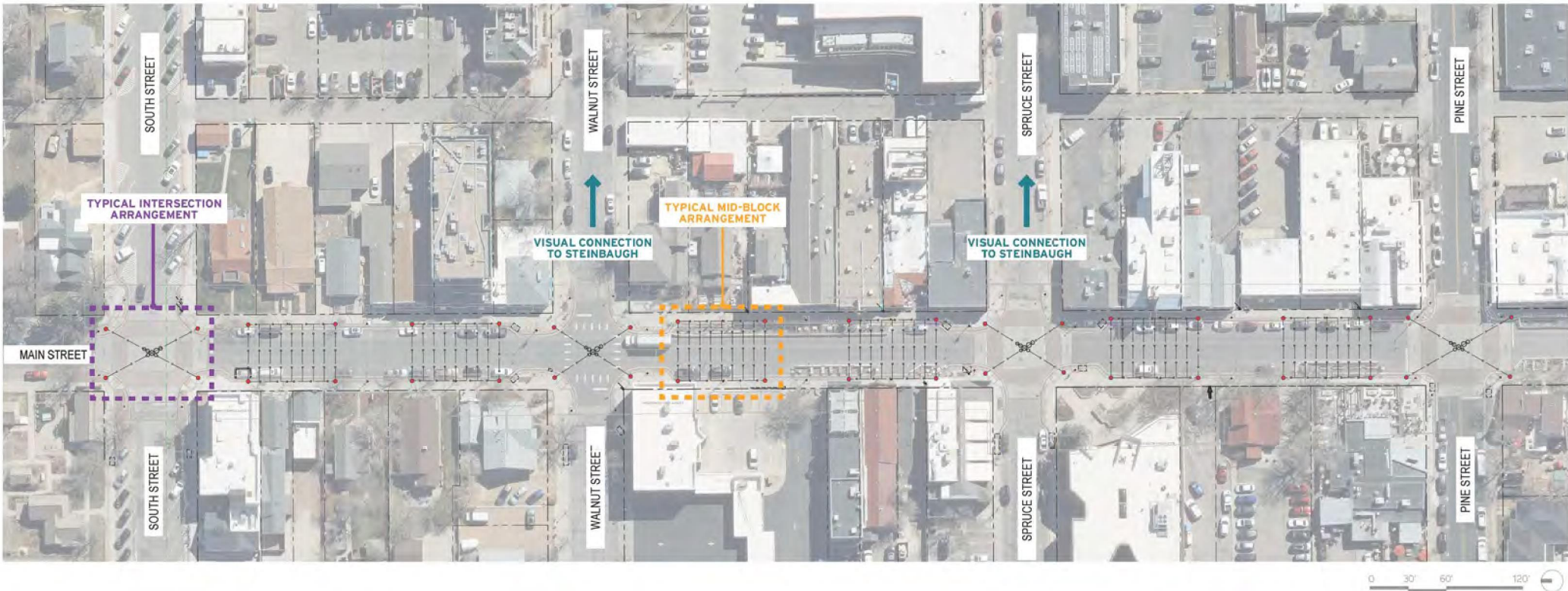


CITY OF LOUISVILLE FRONT & CENTER PROJECT MAIN STREET

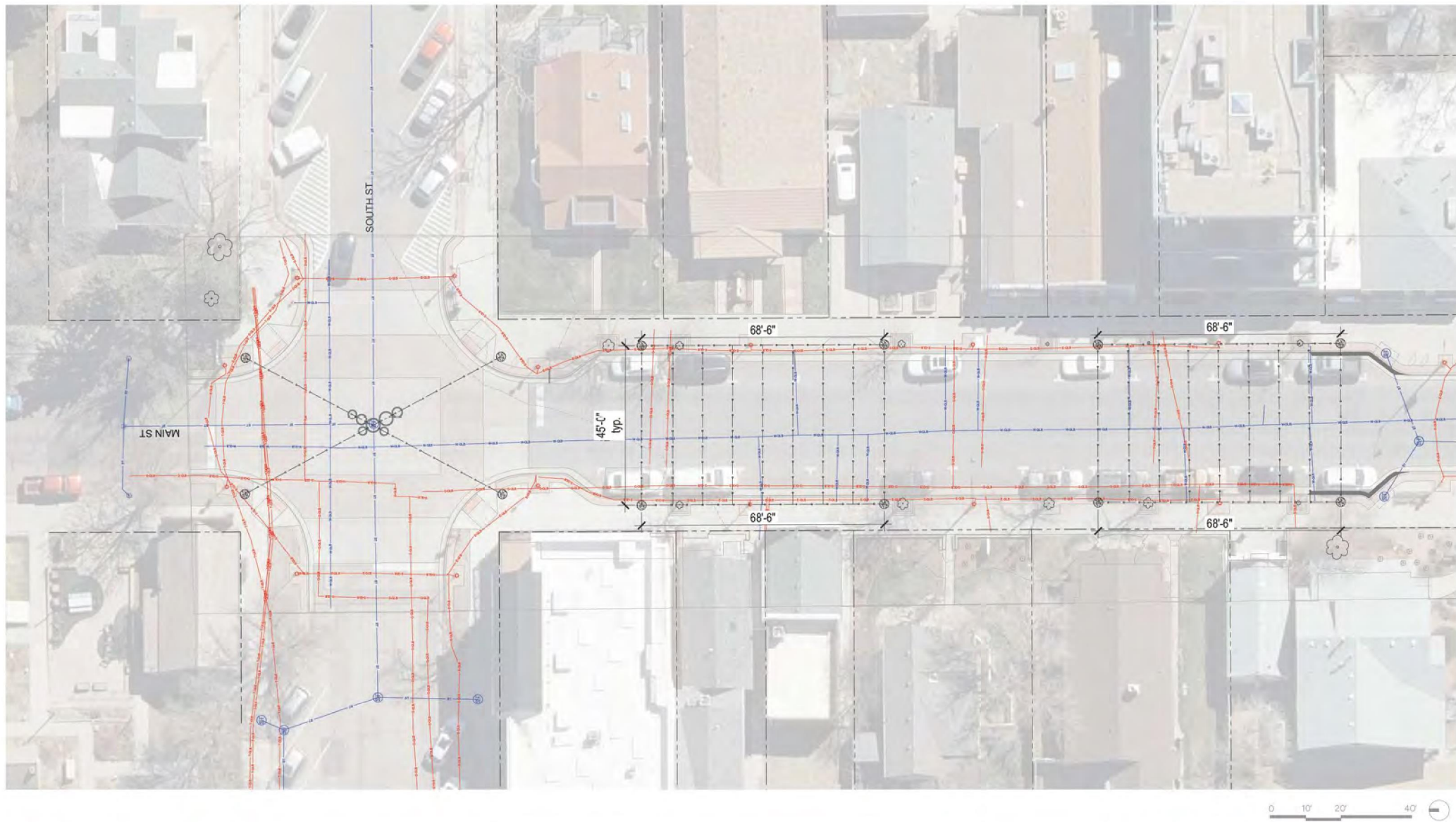


FEBRUARY 19, 2026

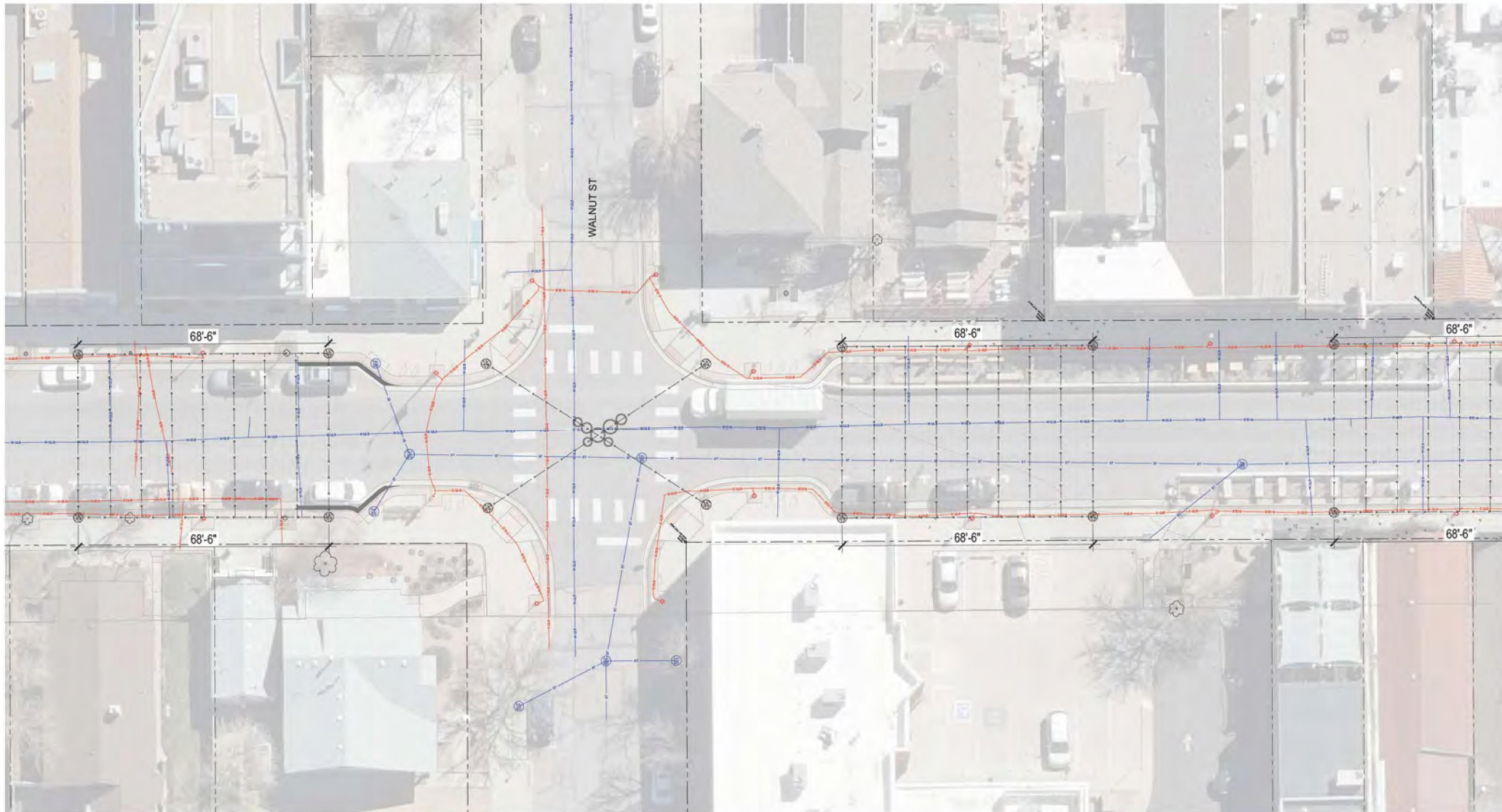
OVERALL CATENARY ARRANGEMENT



CATENARY LIGHTINGS STUDY

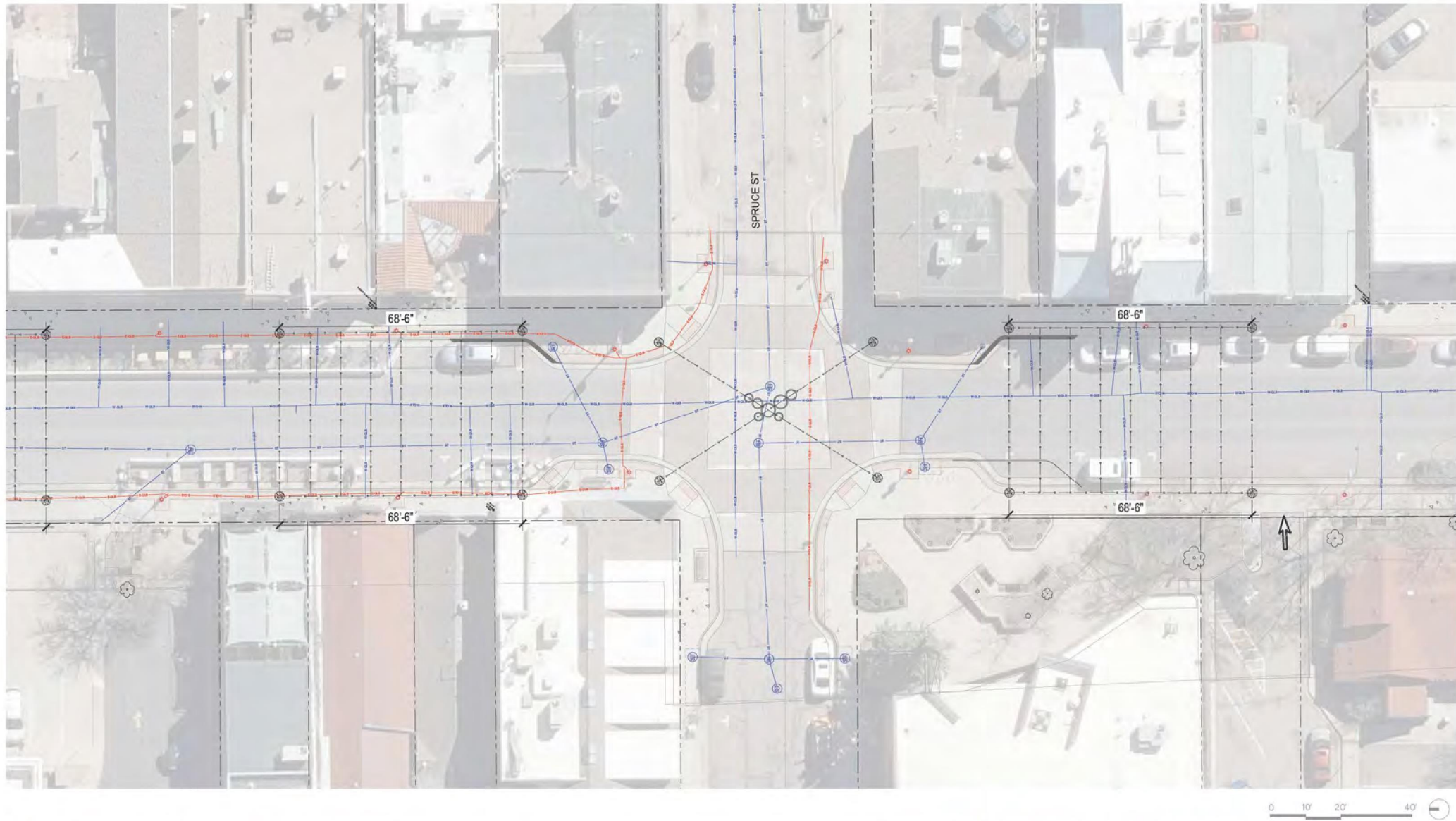


CATENARY LIGHTINGS STUDY

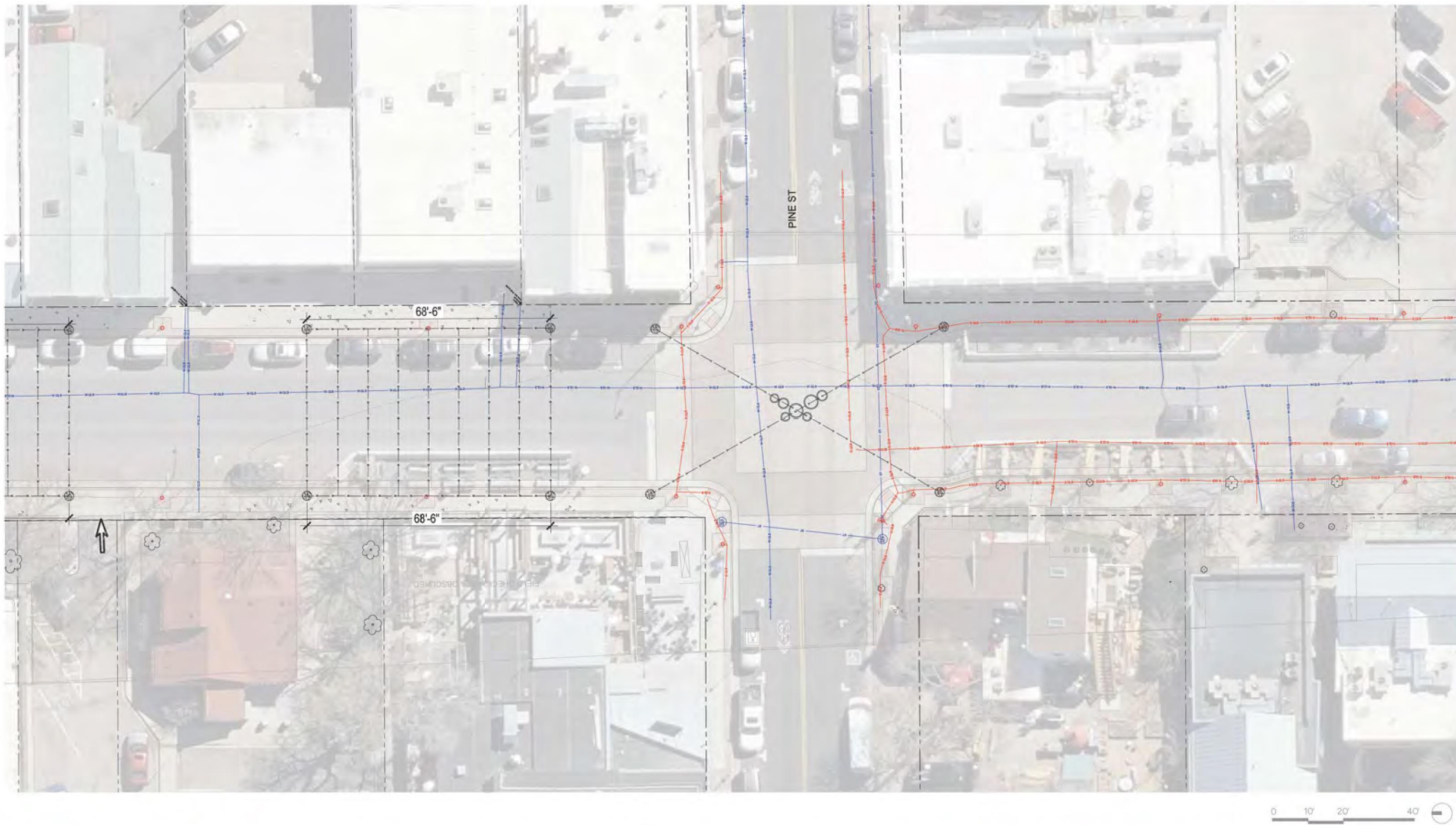


0 10' 20' 40' —

CATENARY LIGHTINGS STUDY



CATENARY LIGHTINGS STUDY



UNIQUE CATENARY ARRANGEMENTS



MAIN STREET COST ESTIMATE

BID SCHEDULE

ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST	NOTES AND ASSUMPTIONS
Intersection placement						
	Streetscape Cantanery Light Poles	EA	16	\$ 9,200.00	\$ 147,200.00	(4) 20' poles x (4) intersections
	Streetscape Cantanery Light Poles Footers	EA	16	\$ 2,875.00	\$ 46,000.00	(4) 3' x 6' footers x (4) intersections
	Streetscape Light Globes (Intersections)	EA	28	\$ 1,380.00	\$ 38,640.00	(7) globes x (4) interesections
	Streetscape Festoon Lighting	LF	696	\$ 150.00	\$ 104,400.00	(2) strings x (4) intersections
	Subtotal (Site Prep and Erosion Control)				\$ 336,240.00	
Mid-block placement						
	Streetscape Cantanery Light Poles	EA	24	\$ 9,200.00	\$ 220,800.00	(4) 20' poles x (6) mid-block areas
	Streetscape Cantanery Light Poles Footers	EA	24	\$ 2,875.00	\$ 69,000.00	(4) 3' x 6' footers x (6) mid-block areas
	Streetscape Festoon Lighting	LF	3,408	\$ 150.00	\$ 511,200.00	(11) strings x (6) mid-block areas
	Subtotal (Site Prep and Erosion Control)				\$ 801,000.00	

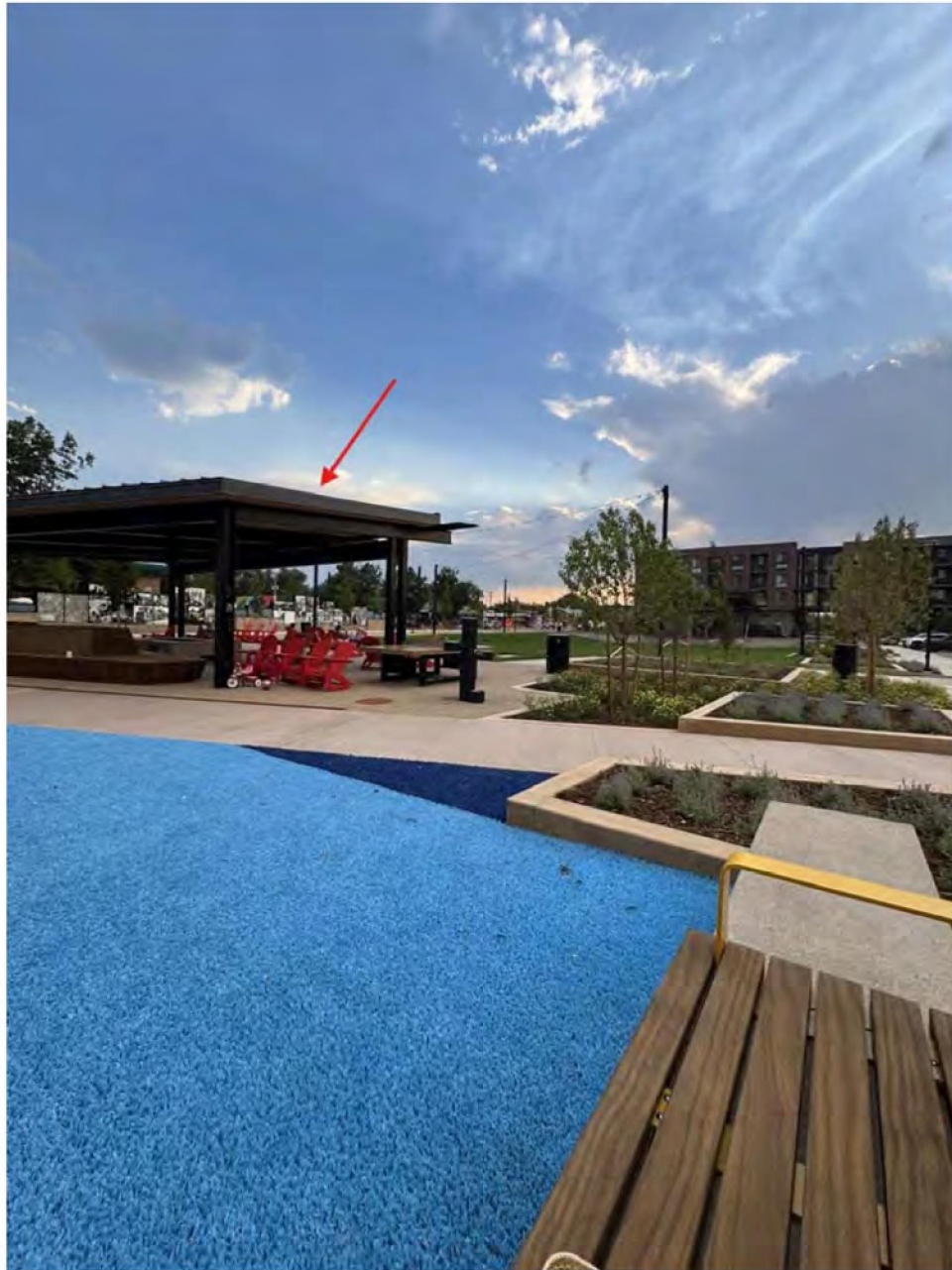
\$60,000 Electrical allowance

\$1,197,000 Subtotal

\$119,724 10% contingency

\$1,316,964 TOTAL

ATTACHMENT 3 - PICTURE OF COVERED
STRUCTURE AT GREEN @ 38TH PROJECT







Soil Cells vs Traditional
Traditional on Left, Soil Cell on Right



Question 1: I'm mostly interested in reconciling how the wide divergence of the Main St cost estimates presented by staff complicate the LRC's formulation of recommendations to Council. Here are the four sets of budget/cost estimates you've presented in your most recent Front & Center updates:

1. August '25 LRC Mtg, 10% Design Bgt: Front St = \$5.7M, Main St = \$1.7M
2. Feb 11, '26 LRC Mtg, 30% Design Bgt: Front St = \$6.2M, Main St = \$3M ("Low Impact")
3. Feb 25, '26 Council/LRC Mtg, 30% Cost Est: Front St = \$5.9M, Main St = \$860k + TBD's
4. Feb 25, '26 Council/LRC Mtg, 30% Design Bgt: Front St = \$6.2M, Main St = \$1M ("High Impact")

These estimates raise a couple of concerns:

1. The Front St estimates vary only marginally, but Main St estimates and TBD's diverge by up to \$2M, even over the course of the past two weeks.
2. Until our joint meeting with Council, the LRC didn't learn the extent to which staff proposes cutting back on Main St improvements in order to maximize Front St investment.

These concerns could make the LRC's work more difficult in formulating recommendations for Council. I'm interested in your thoughts about this.

Response: The wide variation in costs for Main Street is due to the varying design alternatives that the design team has presented to the LRC. Earlier iterations of the design for Main Street included extensive concrete work and landscaping in addition to the lighting elements. As design progressed and costs became clearer, Main St improvements were scaled back for this phase of the work in an effort to stay within the project budget. The project team did not feel that bumpouts added significant value for the cost and therefore focused primarily on lighting in the latest concept plan as this seemed to provide the most benefit for the least amount of cost. If bumpouts and/or landscaping are preferred for Main St, staff recommends constructing these in a future phase of the project. Current concept is to focus primarily on lighting on Main St for this phase of the project. Minor landscaping may be possible if budget allows.

Question 2: Lighting on Main – What exactly is included in those numbers? Kurt mentioned several different lighting ideas, but I'm not sure which ones are represented in the budget or whether they vary in cost.

Response: The concept plan showing the improvements associated with these costs is included as an attachment (“Overall Catenary Arrangement”). This includes new poles, foundations and string lighting at four (4) Main St intersections including: South Street, Walnut Street, Spruce Street, and Pine Street. It also includes string lighting at mid-block locations along the 3 blocks located between Pine and South Street.

Question 3: Bike corral and wayfinding – I didn’t see these items listed separately. Are they included within another category, or are they not budgeted yet?

Response: Bike corrals are included in the cost estimate under “Furnishings” (line item no. 91). Wayfinding is not included in the current budget, but it is anticipated to be a fairly minor cost (<\$20,000) based on project team discussions. This will be included in all future budget updates.

Question 4: Plantings on Main Street – Does this refer to pots, or in-ground plantings like the ones currently at the northwest and southwest corners of South and Main?

Response: The current Main St concept includes budget for lighting only. Addition of plantings would require additional funding beyond the \$860,000 budgeted for Main St. Either pots or in-ground plantings are an option. Based on information from other municipalities, these plantings require significant ongoing maintenance cost.

Question 5: I wanted to pass along some resources shared with me from a colleague in park and landscape design that could serve as an alternative to artificial turf. I completely appreciate how natural turf just won't function well given the multi-use purpose of the space, but am hesitant to simply default to artificial turf. I'd be curious to get quotes on the following options if they have not already been considered:

Sustainable cork surface: <https://corkeen.com/en/>

Resin-bound gravel: <https://www.stabilizersolutions.com/products/stalok-paving-material/>
(this is currently in-use by City of Boulder's OSMP near the Chautauqua Ranger Cottage)

It's possible that using an alternative permeable surface like one of the above might deter dog waste and both seem to have a potentially long shelf-life when installed properly. I'd also be curious to consider eliminating the mounded area (which was appealing as grass, but perhaps limiting in the ways the space will actually be used).

Is it worth revisiting the splash pad with the library community? I recall from initial community input that they had a strong preference for it...but perhaps with more flexible space and play area, they would be supportive of its removal. Additional plantings or rain gardens might help soften the area and create little pockets of play and exploration for the younger audience.

Response: The project team feels strongly that a “green” area is necessary to break up the hardscape of the plaza. While the proposed surfaces may offer sustainable alternatives, they do not provide the green space that the project team feels is necessary to create an attractive, functional space. There are two primary alternatives to create this green space: sod or artificial turf. While sod would create a more natural space, the maintenance required makes it an unattractive alternative. It would require irrigation and likely replacement on an annual basis adding significant maintenance costs over the long-term. While artificial turf may require occasional hosing down, it requires significantly less water than sod. With the events planned in the area, sod would likely deteriorate quickly each summer and not perform as well as an artificial alternative. The project team has toured several artificial turf installations, spoken with those who maintain the turf, and spoken with the City’s Parks Department. Based on these discussions, the project team feels that artificial turf is best-suited to provide the desired green space, while limiting future costs and maintenance issues.

The project team strongly recommends artificial turf. If in the future, the artificial turf does not perform adequately, it could always be replaced with sod or another alternative.

Cultural Services strongly supports the splash pad as does the project team. The splash is an amenity that tends to draw children and families and is a great feature in such close proximity to the library. The splash pad will activate the area, provide an interesting visual amenity, and bring families to the plaza.

Question 6: Is Wayfinding included in the cost estimates? If so, what is budgeted? If not, why was this removed from the project?

Response: Wayfinding is not included in the project budget and will be added. Based on initial discussions between Public Works, Community Development, and RVI, the wayfinding implementation is likely to be <\$20,000. Simple signs on posts will comprise most of the wayfinding signage. Large-scale monument signs, which would add significant additional cost, are not included. A wayfinding allowance will be included in all future cost estimates.

Question 7: What is cost savings for removing the mound? What is cost or cost savings of replacing turf with hardscape or soft surface playground type material?

Response: The cost savings for removing the mound are negligible. Removing the mound would eliminate some fill required to create the mound and that's it. This is probably on the order of \$5,000 or less. The design team feels strongly that a green space is needed to break up the significant amount of hardscape being installed with the project and strongly discourages additional hardscape in this space. Soft surface playground material will not serve the same function as a green space and it will discourage residents from utilizing the space as intended (e.g. sitting, picnics, etc.). There would be no anticipated savings to replace the turf with a soft surface playground material and would likely increase the cost \$1-\$2 per square foot.

Question 8: What is cost savings for removing splash pad (24' diameter, approx. 450 SF)?

Response: Removing the splash pad would save \$115,050. This includes removal of the splash pad and mechanical infrastructure. Note that eliminating the splash pad would also eliminate the requirement for the permanent bathroom, which would eliminate another \$96,600; however, there may be a desire to keep the restroom for day-to-day use even if the splash pad is eliminated. Total savings if eliminating the restroom and splash pad is \$211,650.

Question 9: What are the additional costs or cost savings of replacing wood poles with metal poles on pavilion and removing support poles to open up view sheds to stage?

Response: In discussions with the contractor, ECI, it's difficult to determine an exact delta without knowing the size/shape of the steel members, but ECI felt there would be negligible cost savings associated with this change. It should be noted that the pavilion design is heavily-influenced by feedback from the Focus Group that encouraged a design that provided a historical nod to Louisville's mining heritage. The wood poles and overall aesthetic of the pavilion are a large part of this historical nod. As for removing pavilion columns, it is not feasible as these columns provide structural support for the pavilion. While it may be possible to remove a column or two and cantilever some of the loads this would likely add substantial cost.

Question 10: What are costs of trees and landscaping? We noted that this is not linear, as there is some base infrastructure that is needed regardless of if we have 5 or 20 trees, but any cost estimates related to potential savings for cutting back on the number of trees would be helpful.

Response: In discussions with ECI, it was noted that it's difficult to establish a per tree price due to the additional components included in the planting system (e.g. soil cells, irrigation, etc.). ECI did confirm that economies of scale are achieved with trees – the more trees planted, the cheaper each tree becomes on a per tree basis. This is because efficiencies are gained through the soil cell system, irrigation, etc. While a current estimate may be \$10-12k per tree, if substantial trees are eliminated this may rise to \$15-17k per tree. It should be noted that the tree canopy is an integral part of the design. It is critical to have ample shade in the summer to make this an attractive space. Even with the current number of trees there will be sunny spots and shady spots. People who visit the space can choose whether they want sunshine or shade. With the removal of trees, the shady spots will be significantly reduced and may make the space a more unappealing gathering space in the summer months.

Question 11: What is the cost of adding anchors for the large tent desired by Street Faire?

Response: An initial estimate for an anchoring system is approximately \$15,000 - \$20,000 depending on the tent size. An anchor will be required for each support pole on the tent. These anchors will have a visual impact on the site as they need to be covered when not in use, so there will be several boxes or small vaults throughout the plaza area to contain these anchors. While it will negatively impact the site aesthetically, it will also limit any future flexibility. These anchors are typically customized for a particular tent system. If the tent ever needs to be replaced and the same model can't be procured, the anchor system will likely no longer function adequately and the tent will need to be anchored by water barrels or driving additional stakes into the plaza area.

Question 12: For the current Main Street lighting cost estimate, what scope does that cover? Is there more than one option with differing cost estimates?

Response: The \$860,000 included in the budget for Main St includes lighting a 4 intersections (Pine, Spruce, Walnut, and South St) and mid-block lighting along 3 blocks of Main St (Pine through South Street). The cost includes the poles, foundations, lighting

equipment, electrical infrastructure, and controls for the lighting along this corridor. The attached exhibit shows the layout of the proposed lighting along Main St.

Question 13: What is the cost of the extended brick bump outs and new directional crosswalk configuration?

Response: It is estimated that each intersection would cost approximately \$500,000 to upgrade to bumpouts at all 4 corners. This includes the hardscape and landscaping costs which include planters and small trees, but does not include the lighting costs. Intersection lighting would be in addition to this and would be approximately \$100,000 including poles, bases, catenary lighting, and electrical.

Question 14: What is the cost and scope of the enhanced landscaping that is being considered in lieu of the extended brick bump outs?

Response: The current Main St concept is for lighting only. The project team would need to evaluate how much space is available for landscaping if the bumpouts aren't constructed; however, if space is adequate it's anticipated that landscaping improvements could be accomplished for approximately \$120,000 per intersection. This would include per intersection: 4 trees, 12 small planter pots, 4 large planter pots, and irrigation upgrades. In-ground planting beds may reduce this cost slightly, but not significantly. Note that ongoing maintenance for planter pots and flower beds is significant and likely would require additional funding beyond current Parks department maintenance budgets.

Question 15: There is an \$800k item for "Plaza Parking and Streetscape." They would like more detailed information on what this scope includes.

Response: These costs cover all of the finishes in the plaza area including turf, pavers, concrete, paving, etc.

Question 16: If there a high-level estimate of difference in cost between curb-less vs curbed east side of Front Street?

Response: This is not recommended by the project team. A core element of the Vision Plan was a curbless Front St. However, it's estimated that keeping the existing curb on the east side of Front St would save at most \$50,000 in paving, base course, and valley pan costs.



LOVELAND, CO 80539
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www.ecisite.net

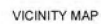
PROJECT:	Louisville 30% Streetscapes	DATE:	12/19/2025
Plan Drawings:			
Addendum:			
Note:	SUB-CONTRACTORS NEED TO FILL OUT THIS BID FORM ACCORDING TO THEIR SCOPE AND ATTACH A PROPOSAL TO QUALIFY.		

ROUGH ORDER OF MAGNITUDE

ITEM #	ITEM DESCRIPTION	UNIT	QUANTITY	UNIT COST	TOTAL COST
Erosion Control					
1	Construction Fence Chain Link	LF	2,614	\$ 6.25	\$ 16,337.50
2	CWA	EA	1	\$ 3,950.00	\$ 3,950.00
3	Inlet Protection	EA	10	\$ 450.00	\$ 4,500.00
4	Rock Socks	EA	10	\$ 220.00	\$ 2,200.00
5	Tree Protection	LF	212	\$ 5.85	\$ 1,240.20
6	Erosion Control Maintenance and Management	LS	1	\$ 15,560.00	\$ 15,560.00
7					
Subtotal (Erosion Control)					\$ 43,787.70
Demolition/Site Prep					
8	Remove Existing Curb and Gutter	LF	314	\$ 5.75	\$ 1,805.50
9	Remove Existing Sidewalk	SF	13,860	\$ 4.50	\$ 62,370.00
10	Remove Existing Asphalt	SF	180	\$ 4.50	\$ 810.00
11	Remove and Salvage Existing Pavers	SF	3,950	\$ 5.50	\$ 21,725.00
12	Remove Existing Benches	EA	10	\$ 475.00	\$ 4,750.00
13	Remove Existing Bike Racks	EA	27	\$ 475.00	\$ 12,825.00
14	Remove Existing Trash/Recycle Receptacles	EA	8	\$ 475.00	\$ 3,800.00
15	Remove and Salvage Street Signs	EA	8	\$ 475.00	\$ 3,800.00
16	Remove Plating Areas	CY	9	\$ 54.00	\$ 486.00
17	Protect Existing Allowance	LS	1	\$ 7,500.00	\$ 7,500.00
18	Pedestrian/Traffic Control	LS	1	\$ 100,000.00	\$ 100,000.00
19	Potholing	LS	1	\$ 35,000.00	\$ 35,000.00
Subtotal (Demolition/Site Prep)					\$ 254,871.50
Earthwork					
18	Excavate and Export 3' Existing Soil	CY	1,160	\$ 115.00	\$ 133,400.00
19	Import CU Structural Soil	CY	1,160	\$ 320.00	\$ 371,200.00
20	Subgrade Prep 12" Scarify and Recompact	SF	19,846	\$ 0.82	\$ 16,273.72
21					
Subtotal (Earthwork)					\$ 520,873.72
Utilities - Water					
22	3/4" Tap for Irrigation	LS	1	\$ 14,000.00	\$ 14,000.00
23	3/4" Type K Copper Irrigation Water Service	LF	36	\$ 100.00	\$ 3,600.00
24	3/4" Water Meter Pit	LS	1	\$ 5,200.00	\$ 5,200.00
25					
Subtotal (Water)					\$ 22,800.00
Hardscapes					
26	Paver Sub Slab, 4" Concrete	SF	16,388	\$ 7.00	\$ 114,716.00
27	Pedestrian Paving	SF	2,870	\$ 10.00	\$ 28,700.00
28	Concrete Curb and Gutter Grate(Per Detail I Sheet LS501)	LF	128	\$ 185.00	\$ 23,680.00
29	Curb and Gutter	LF	332	\$ 60.00	\$ 19,920.00
30	Tree Grate Band	LF	644	\$ 32.00	\$ 20,608.00
31	Reset Existing Pavers	SF	3,950	\$ 14.00	\$ 55,300.00
32	Paver Type 1	SF	2,027	\$ 40.00	\$ 81,080.00
33	Paver Type 2	SF	10,411	\$ 40.00	\$ 416,440.00
34	Fine Grade +/- .1'	LS	1	\$ 21,200.00	\$ 21,200.00

35	R&R Concrete Paving	SF	1200	\$ 19.00	\$ 22,800.00
36	R&R Asphalt Paving	SF	3000	\$ 11.00	\$ 33,000.00
37					
	Subtotal (Hardscape)				\$ 837,444.00
	Signage and Striping				
38	Signage Type D	EA	4	\$ 10,054.00	\$ 40,216.00
39	Signage Type P	EA	4	\$ 1,917.00	\$ 7,668.00
40	Reset Street Signs	EA	8	\$ 575.00	\$ 4,600.00
41					
	Subtotal (Signage and Striping)				\$ 52,484.00
	Landscape and Irrigation				
42	Deciduous Trees 2" Cal.	EA	39	\$ 850.00	\$ 33,150.00
43	Boring for Irrigation Sleeves	LF	806	\$ 95.00	\$ 76,570.00
44	Irrigation - ALLOWANCE	LS	1	\$ 75,000.00	\$ 75,000.00
45					
	Subtotal (Landscape)				\$ 184,720.00
	Electrical				
46	Electrical - ALLOWANCE	AL	1	\$ 334,200.00	\$ 334,200.00
47					
	Subtotal (Electrical)				\$ 334,200.00
	Site Furnishings				
48	Benches	EA	17	\$ 5,879.95	\$ 99,959.15
49	Bike Racks	EA	32	\$ 928.00	\$ 29,696.00
50	Large Planters	EA	5	\$ 3,353.00	\$ 16,765.00
51	Medium Planters	EA	20	\$ 1,656.00	\$ 33,120.00
52	Small Planters	EA	36	\$ 1,578.00	\$ 56,808.00
53	Trash Receptacles	EA	6	\$ 3,976.70	\$ 23,860.20
54	Recycle Receptacles	EA	6	\$ 3,976.70	\$ 23,860.20
55	Tree Grates (Streetscapes)	EA	40	\$ 2,250.00	\$ 90,000.00
56					
	Subtotal (Site Furnishings)				\$ 374,068.55
SUBTOTAL SITE PACKAGE					\$ 2,625,249.47
Mobilization and General Conditions					
	General Conditions				
57	Mobilization/GC's, Bond, Insurance	LS	1	\$ 210,000.00	\$ 210,000.00
SUBTOTAL MOBILIZATION AND GENERAL CONDITIONS					\$ 210,000.00
TOTAL COST OF CONSTRUCTION					\$ 2,835,249.47
Construction Contingency					
1	Construction Contingency	%	10	\$ 262,524.95	\$ 262,524.95
TOTAL CONTINGENCY					\$ 262,524.95
TOTAL COST OF CONSTRUCTION					\$ 3,097,774.42
Alternate #1	Walnut Intersection				
1	Asphalt Removal	SY	1,667	\$ 4.50	\$ 7,501.50
2	Vehicular Concrete	SF	8,446	\$ 25.00	\$ 211,150.00
3	Vehicular Pavers	SF	6,554	\$ 45.00	\$ 294,930.00
4	Paver Sub Slab, 5"	SF	6,554	\$ 8.50	\$ 55,709.00
5			0	\$ -	\$ -
	Subtotal Alternate #1 Pricing				\$ 569,290.50

30% Construction Documents City of Louisville, Colorado



LIGHTING/ELECTRICAL
 E001 - ELECTRICAL COVER SHEET
 E002 - ELECTRICAL SPECIFICATIONS
 E003 - LUMINAIRE SCHEDULE
 F011 - LIGHTING CONTROL S
 E100 - ELECTRICAL DEMOLITION PLAN - PLAZA - STAGE
 E101 - ELECTRICAL DEMOLITION PLAN - PLAZA - LAWN & PARKING
 E1200 - LIGHTING PLAN - OVERALL
 E1201 - LIGHTING PLAN - MAIN & SOUTH STREET
 E1202 - LIGHTING PLAN - MAIN & VALMUT STREET
 E1203 - LIGHTING PLAN - MAIN & SPRUCE STREET
 E1204 - LIGHTING PLAN - MAIN & PINE STREET
 E1205 - LIGHTING PLAN - PLAZA
 E1206 - LIGHTING PLAN - PLAZA - LAWN & PARKING
 E1200 - ELECTRICAL POWER PLAN - OVERALL
 E1201 - ELECTRICAL POWER PLAN - MAIN & SOUTH STREET
 E1202 - ELECTRICAL POWER PLAN - MAIN & VALMUT STREET
 E1203 - ELECTRICAL POWER PLAN - MAIN & SPRUCE STREET
 E1204 - ELECTRICAL POWER PLAN - MAIN & PINE STREET
 E1205 - ELECTRICAL POWER PLAN - PLAZA - STAGE
 E1206 - ELECTRICAL POWER PLAN - PLAZA - LAWN & PARKING
 E1500 - ELECTRICAL SINGLE-LINE DIAGRAM
 E1600 - ELECTRICAL SCHEDULES

LOUISVILLE
FRONT & CENTER

[illegible]

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

Checked By: JB

Sheet Name

COVER SHEET

Sheet

G001

LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

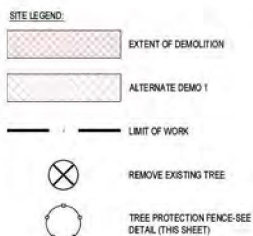
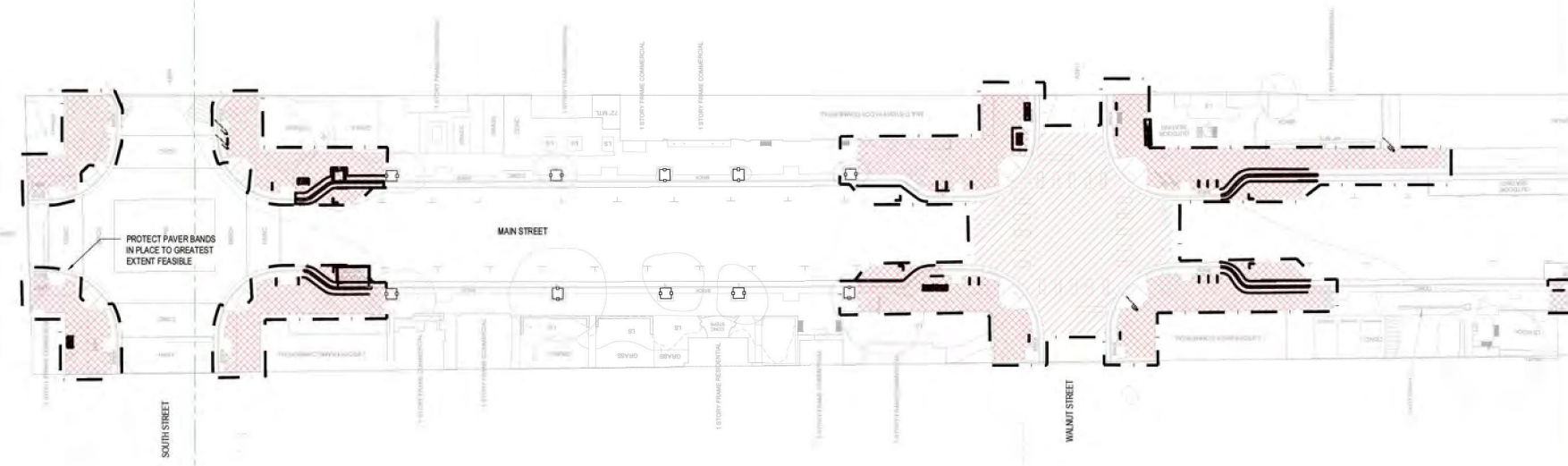
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Sheet Name

DEMO PLAN

Sheet

D101



LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

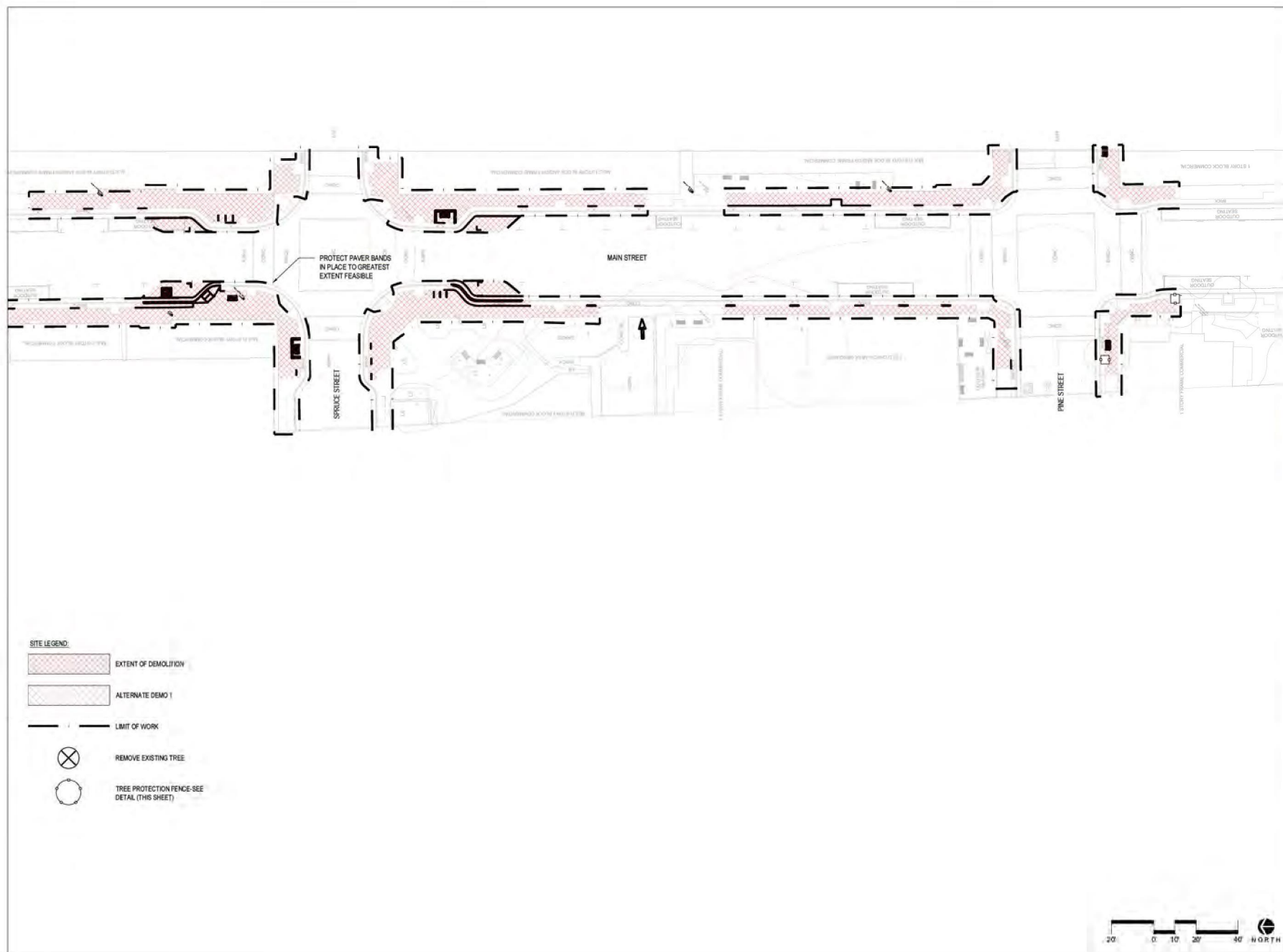
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Sheet Name

DEMO PLAN

Sheet

D102



LOUISVILLE
FRONT & CENTER



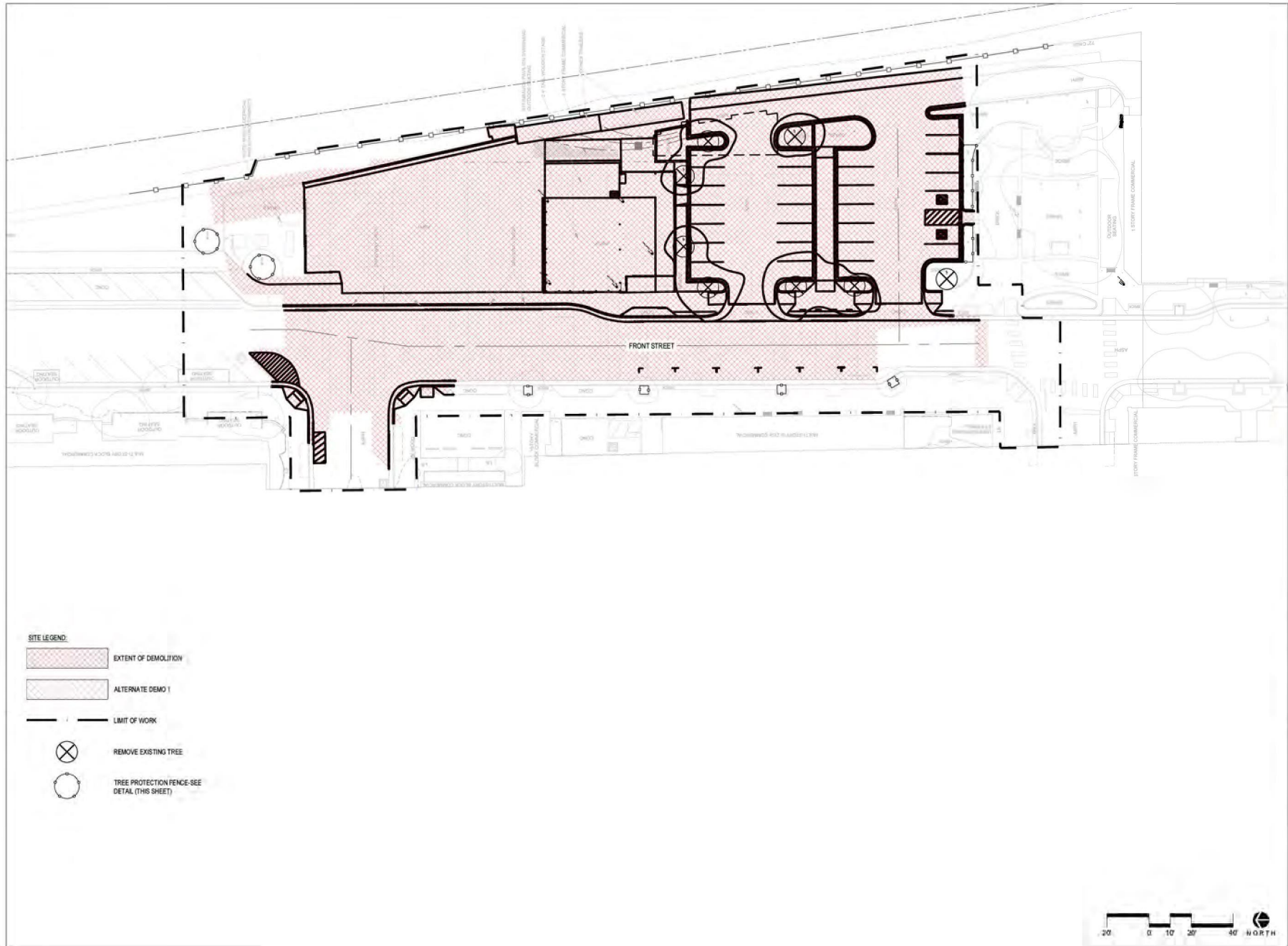
REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025
 Drawn By: PR
 Checked By: JB

Sheet Name
 DEMO PLAN

Sheet
 D103



DESIGN LEGEND

	BENCHMARK
	MANHOLE
	AREA DRAIN
	COMBINATION INLET
	TYPE INLET
	TYPE 11 REELABLE
	FLAMED AND SECTION OF STORM
	TIE TO STREET BLOCK
	BOND TO STREET BLOCK
	END CAP TO STREET BLOCK
	4x6x6 VITR
	BUTTERFLY VALVE
	REDUCING MANHOLE
	WATER METER
	FIRE HYDRANT
	STORM - 12" AND SMALLER
	STORM - LARGER THAN 12"
	ROOF DRAIN
	VITRIFICATION
	UNKNOWN
	MANHOLE - LARGER THAN 12" AND SMALLER
	SANITARY SEWER - LARGER THAN 12"
	FORCE MAIN
	WATER - 12" AND SMALLER
	WATER - LARGER THAN 12"
	NON-POTABLE WATER
	POTABLE WATER
	FIREWATER - LARGER THAN 12"
	CABLE TV
	DRAIN
	ELECTRIC
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	TELEPHONE
	FIBER OPTIC
	FUEL
	GAS
	PVC PIPE (BORE)

DETAIL TITLE

DETAIL TITLE

1

DETAIL NUMBER IDENTIFICATION

SHEET WHERE THE OBJECT IS DRAWN IN AN VIEW

INDICATES SAME DRAWING

DETAIL TITLE

1

DETAIL NUMBER IDENTIFICATION

SHEET WHERE THE DETAIL IS DRAWN

INDICATES SAME DRAWING

SURVEY LEGEND

	WATERLINE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY SEWER LINE
	STORM SEWER LINE
	STORM SEWER MANHOLE
	CATCH BASIN
	UNDERGROUND ELECTRICAL LINE
	OVERHEAD ELECTRICAL LINE
	ELECTRICAL POLE
	GFI RFI
	ELECTRICAL TRANSFORMER
	ELECTRICAL METER
	ELECTRIC WALL
	LIGHT POLE
	RECREATIONAL LIGHT
	RECREATIONAL LINE
	TELEPHONE LINE
	TELEPHONE METER
	GAS LINE
	INDICATION OF ACCESS
	BUILDING

[illegible]

LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION DOCUMENTS

Date: 12/01/2025
 Drawn By: NSB
 Checked By: XT, CFG

Sheet Name
 GENERAL LEGEND
 NOTES AND ABB.

Sheet
C0.1

Sheet C0.1



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025

Drawn By: NSB

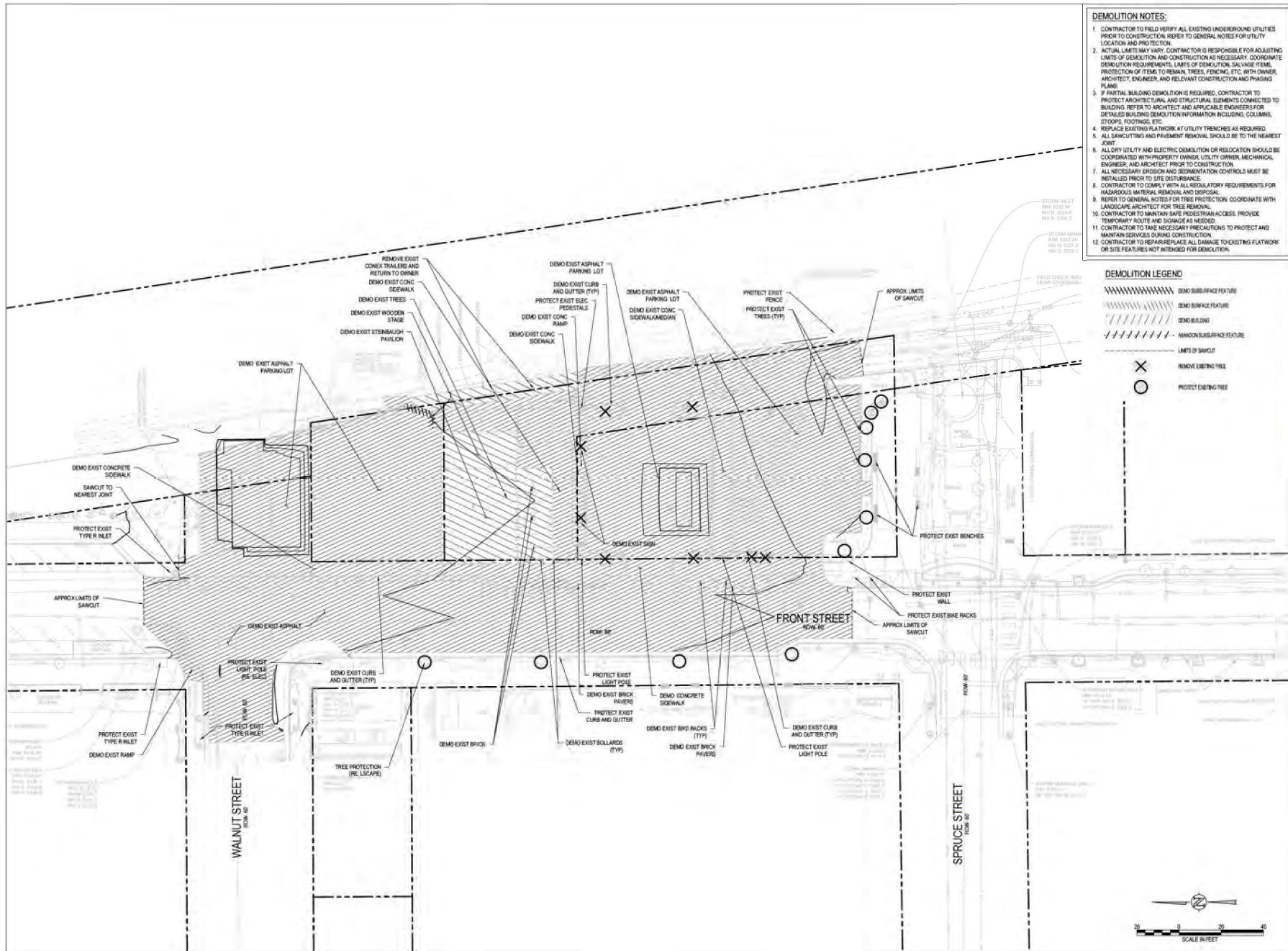
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Sheet Name

PLAZA DEMOLITION PLAN

Sheet

C0.2



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Date: 12/01/2025

Drawn By: NSB

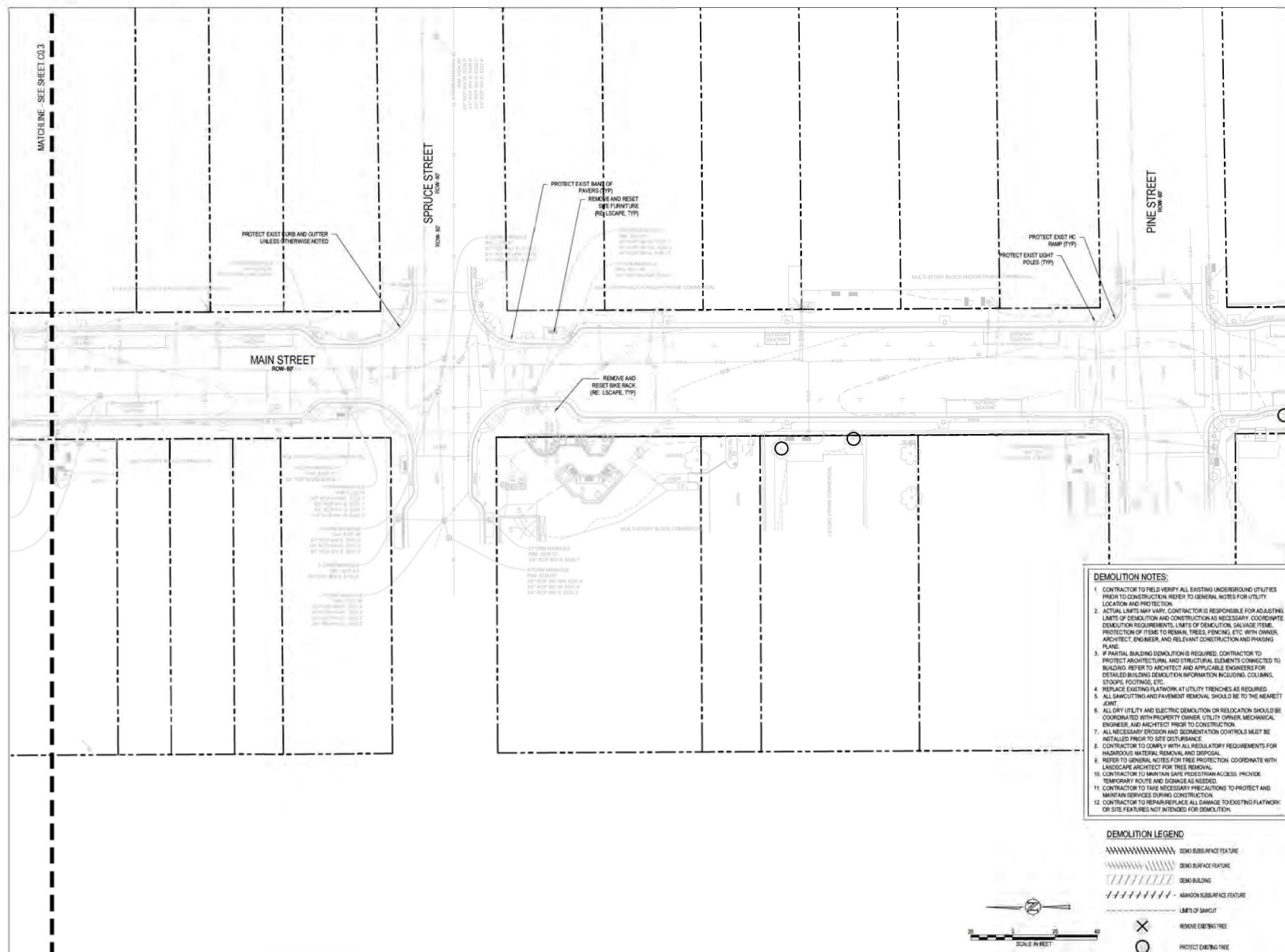
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Sheet Name

MAIN STREET
DEMOLITION PLAN

Sheet

C0.4



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025

Drawn By: NSB

Checked By: XT, CFG

Sheet Name

PLAZA EROSION
CONTROL PLAN

Sheet

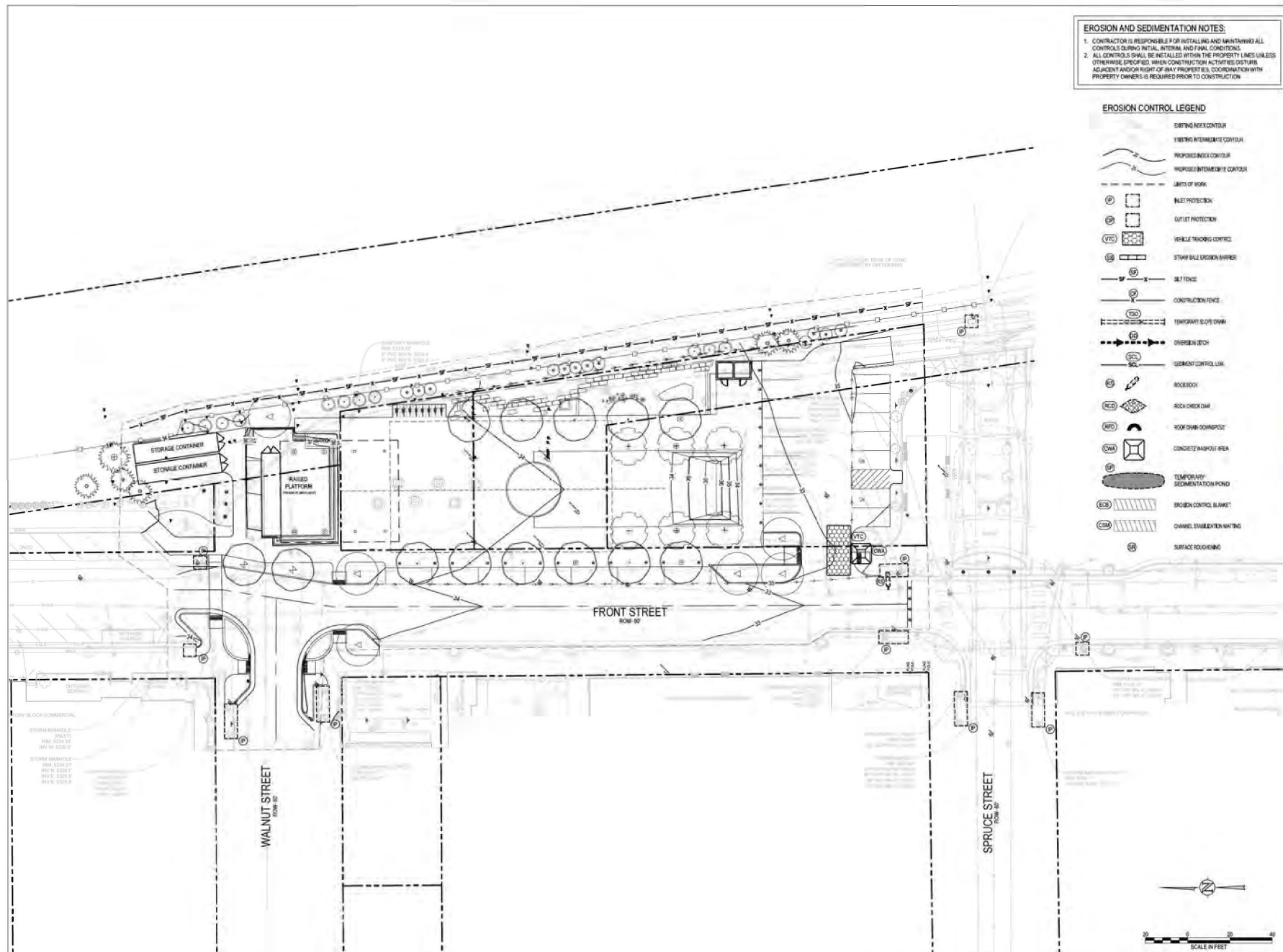
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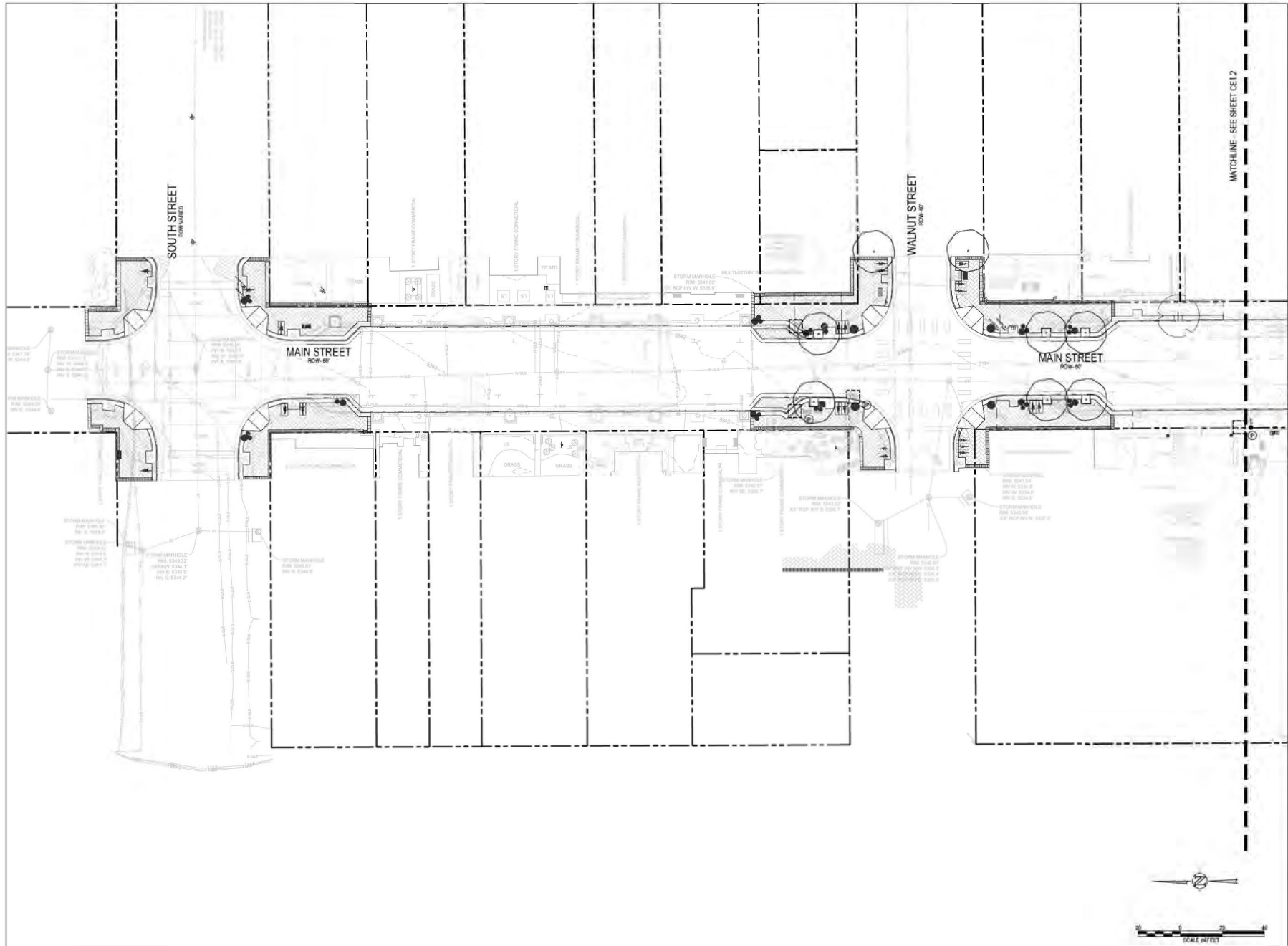
EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES OCCUR ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING ROCK CONTOUR
- EXISTING INTERIM/TERMINAL CONTOUR
- PROPOSED ROCK CONTOUR
- PROPOSED INTERIM/TERMINAL CONTOUR
- LIMITS OF WORK
- INLET PROTECTION
- OUTLET PROTECTION
- VEHICLE TRAVING CONTROL
- STORM BALE EROSION BARriers
- SILT FENCE
- CONSTRUCTION FENCE
- TEMPORARY SLOPE DRAIN
- OVERSEED CATCH
- SEDIMENT CONTROL LOG
- ROCKBURY
- ROCK CHECK DAM
- ROOF DRAIN DOWNSPOUT
- CONCRETE WASHOUT AREA
- TEMPORARY SEDIMENTATION POND
- EROSION CONTROL BLANKET
- CHANNEL STABILIZATION MATING
- SURFACE ROUGHENING





LOUISVILLE
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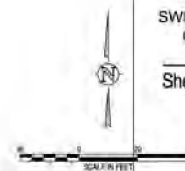
REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025
 Drawn By: NSB
 Checked By: XT, CFG

Sheet Name
 PLAZA EROSION
 CONTROL PLAN

Sheet
 CE1.0





REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025

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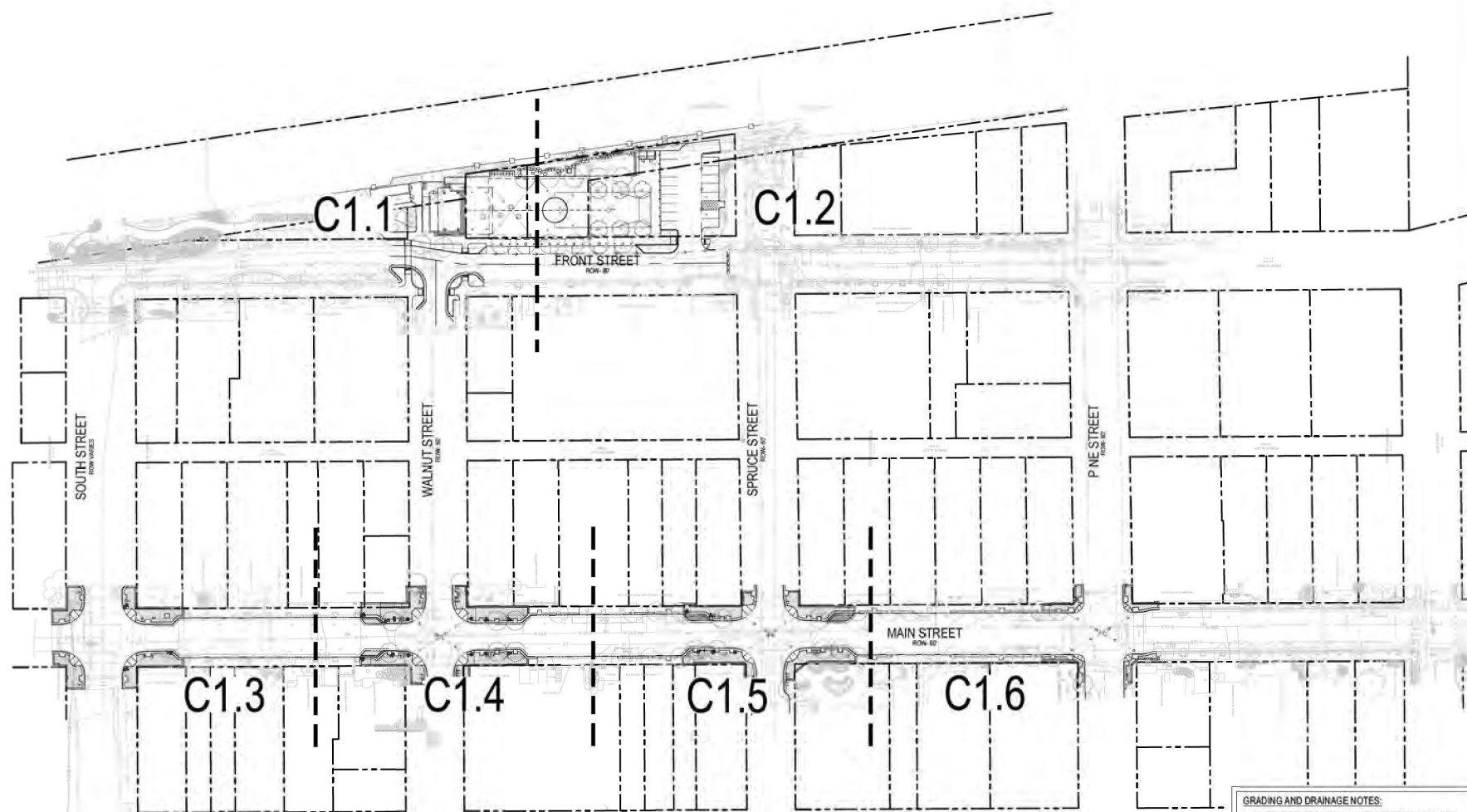
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Sheet Name

OVERALL CIVIL SITE PLAN

Sheet

C1.0



- GRADING AND DRAINAGE NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. CONTRACTOR TO NOTIFY ALL EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
 3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER CHANGES AND DRAINAGE PANS.
 4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
 5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
 6. IF WALL IS SHOWN TO DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. SO DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAIFFOOTER, ETC.).





REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025

Drawn By: NSB

Checked By: XT, CFG

Sheet Name

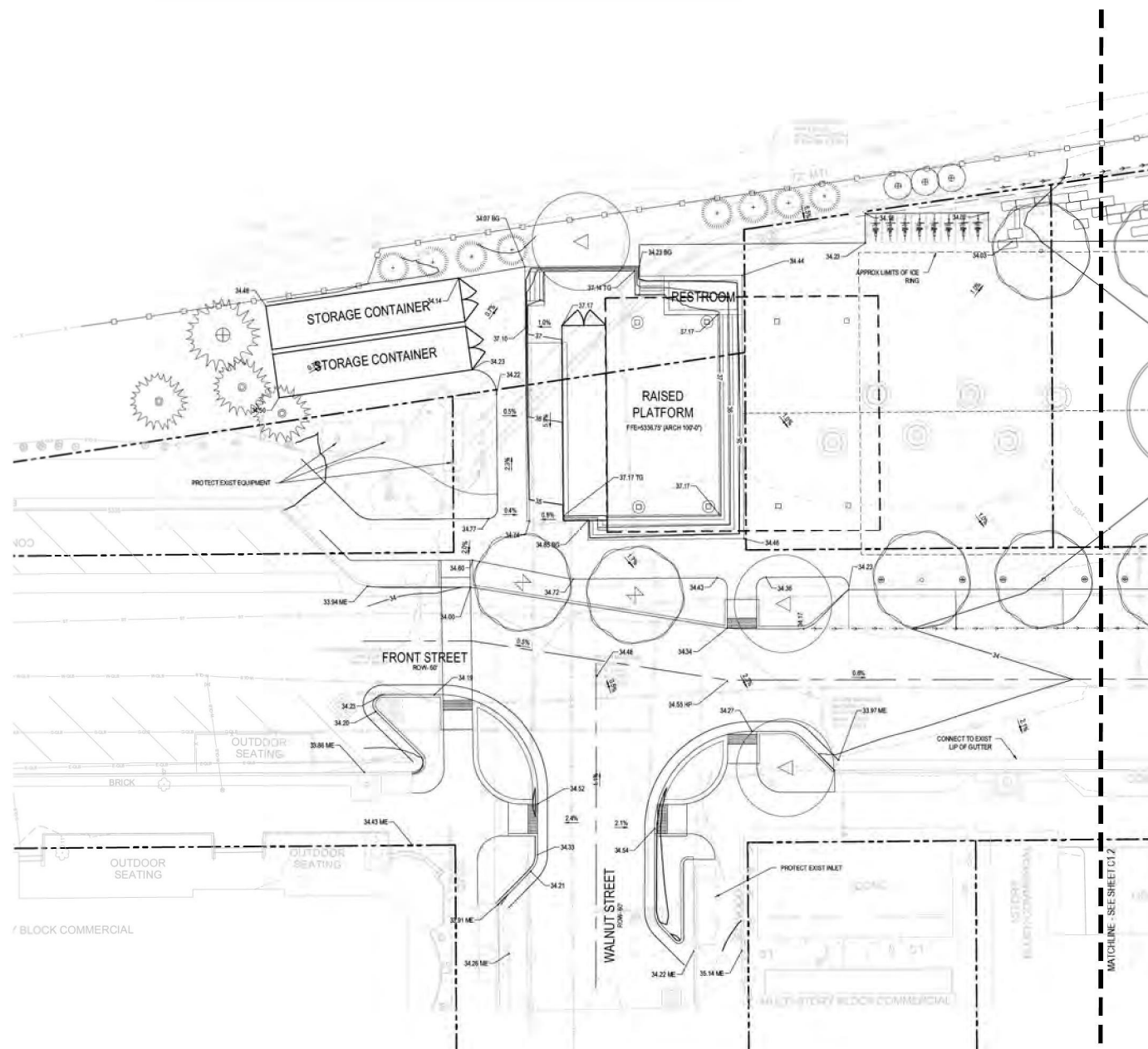
CIVIL SITE PLAN - PLAZA A

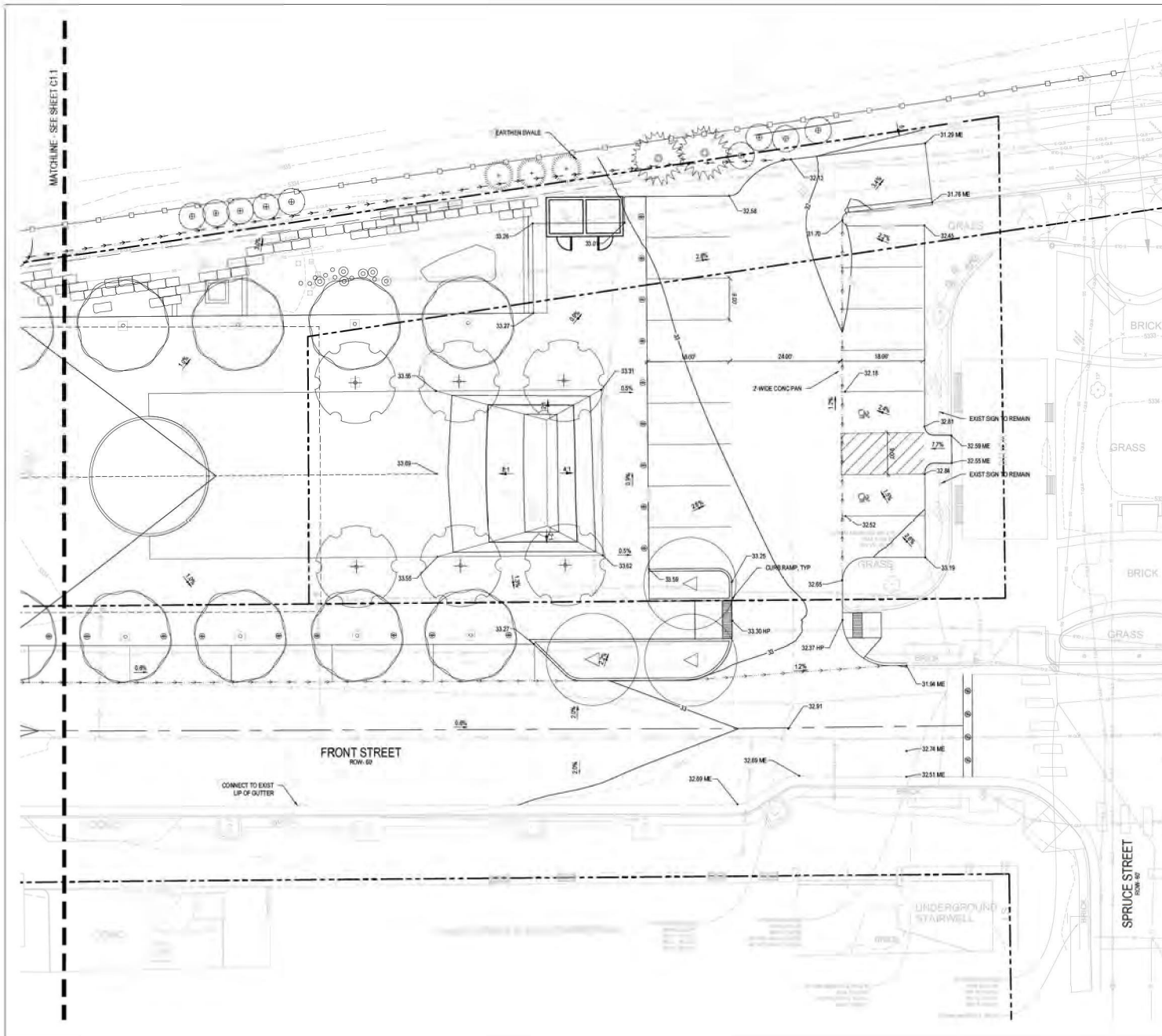
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C1.1

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO PROVIDE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURBS & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, IT DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. IF NO DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAPROOFER, ETC.).





- GRADING AND DRAINAGE NOTES:**
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
 2. CONTRACTOR TO PINPOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
 3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURBS & GUTTER, CHASES, AND DRAINAGE PANS.
 4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
 5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
 6. IF WALL IS SHOWN TO DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. R/D DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAPROOFER, ETC.).

LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025
Drawn By: NSB
Checked By: XT, CFG

Sheet Name
CIVIL SITE PLAN - PLAZA B

Sheet
C1.2



LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

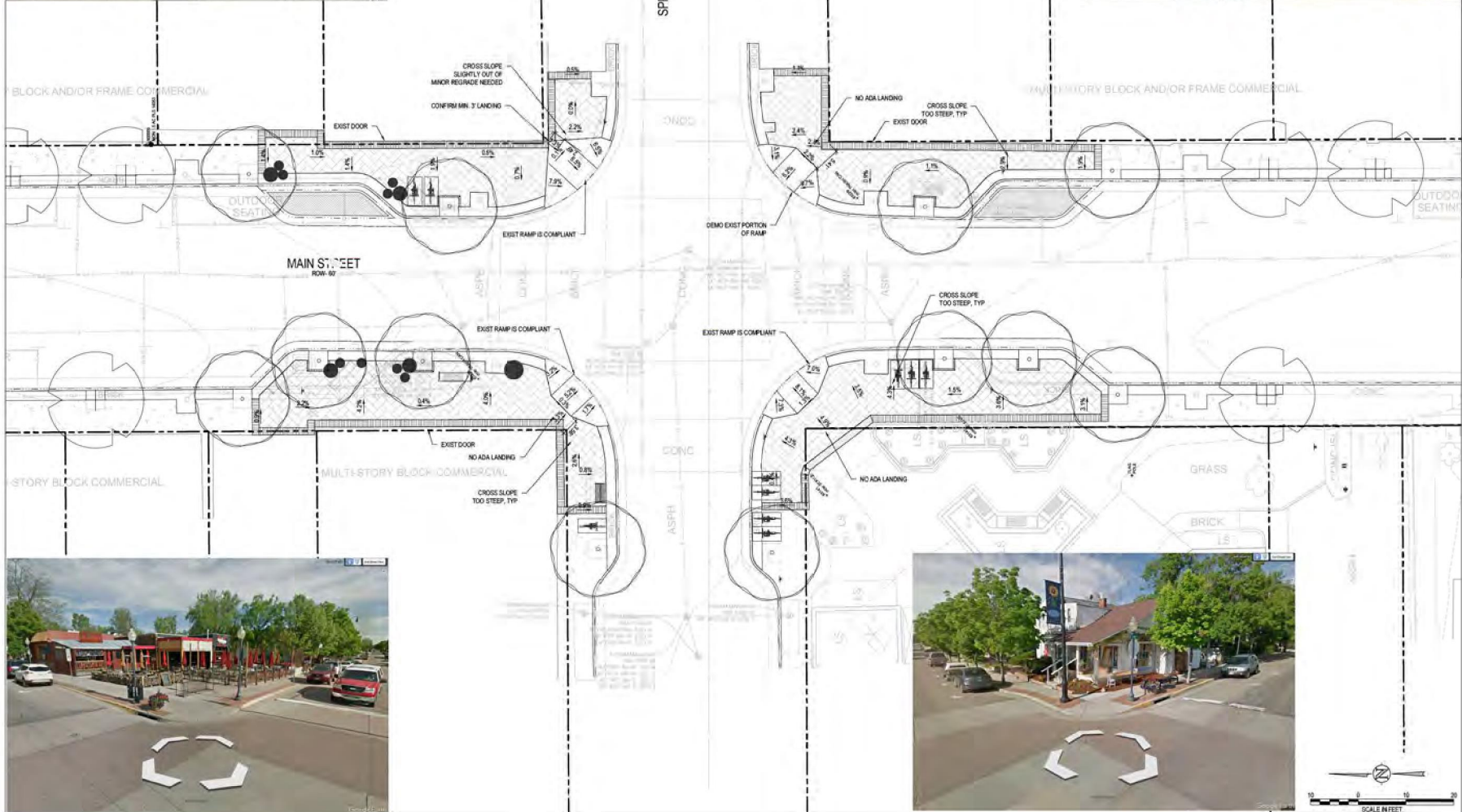
30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025
Drawn By: NSB
Checked By: XT, CFG

Sheet Name
SOUTH AND MAIN

Sheet
C1.3





LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12/01/2025
 Drawn By: NSB
 Checked By: XT, CFG

Sheet Name
 SPRUCE AND MAIN

Sheet
 C1.5



PINE STREET
FROM 80'

MULTI-STORY BLOCK AND/OR FRAME COMMERCIAL

1 STORY BLOCK COMMERCIAL

2 STORY BLOCK COMMERCIAL



LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION DOCUMENTS

Date: 12/01/2025
 Drawn By: NSB
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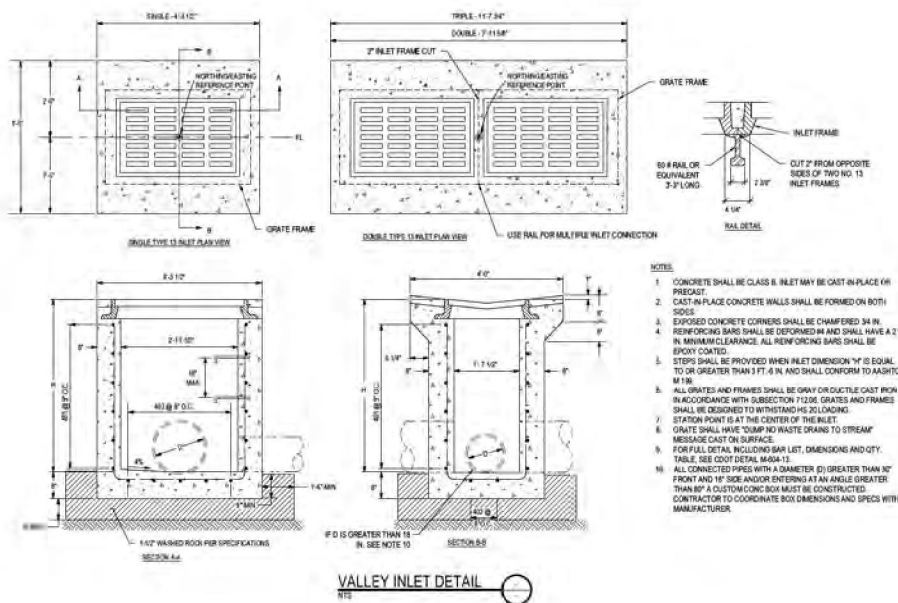
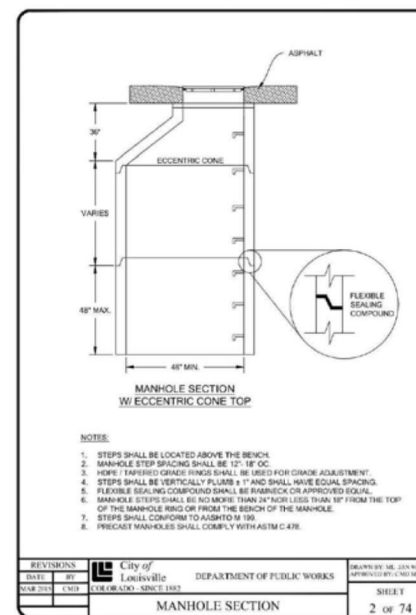
Sheet Name
 PINE AND MAIN

Sheet
 C1.6

30% CONSTRUCTION
DOCUMENTS

CIVIL SITE DETAILS

C1.7



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

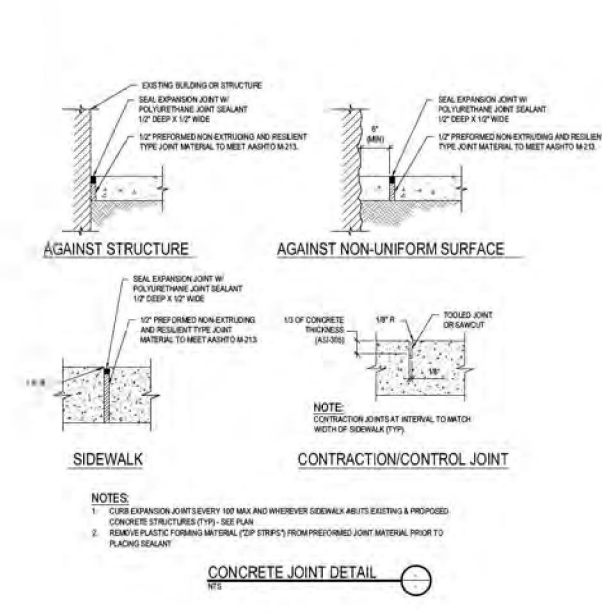
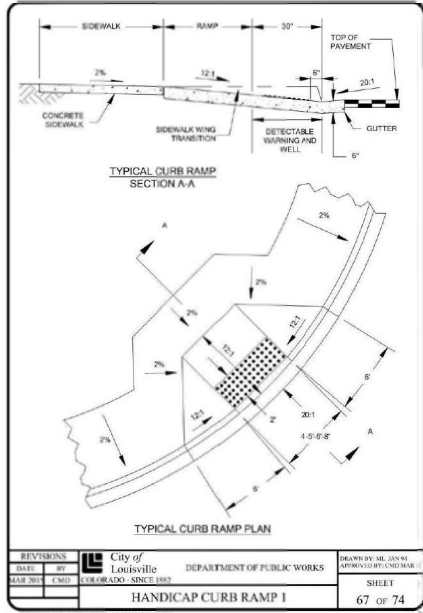
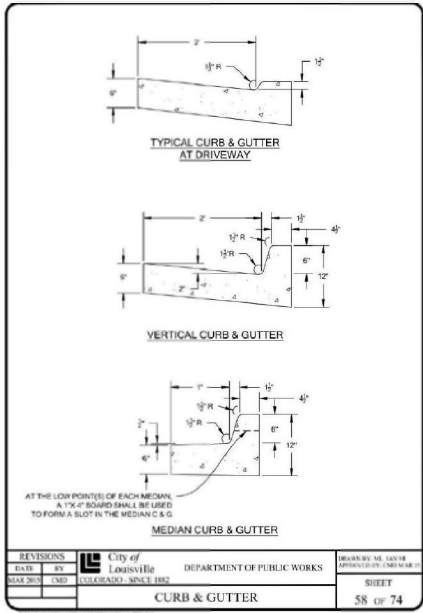
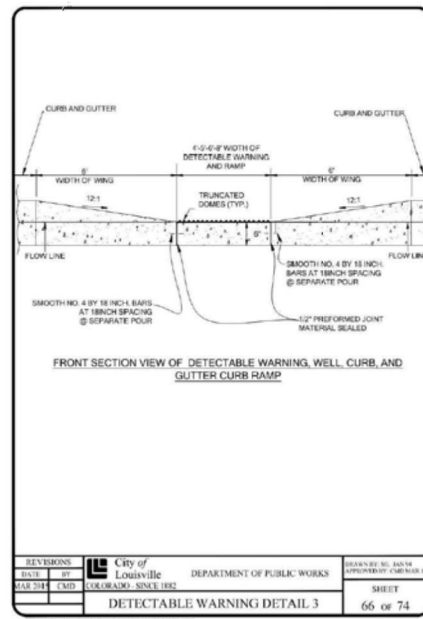
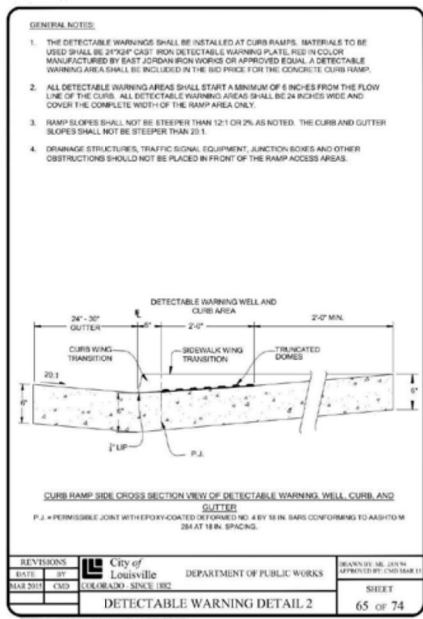
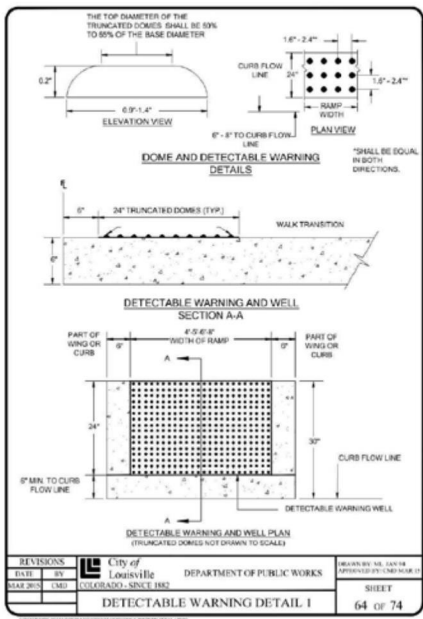
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Sheet Name

CIVIL SITE DETAILS

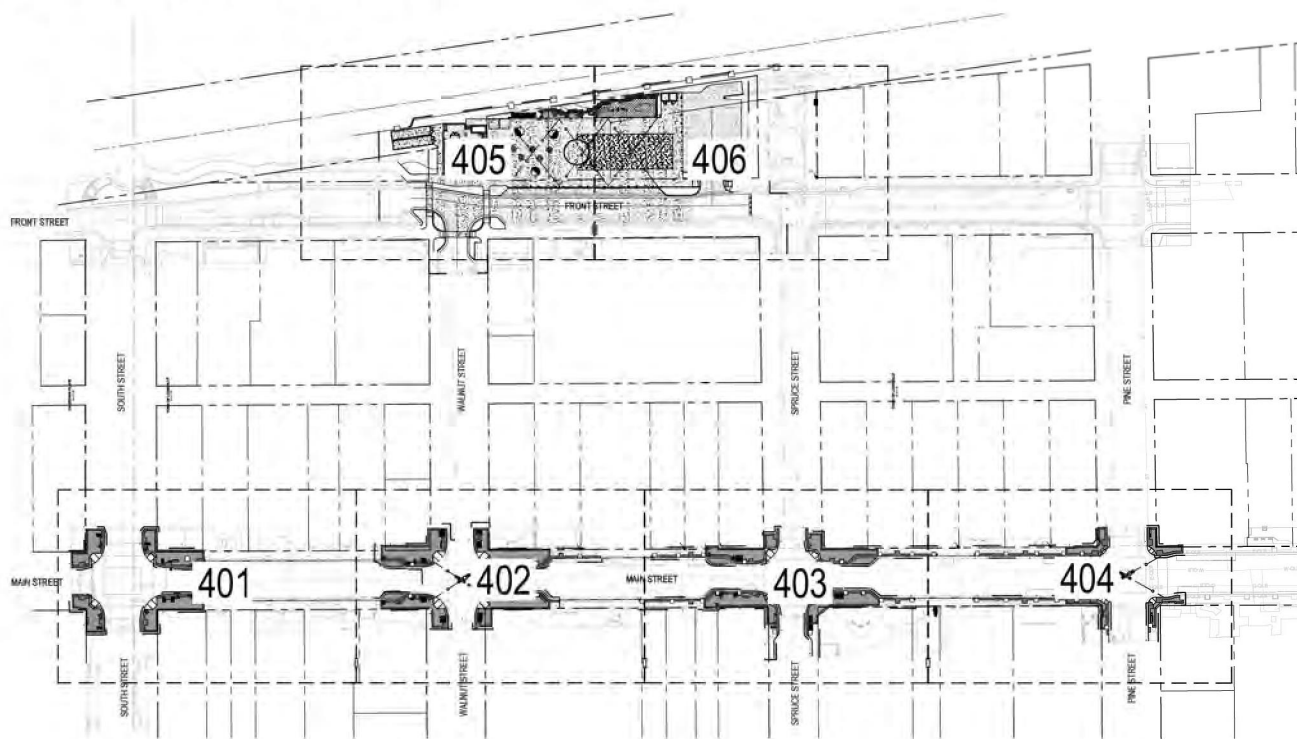
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C1.8



SITE PLAN NOTES:

1. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
2. REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
3. REFER TO THE TOPOGRAPHIC SURVEY AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
4. ALL ROOFTOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MINOR EQUIPMENT SUCH AS CONDUIT, METERS AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
5. ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
6. ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUT-OFF CAPABILITY SO AS TO MINIMIZE UP-LIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
7. SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
8. ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
9. ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
10. DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS. UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS, ALL ONGOING MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
11. ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF LOUISVILLE STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.



BOULDER SCHEDULE

SYM	SIZE (LXWXH)	QTY
☐	2'x2'	28
☐	4'x2'	36
☐	6'x2'	1

BOULDER NOTES:
TYPE: QUARTZITE SANDSTONE BLOCK
COLOR: TAN / BUFF

FURNISHING SCHEDULE

SYM	TYPE	QTY
☐	TRASH AND RECYCLE	2
+	REMOVABLE BOLLARD	9
+	FIXED BOLLARD	12
☐	UMBRELLA PICNIC TABLE	8
☐	STREETLIFE PLANTER	3
☐	2'-0" TREE GRATE	17
☐	STREETLIFE BIKE RACK	8
☐	SPLASH PAD MECHANICAL VAULT	1
☐	RESTROOM	1

SITE NOTES:

1. CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
2. NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
3. ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER.
4. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
5. ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
6. ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

Checked By: JB

Sheet Name

OVERALL SITE PLAN

Sheet

LS100

LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

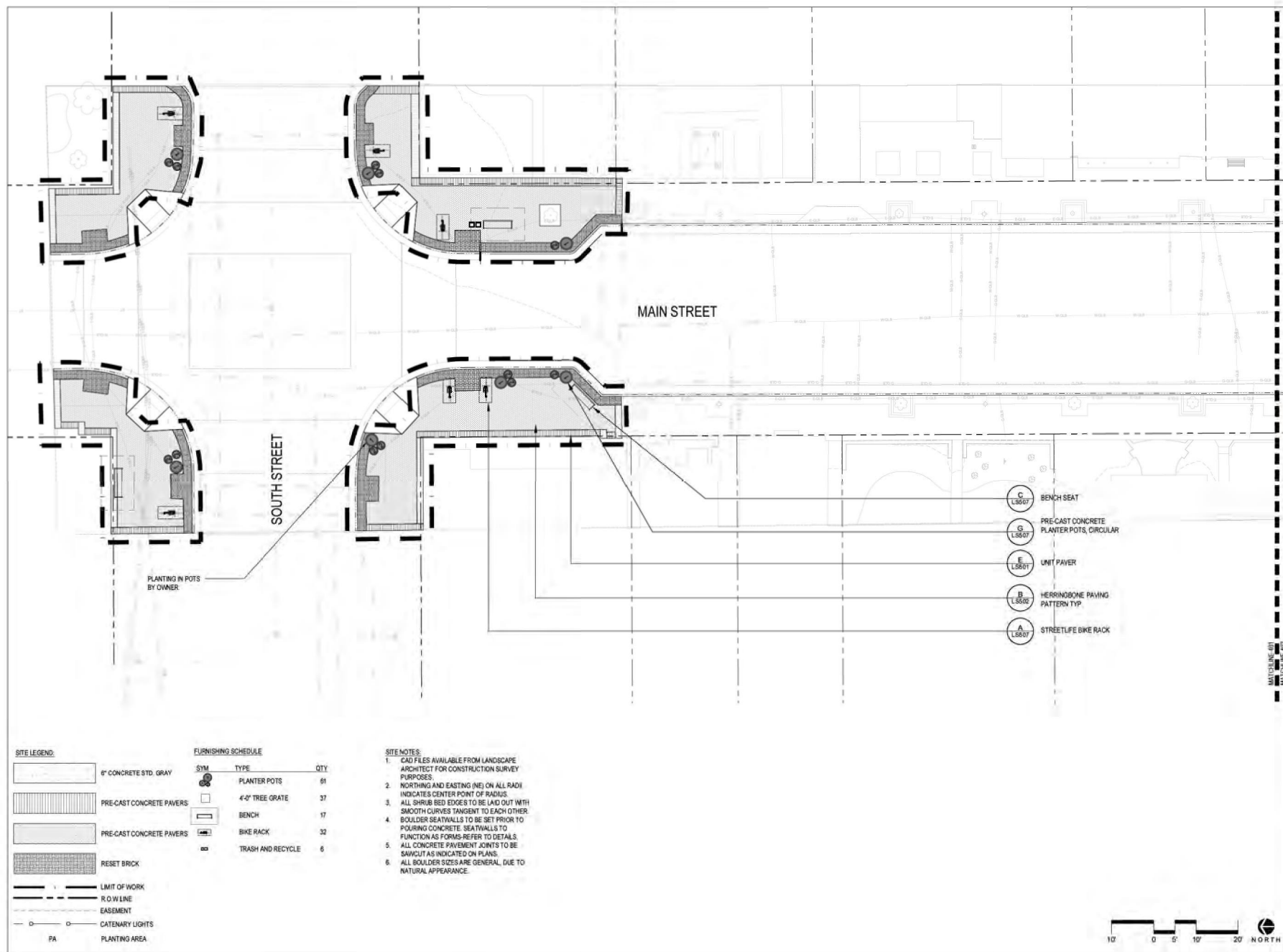
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Sheet Name

SITE PLAN

Sheet

LS401



LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

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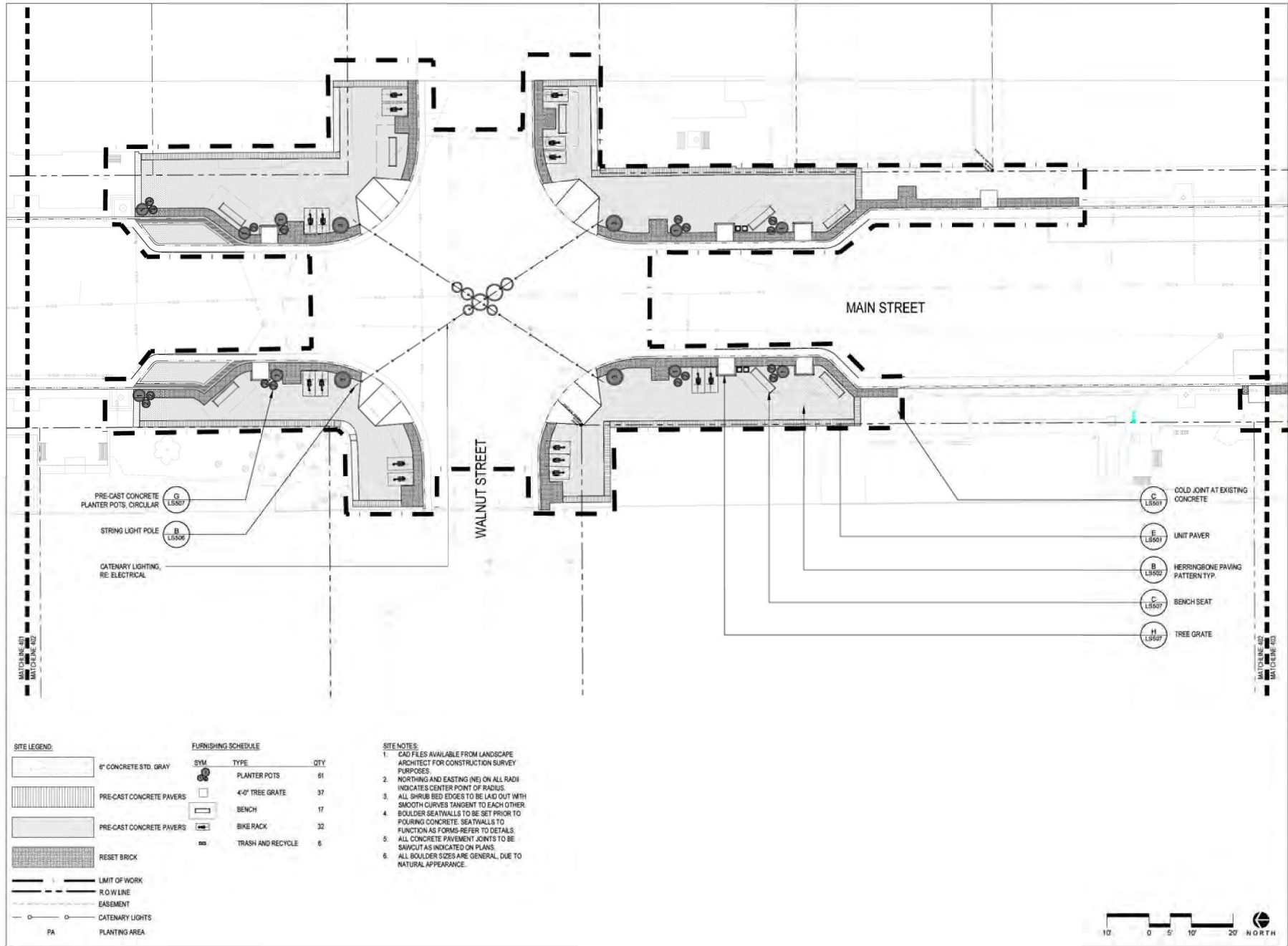
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Sheet Name

SITE PLAN

Sheet

LS402



LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

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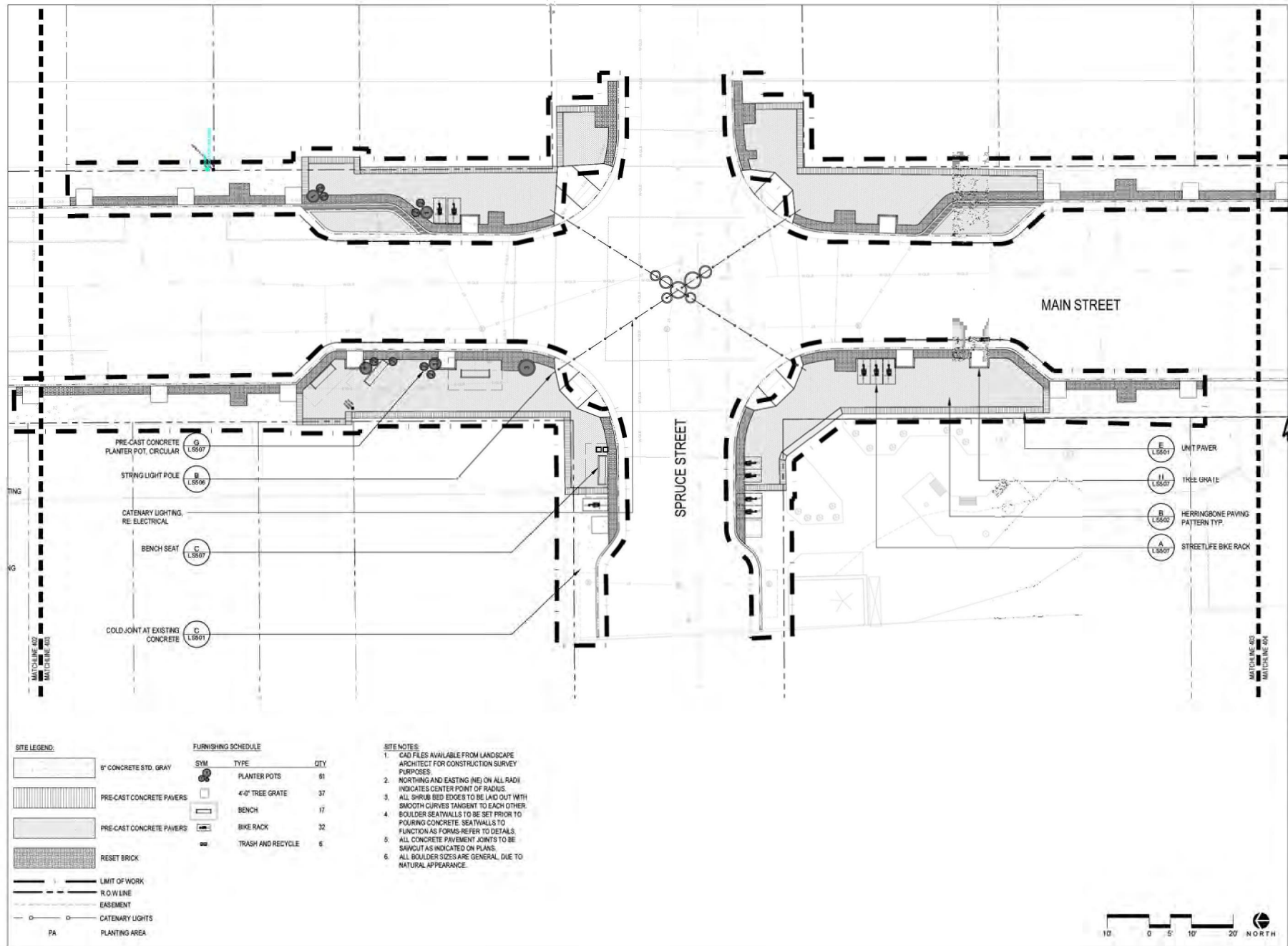
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Sheet Name

SITE PLAN

Sheet

LS403



LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

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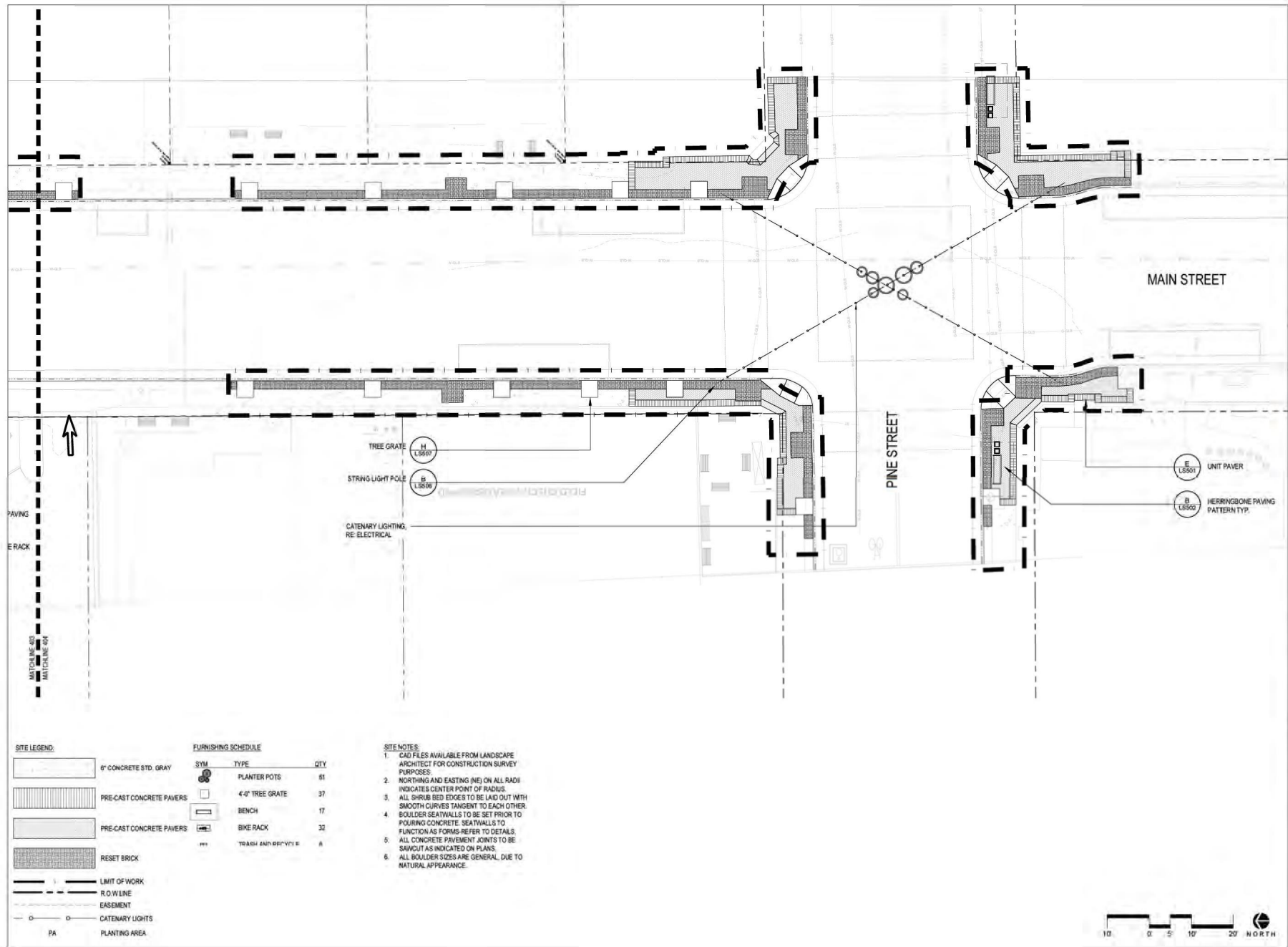
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Sheet Name

SITE PLAN

Sheet

LS404





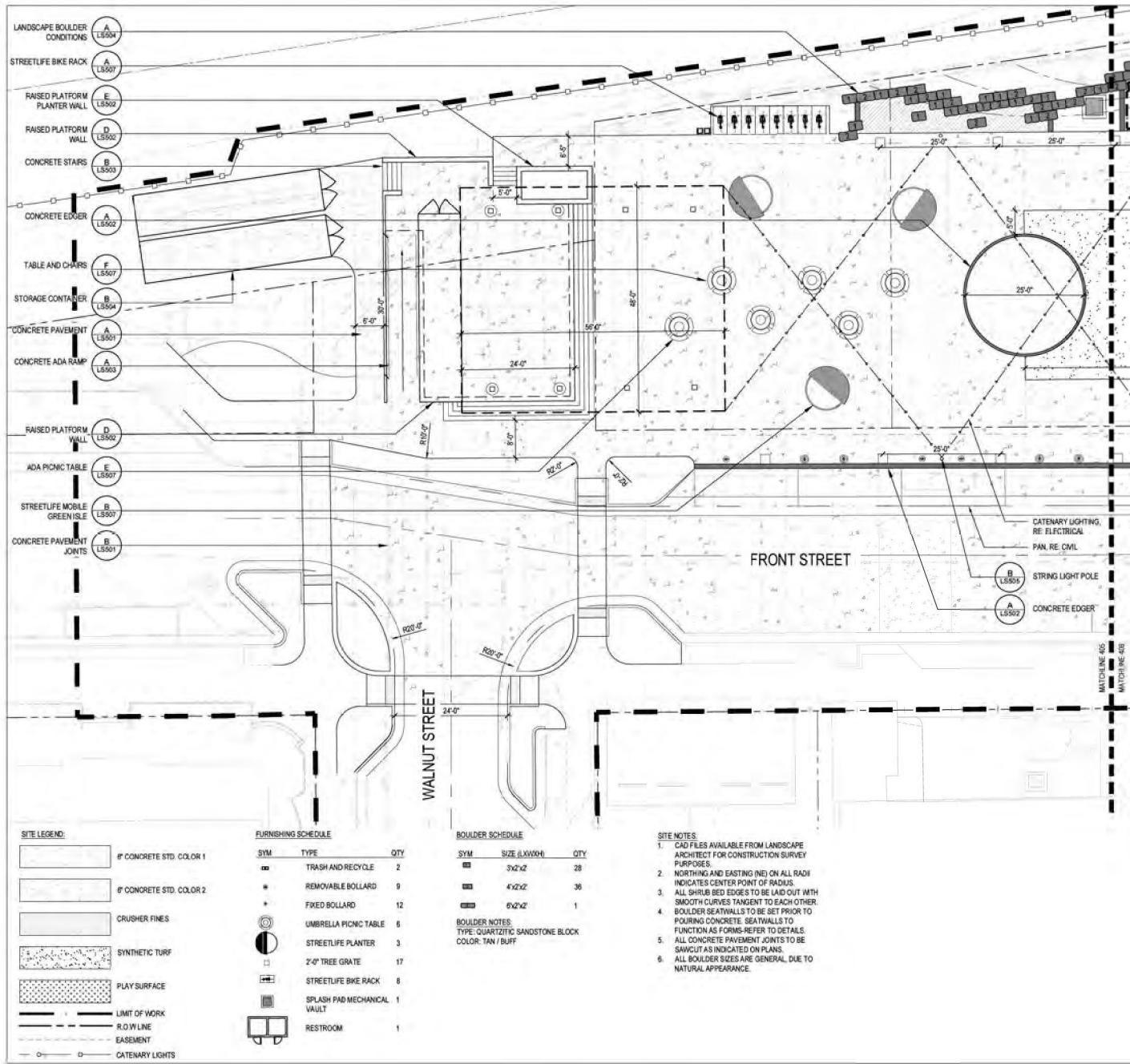
REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025
Drawn By: PR
Checked By: JB

Sheet Name
SITE PLAN

Sheet
LS405



LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

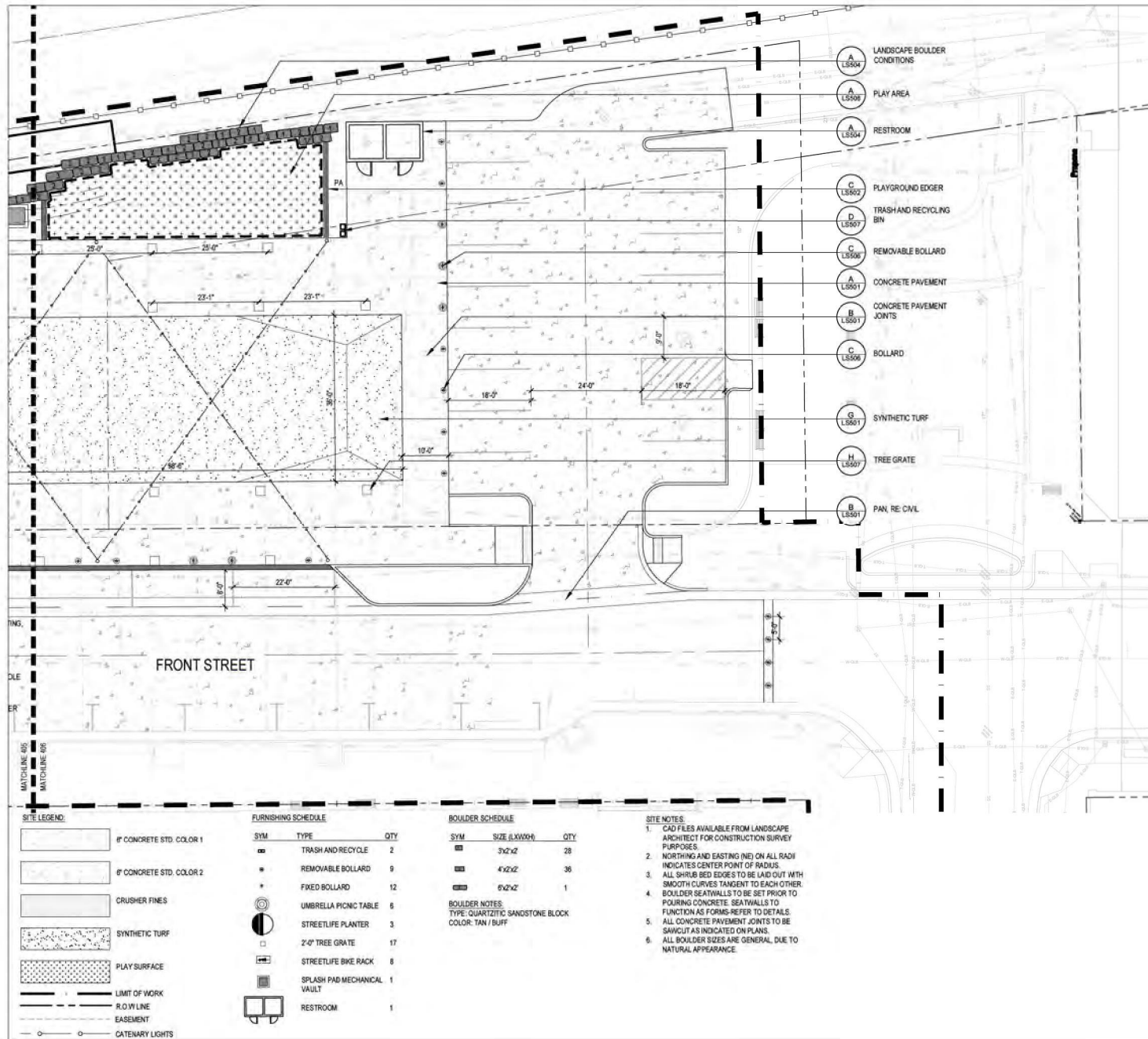
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Sheet Name

SITE PLAN

Sheet

LS406



REV	COMMENT	DATE

Date: 12.01.2025

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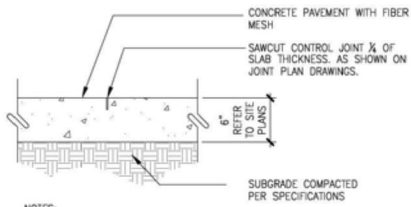
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Sheet Name

SITE DETAILS

Sheet

LS501

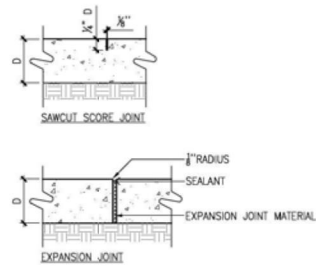


- NOTES:
1. EXPANSION JOINTS PLACED PER JOINT PLAN, BUT NO LESS THAN 100' O.C.
 2. CONTROL JOINT PLACED PER JOINT PLAN, MAXIMUM SPACING 10'.
 3. CONCRETE TO HAVE FINE BROOM FINISH PERPENDICULAR TO CENTERLINE OF PAVING.
 4. FINISHED GRADE OF LANDSCAPE AREA TO BE 1" BELOW FINISH GRADE OF CONCRETE (TYPICAL BOTH SIDES).

A CONCRETE PAVEMENT

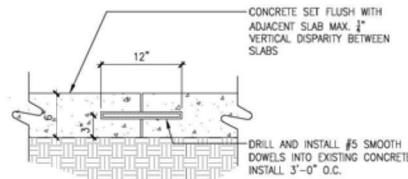
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01-PMT-CONC



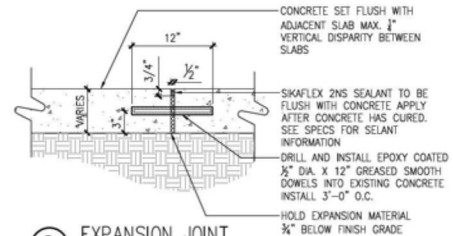
B CONCRETE PAVEMENT JOINTS

SCALE: 1/2" = 1'-0"



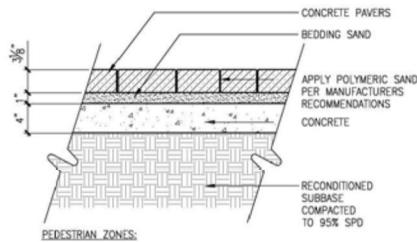
C COLD JOINT AT EXISTING CONCRETE

SCALE: 1/2" = 1'-0"



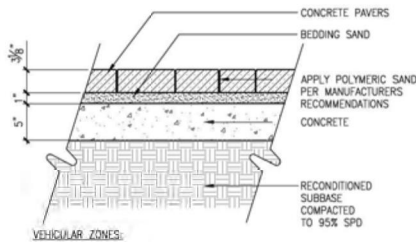
D EXPANSION JOINT

SCALE: 1/2" = 1'-0"



E UNIT PAVER

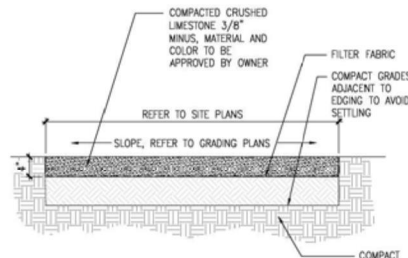
SCALE: 1/2" = 1'-0"



F CRUSHER FINES

SCALE: 1" = 1'-0"

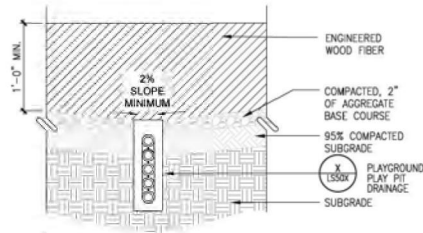
01-PMT-ORSH-LMC-STON



G SYNTHETIC TURF

SCALE: 1/2" = 1'-0"

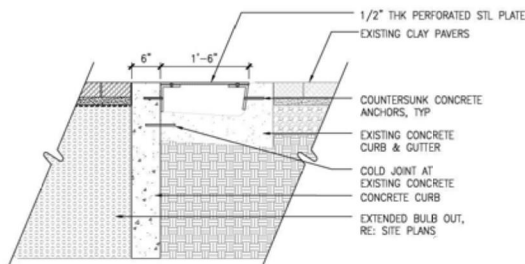
01-ARTS-TURF



H ENGINEERED WOOD FIBER (EWF)

SCALE: 1/2" = 1'-0"

01-PMT-EWF

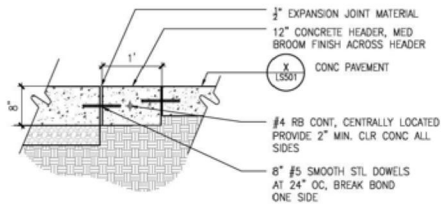


I GUTTER GRATE

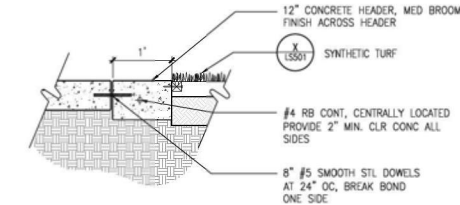
SCALE: 1" = 1'-0"

01-PMT-GRATE

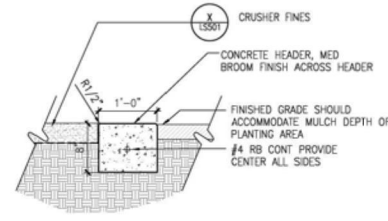
NOTE: CONTROL JOINTS SHALL BE PROVIDED IN CONCRETE HEADER AT 3' SPACING



12" WIDE CONCRETE EDGER AT FRONT STREET



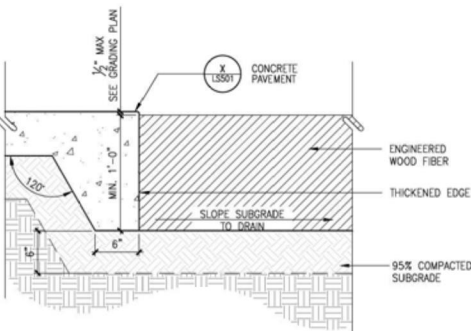
12" WIDE CONCRETE EDGER AT SYNTHETIC TURF



12" WIDE CONCRETE EDGER AT CRUSHER FINES

A CONCRETE EDGERS

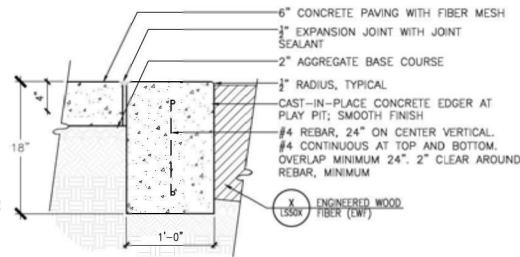
SCALE: 1"=1'-0"



B THICKENED EDGE AT PLAYPIT

SCALE: 1 1/2" = 1'-0"

DT-ENG-WOOD-FIBER



NOTES:

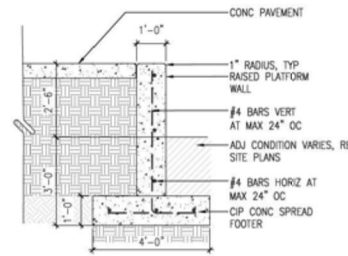
JOINT SPACING AT EDGER:

1. SAW CUT CONTROL JOINTS EQUALLY SPACED AT 8' MINIMUM, 10' MAXIMUM AND CONTINUE DOWN ENTIRE FACE OF EDGER
2. EXPANSION JOINTS EQUALLY SPACED AT 80' MINIMUM, 100' MAXIMUM
3. REFER TO SPECIFICATIONS FOR ALL MATERIALS CALLED OUT IN DETAIL

C PLAYGROUND EDGER

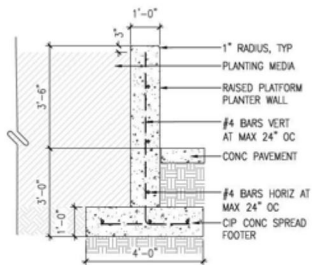
SCALE: 1 1/2" = 1'-0"

DT-CURB-PLAY



D RAISED PLATFORM WALL

SCALE: 1/2"=1'-0"



E RAISED PLATFORM PLANTER WALL

SCALE: 1/2"=1'-0"

LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

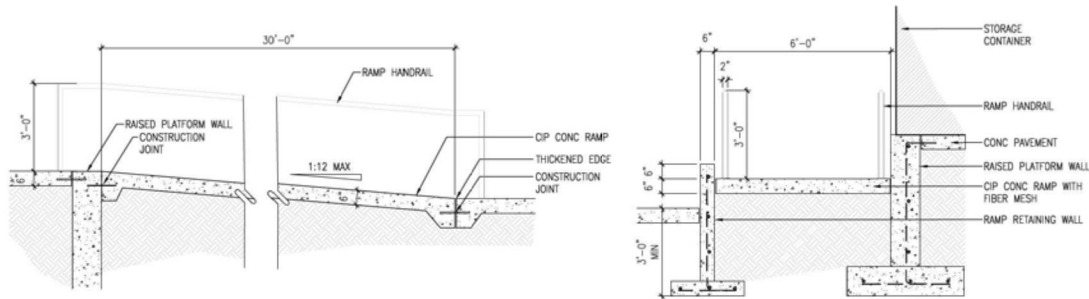
Checked By: JB

Sheet Name

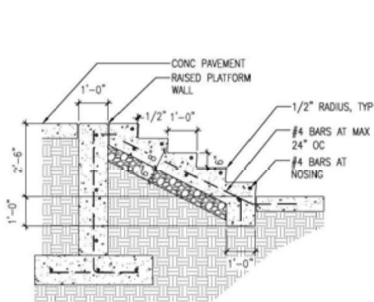
SITE DETAILS

Sheet

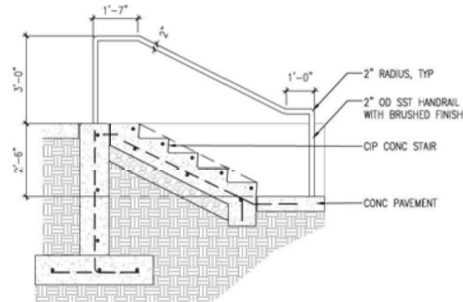
LS502



A CONCRETE ADA RAMP
SCALE: 1/2"=1'-0"



B CONCRETE STAIR
SCALE: 1/2"=1'-0"



C STAIR HANDRAIL
SCALE: 1/2"=1'-0"

LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

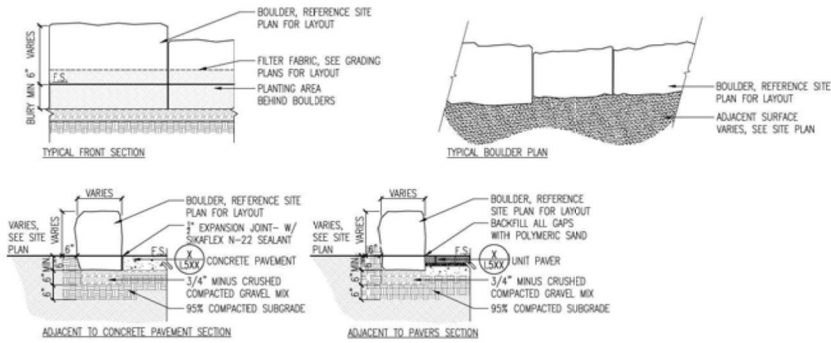
Checked By: JB

Sheet Name

SITE DETAILS

Sheet

LS503



NOTES:

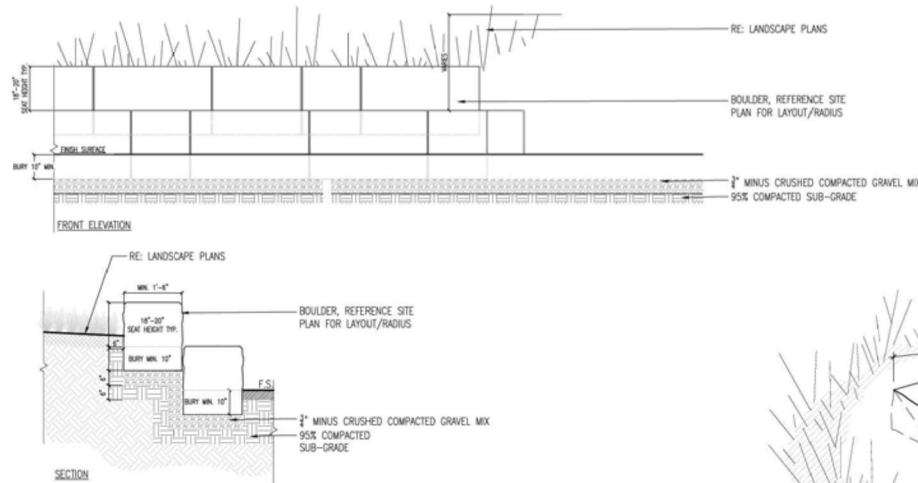
1. STONE BLOCK TO BE USED AS FORM FOR ADJACENT CONCRETE
2. THERE SHALL BE NO MORE THAN A 1/2" MAX GAP BETWEEN TYPICAL
3. THERE SHALL BE NO MORE THAN A 8" MAX GAP FOR DRAINAGE BREAK CONDITIONS
4. ALL BOULDER PLACEMENT SHALL BE DONE UNDER SUPERVISION OF PROJECT LANDSCAPE ARCHITECT
5. USE CAUTION TO AVOID UNDERGROUND UTILITIES

BOULDER SIZING NOTES - TYPICAL ALL BOULDERS:

1. NO BOULDER LENGTH SHALL EXCEED 3'-0" OR BE LESS THAN 1'-6"
2. NO BOULDER WIDTH SHALL EXCEED 2'-0" OR BE LESS THAN 1'-0"
3. NO BOULDER HEIGHT ABOVE FINISH SURFACE SHALL EXCEED 2'-0" OR BE LESS THAN 1'-6"

A BOULDER SEATWALL CONDITIONS

Scale: 1/2" = 1'-0"

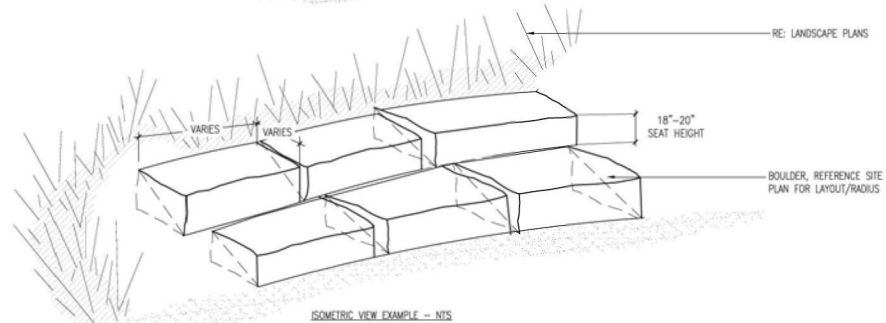
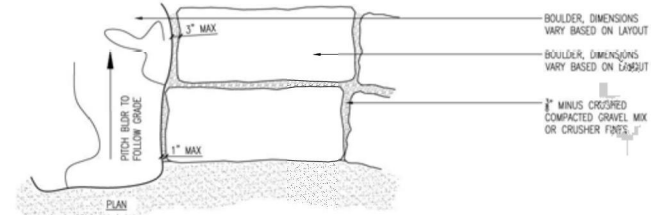


NOTES:

1. STONE BLOCK TO BE USED AS FORM FOR ADJACENT SURFACE
2. THERE SHALL BE NO MORE THAN A 1" MAX GAP BETWEEN BOULDERS AT THE FRONT AND A 3" MAX GAP TOWARD THE BACK OF THE BOULDERS
3. FIELD CUT BOULDERS AS NECESSARY TO ACCOMMODATE EDGE CONDITIONS BETWEEN SHERMAN GRANITE MOSS BOULDERS AND ASPEN BOULDERS
4. ALL BOULDER PLACEMENT SHALL BE DONE UNDER SUPERVISION OF PROJECT LANDSCAPE ARCHITECT
5. USE CAUTION TO AVOID UNDERGROUND UTILITIES

B BOULDER AMPHITHEATER SEATING

Scale: 1/2" = 1'-0"



REV	COMMENT	DATE

Date: 12.01.2025

Drawn By: PR

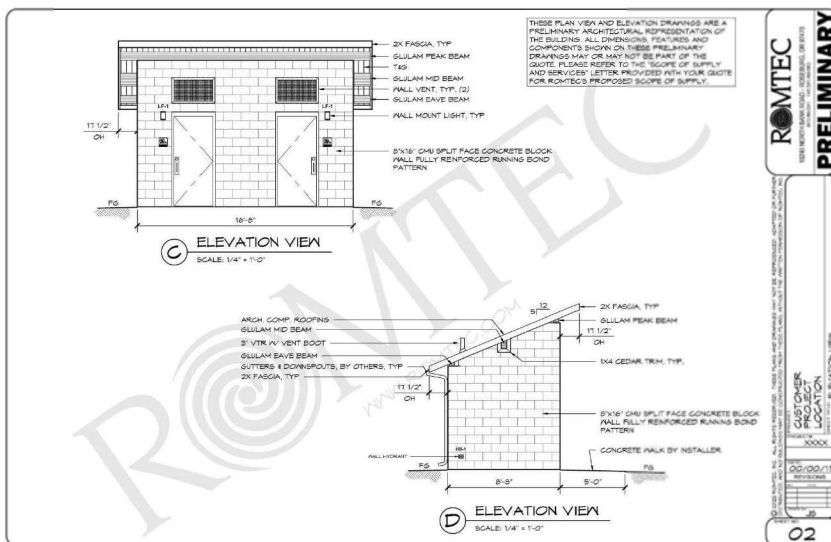
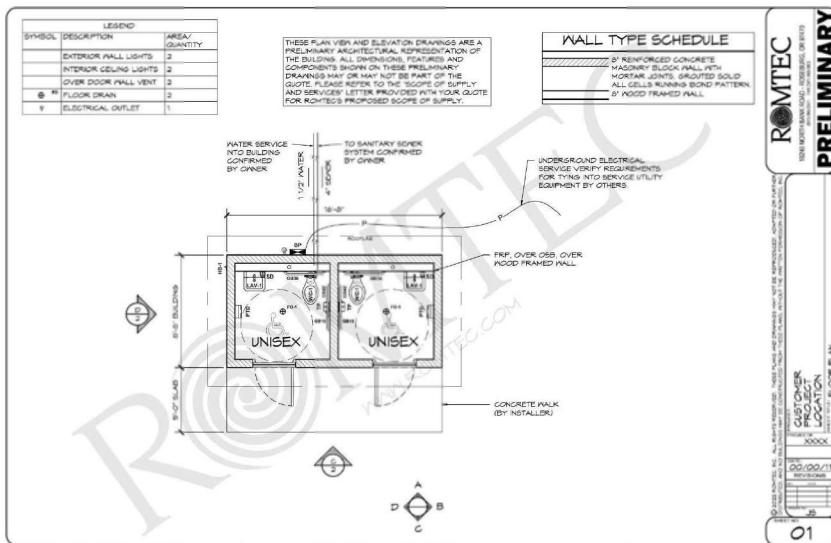
Checked By: JB

Sheet Name

SITE DETAILS

Sheet

LS504



A RESTROOM
SCALE: NTS



MANUFACTURER: OUTBACK STORAGE
MODEL: CWMU625902-0
SIZE: 40'-0"
TYPE: HIGH CUBE, NEW (ONE-TRIP)
COLOR: GRAY
SEE MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS

B STORAGE CONTAINER
SCALE: NTS

LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: JR

Checked By: JB

Sheet Name

SITE DETAILS

Sheet

LS505

REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

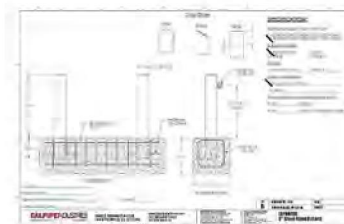
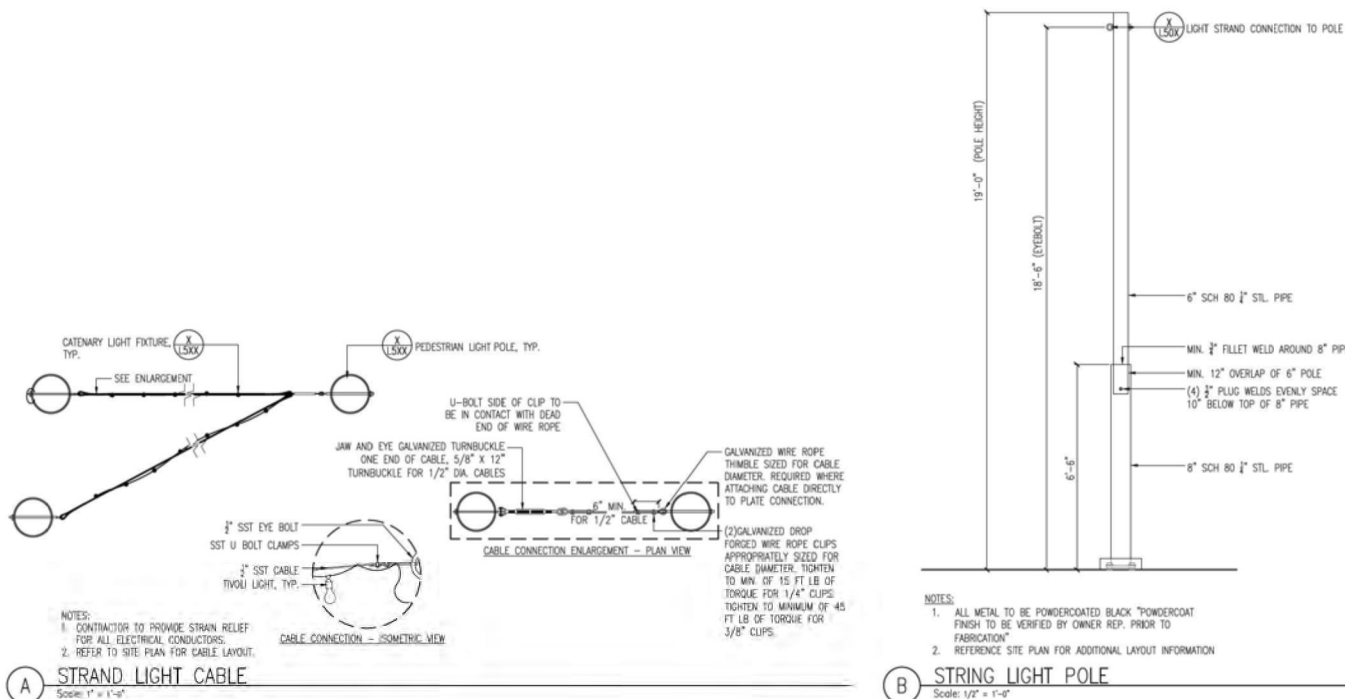
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Sheet Name

SITE DETAILS

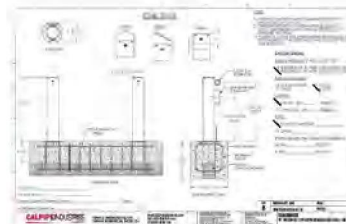
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LS506



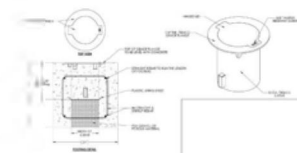
STANDARD BOLLARD
MANUFACTURER: CALPIE INDUSTRIES
MODEL: 8F06080 6" STEEL FIXED BOLLARD
CAP TYPE: STANDARD FLAT
SIZE: 36" HT, 6" DIA, SCH 80
COLOR: POWDERCOAT - COLOR TBD
- APPLY CLEAR REFLECTIVE TAPE
QTY: REFER TO PLANS
REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIREMENTS

BOLLARD
SCALE: 1/2"

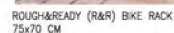


REMOVABLE BOLLARD
MANUFACTURER: CALPIE INDUSTRIES
MODEL: 8F06080 6" INTERNAL LOCKING REMOVABLE BOLLARD
CAP TYPE: STANDARD FLAT
SIZE: 36" HT, 6" DIA, SCH 80
COLOR: POWDERCOAT - COLOR TBD
- APPLY CLEAR REFLECTIVE TAPE
QTY: REFER TO PLANS
REFER TO MANUFACTURERS SPECIFICATIONS FOR REQUIREMENTS

- NOTES:**
- EMBEDMENT DEPTH SHOULD MATCH BOLLARD EMBEDMENT DEPTH. REFER TO MANUFACTURERS REQ.
 - FOOTING SHOWN IS A FOOTING ENGINEERED BY OTHERS.
 - PLASTIC LINING SHEET TO BE PLACED ON TOP OF REA GRAVEL OR POROUS MATERIAL TO PREVENT CONC. FROM SEEPING INTO SLEEVE DURING POUR. CUT OUT AFTER CONC. HAS CURED FOR DRAINAGE.
 - SLEEVE TO BE CLEAR OF CONC. OR DEBRIS THE FULL DEPTH OF EMBEDMENT.
 - LID WILL BE SECURED W/ A 3/8" TAMPER PROOF SCREW WHEN LID IS IN THE CLOSED POSITION.



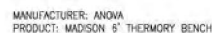
EMBEDMENT SLEEVE



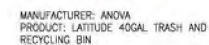
A STREETLIFE BIKE RACK
SCALE: 1 1/2" = 1'-0"



B STREETLIFE MOBILE GREEN ISLE
SCALE: 1 1/2" = 1'-0"



BENCH SEAT
SCALE: 1 1/2" = 1'-0"



D TRASH & RECYCLING BIN
SCALE: 1 1/2" = 1'-0"



— CONCRETE COLOR TO BE
60-01E OR CONCRETE DAVIS
DARK GREY W/ ETCHED FINISH.



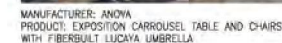
NOTES:

1. SOURCE FROM FORT COLLINS PRE-CAST, NO SUBSTITUTIONS.
2. REFER TO PLANTER POT BASE DETAIL FOR MORE INFORMATION.
3. CONCRETE COLOR TO BE 60-01E OR CONCRETE DAVIS DARK GRAY W/ ETCHED FINISH.

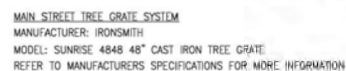
G PRE-CAST CONCRETE PLANTER POTS – CIRCULAR
SCALE: 1"=1'-0"



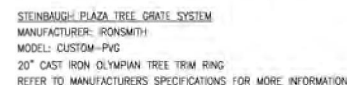
E ADA PICNIC TABLE
SCALE: 1 1/2" = 1'-0"



F TABLE & CHAIRS
SCALE: 1 1/2" = 1'-0"



H TREE GRATE
SCALE: NTS

[illegible]

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

Checked By:

Sheet Name

SITE DETAILS

Sheet

LS507

LOUISVILLE
FRONT & CENTER



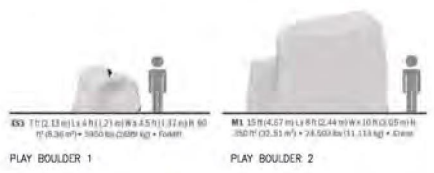
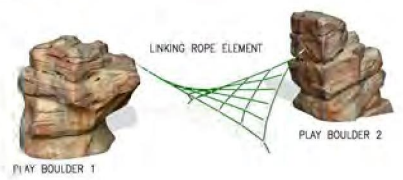
REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025
 Drawn By: PR
 Checked By: JB

Sheet Name
 SITE DETAILS
 Sheet
 LS508

DESIGN INTENT



PLAY COMPANY: EL Dorado CLIMBING (INDEPENDENT)
 1699 Cherry St Unit B, Louisville, CO 80027, USA
 303-447-0512

A PLAY AREA – EQUIPMENT OPTION A
 SCALE: 1 1/2" = 1'-0"



PLAY COMPANY: STAR PLAYGROUNDS (EARTHSCAPES SELECTIONS)
 9892 Titan Park Circle, Unit 1, Littleton, CO 80125
 303-845-0234

B PLAY AREA – EQUIPMENT OPTION B
 SCALE: 1 1/2" = 1'-0"



PLAY COMPANY: STAR PLAYGROUNDS (PLAYWORLD + BERLINER SELECTIONS)
 9892 Titan Park Circle, Unit 1, Littleton, CO 80125
 303-845-0234

C PLAY AREA – EQUIPMENT OPTION C
 SCALE: 1 1/2" = 1'-0"

RFV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

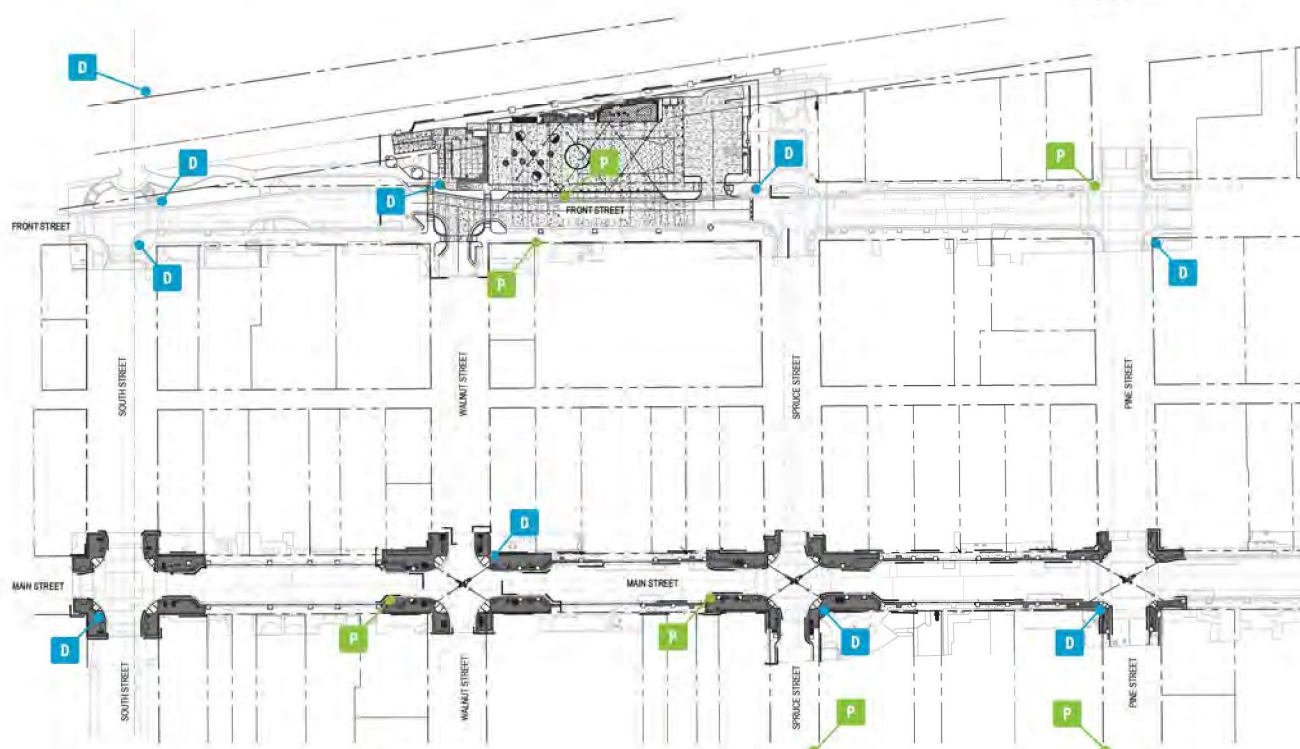
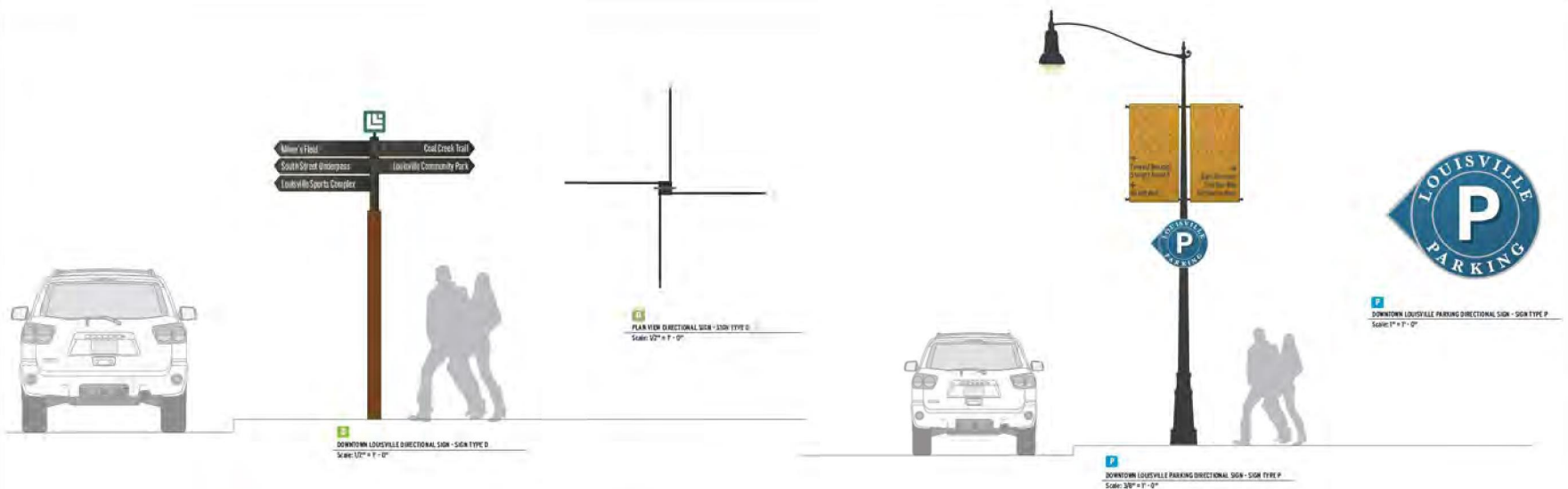
Checked By: JB

Sheet Name

OVERALL
WAYFINDING PLAN

Sheet

A100



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

Checked By: JB

Sheet Name

OVERALL
WAYFINDING PLAN

Sheet

A100



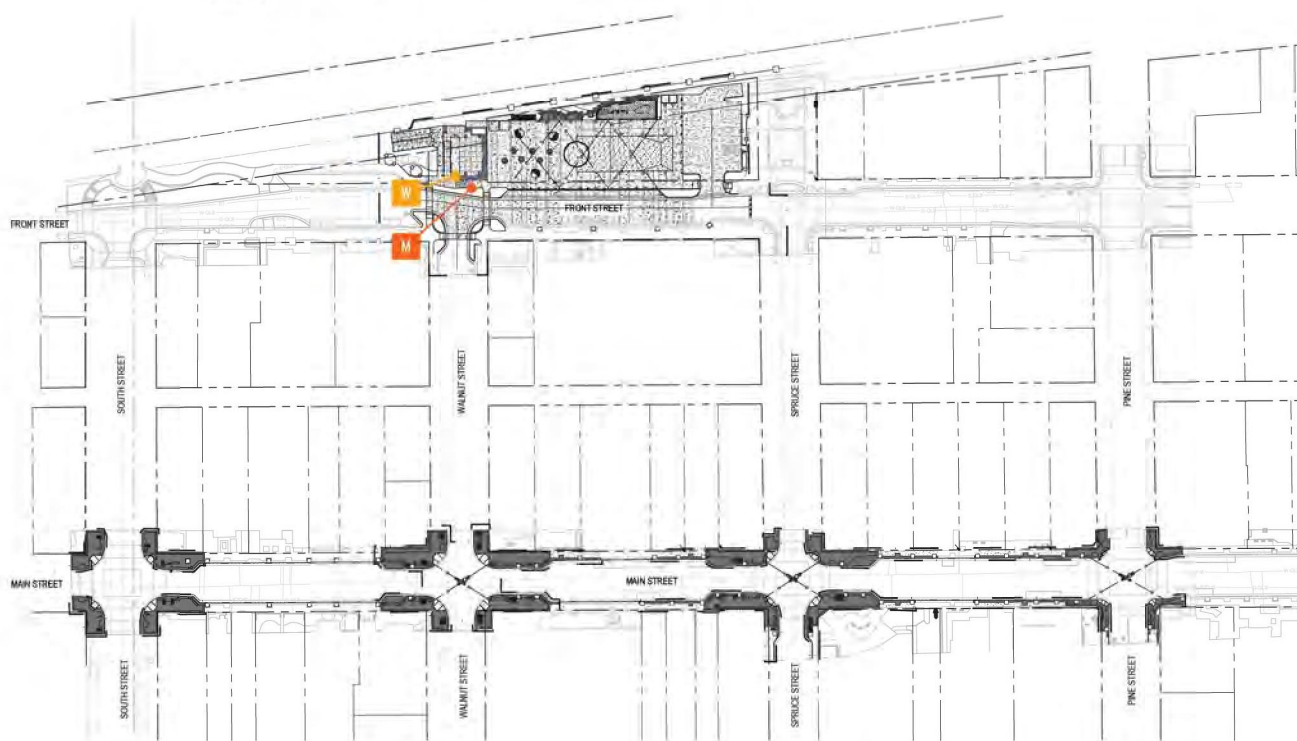
PLACEHOLDER DESIGN - FINAL DESIGN TBD



REFERENCE IMAGE ONLY



Steinbaugh Pavilion wall sign is fabricated out of 1/2" x 48" square, 20" thick aluminum plate with laser cut and letters - similar to image image is for reference only. Aluminum has black blackened steel finish. Concealed lighting around perimeter of panel and behind letters for night time visibility.



30% CONSTRUCTION
DOCUMENTS

Checked By:

Sheet

[illegible]

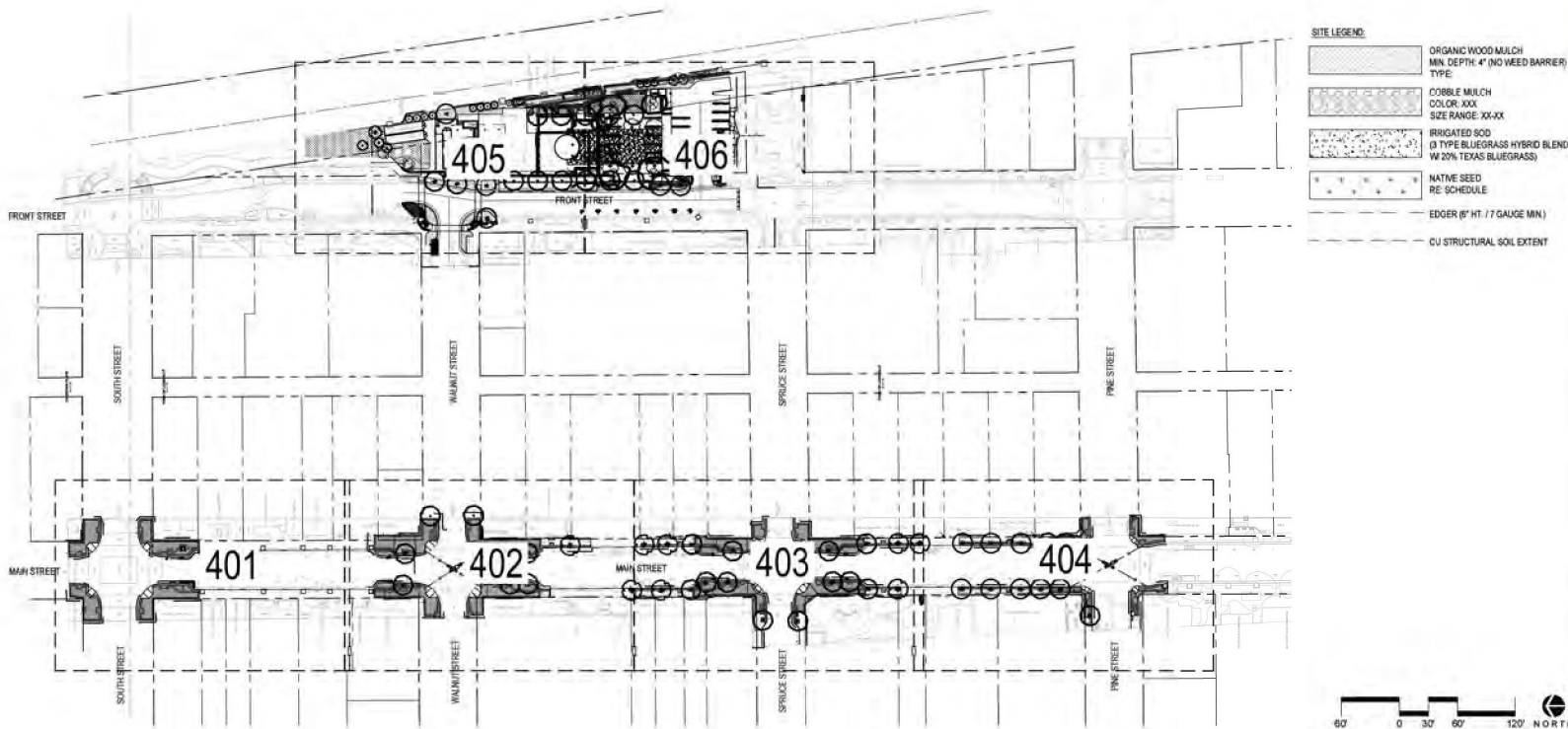
LANDSCAPE SCHEDULE							
QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD	HYDROZONE

DECIDUOUS TREES

25		GLEITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEYLOCUST	2" CAL./B&B	40-50'	35-45'	
8		GYMNOCLADUS DIOICA ESPRESSO	ESPRESSO KENTUCKY COFFEETREE	2" CAL./B&B	50-60'	30-35'	
5		QUERCUS MACROCARPA	BUR OAK	2" CAL./B&B	50-60'	35-45'	

GENERAL LANDSCAPE NOTES:

- ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
 - ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATIONS FOR NUMBER ONE GRADE.
 - PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
 - ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
 - PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
 - PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE. IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
 - SOIL AMENDMENT:
SOD AREAS - 4 CY. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.
- ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
- ORGANIC MATTER: 25% MINIMUM
 - SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
 - PH: 7.5 MAXIMUM
 - CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
- SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
 - INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
 - ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025
 Drawn By: PR
 Checked By: JB

Sheet Name
 OVERALL PLANTING
 PLAN

Sheet

LOUISVILLE FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

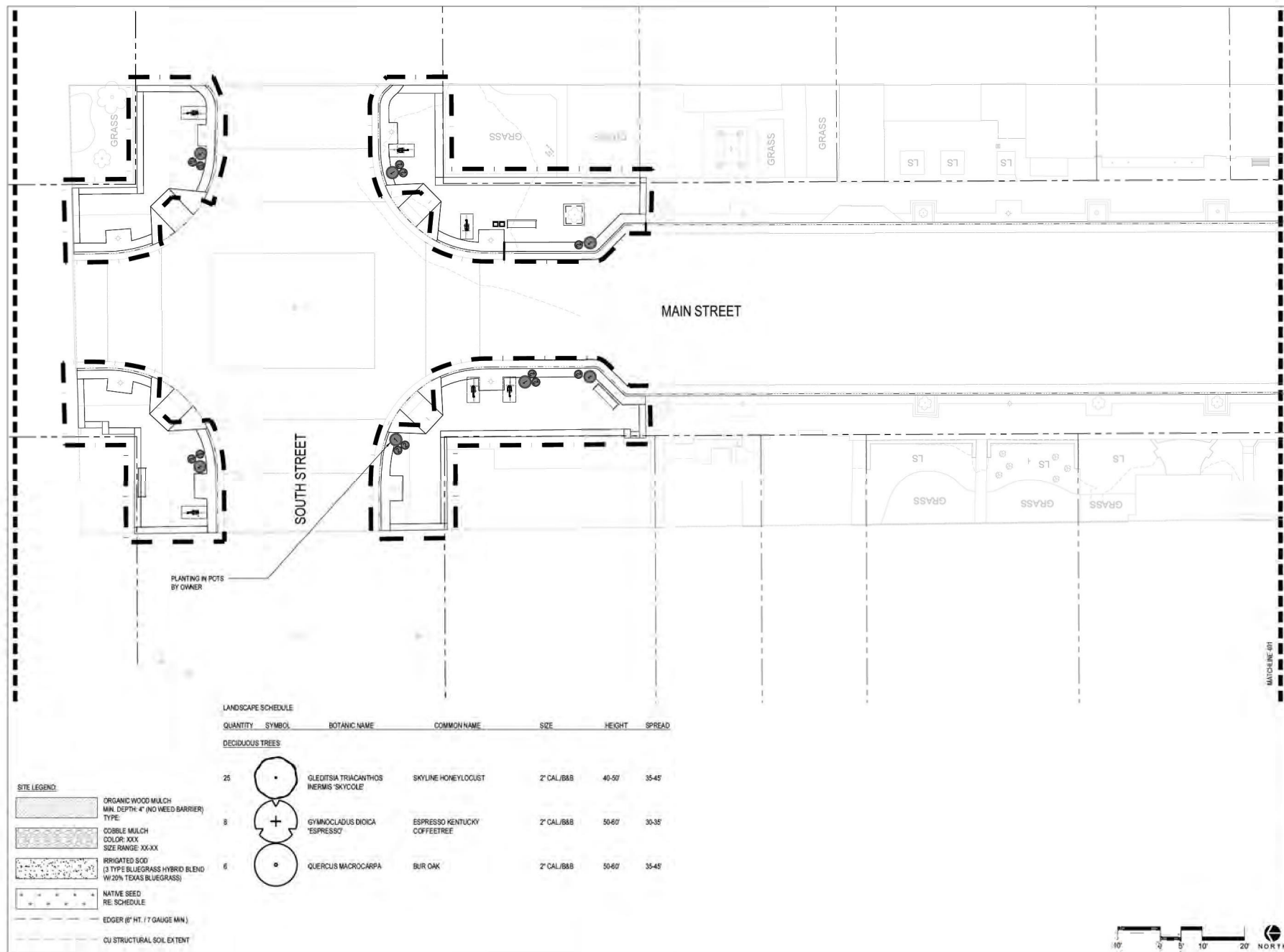
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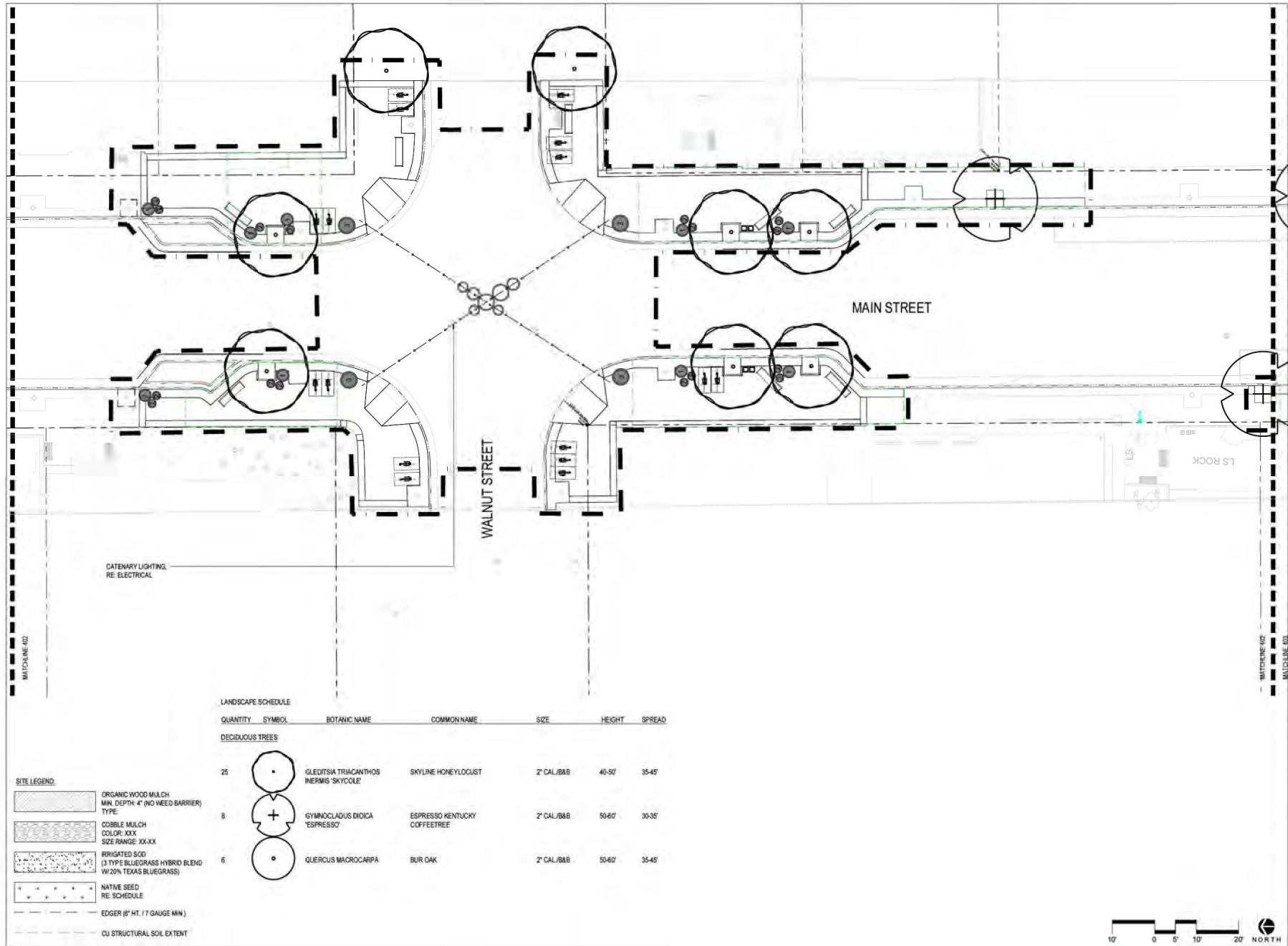
Sheet Name

PLANTING PLAN

Sheet

LP401





LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

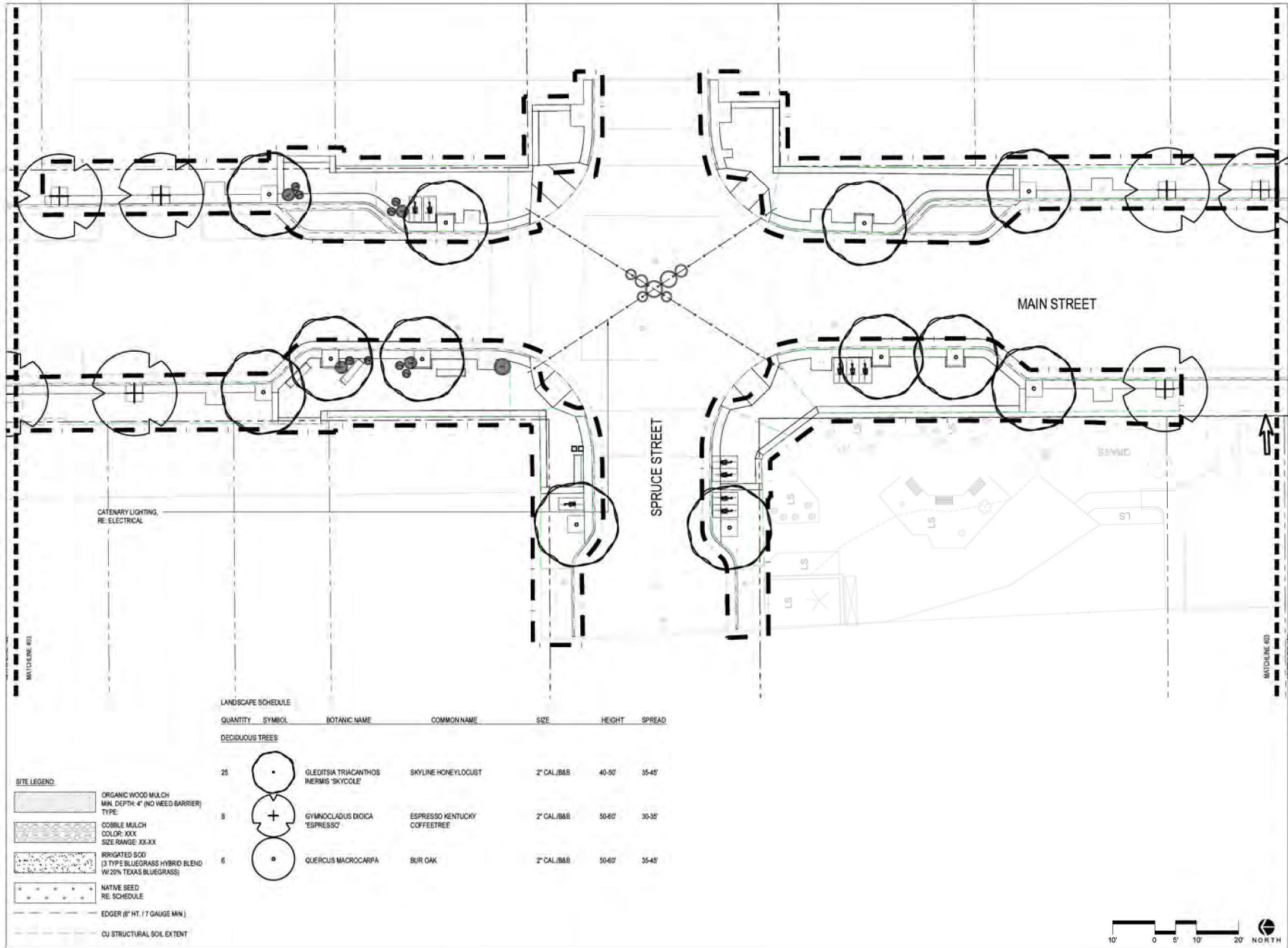
30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025
Drawn By: PR
Checked By: JB

Sheet Name
PLANTING PLAN

Sheet

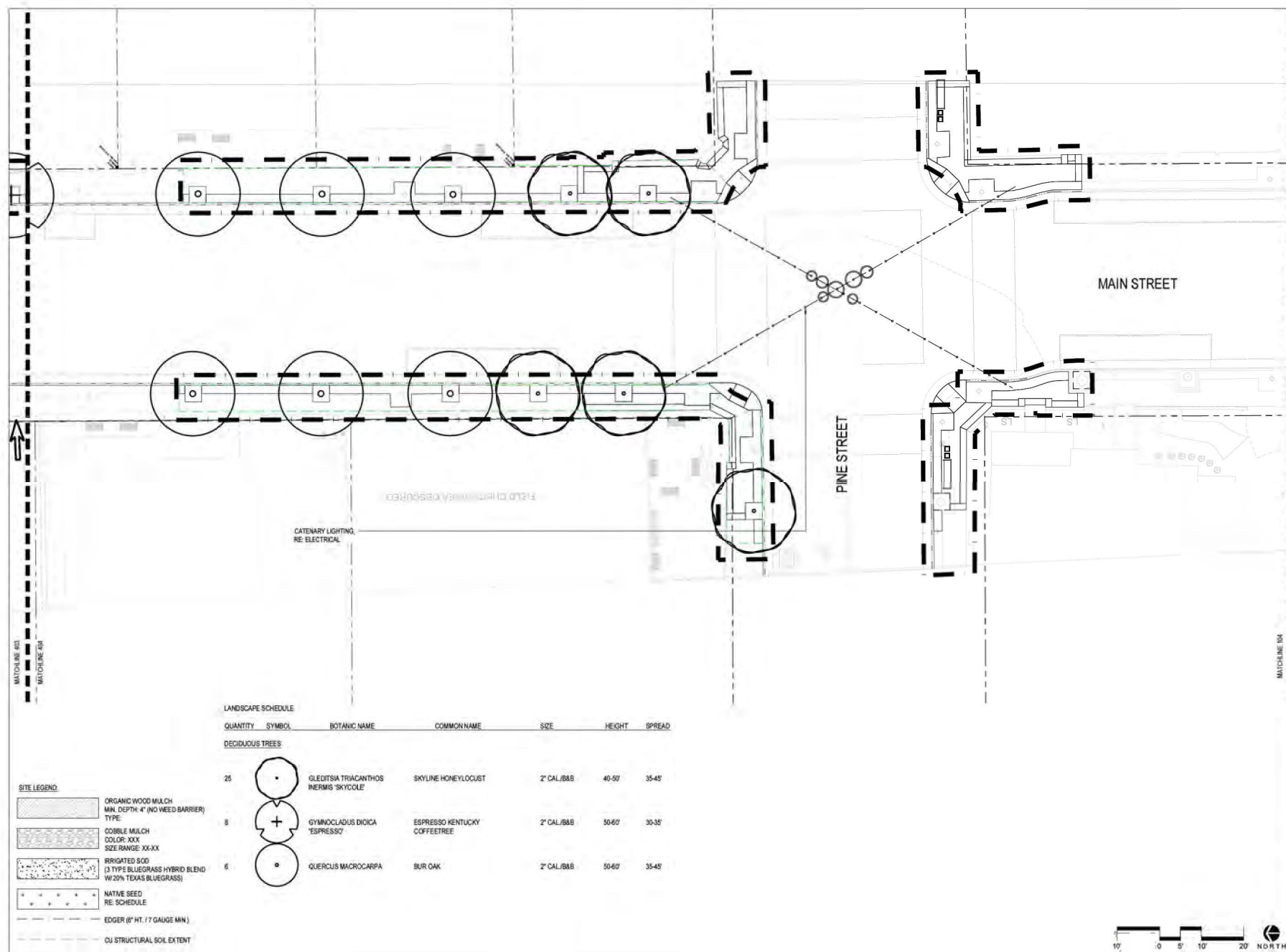
LP402



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

LP404





REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

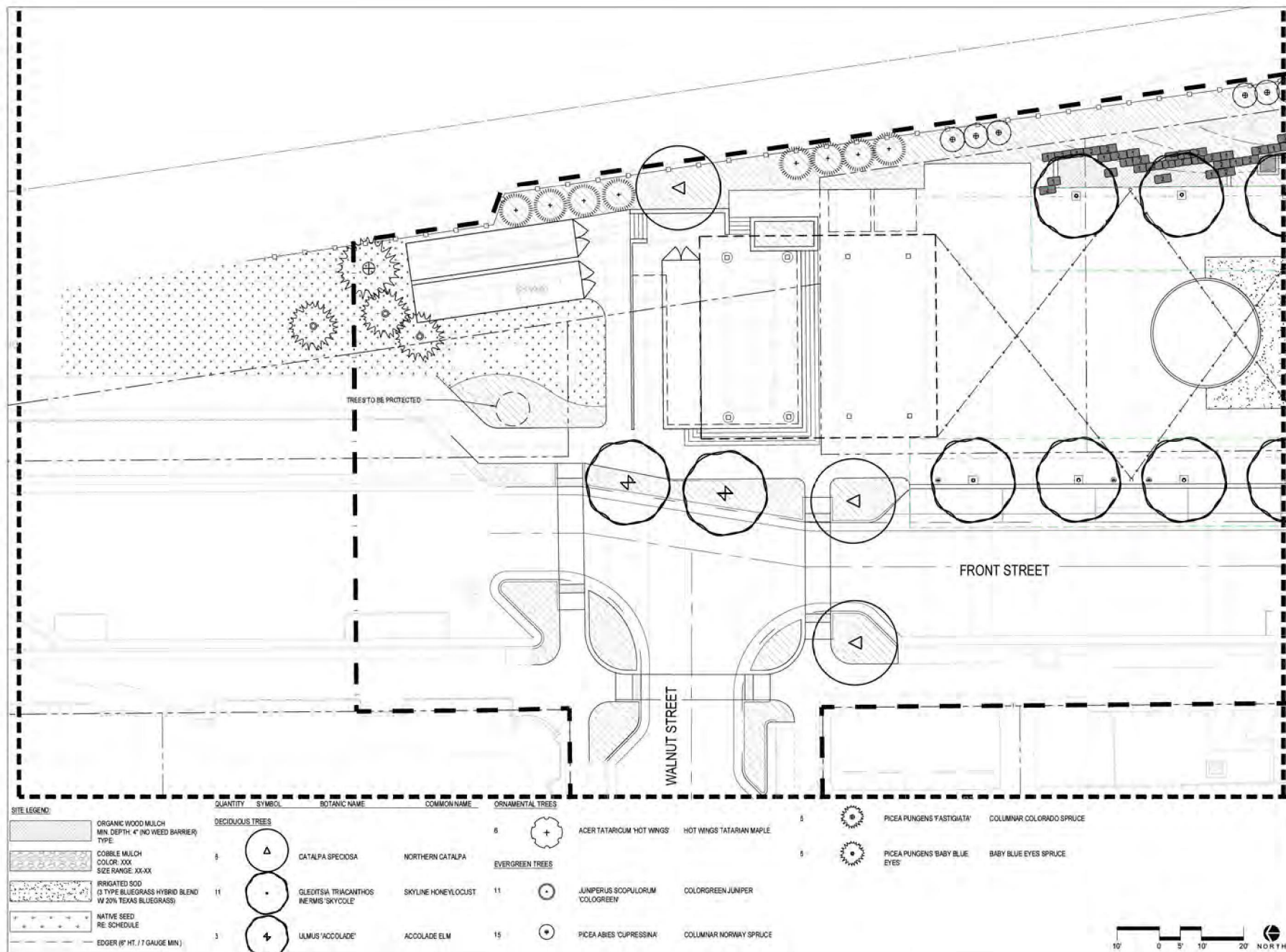
Checked By: JB

Sheet Name

PLANTING PLAN

Sheet

LP405



LOUISVILLE
FRONT & CENTER



REV	COMMENT	DATE

30% CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: PR

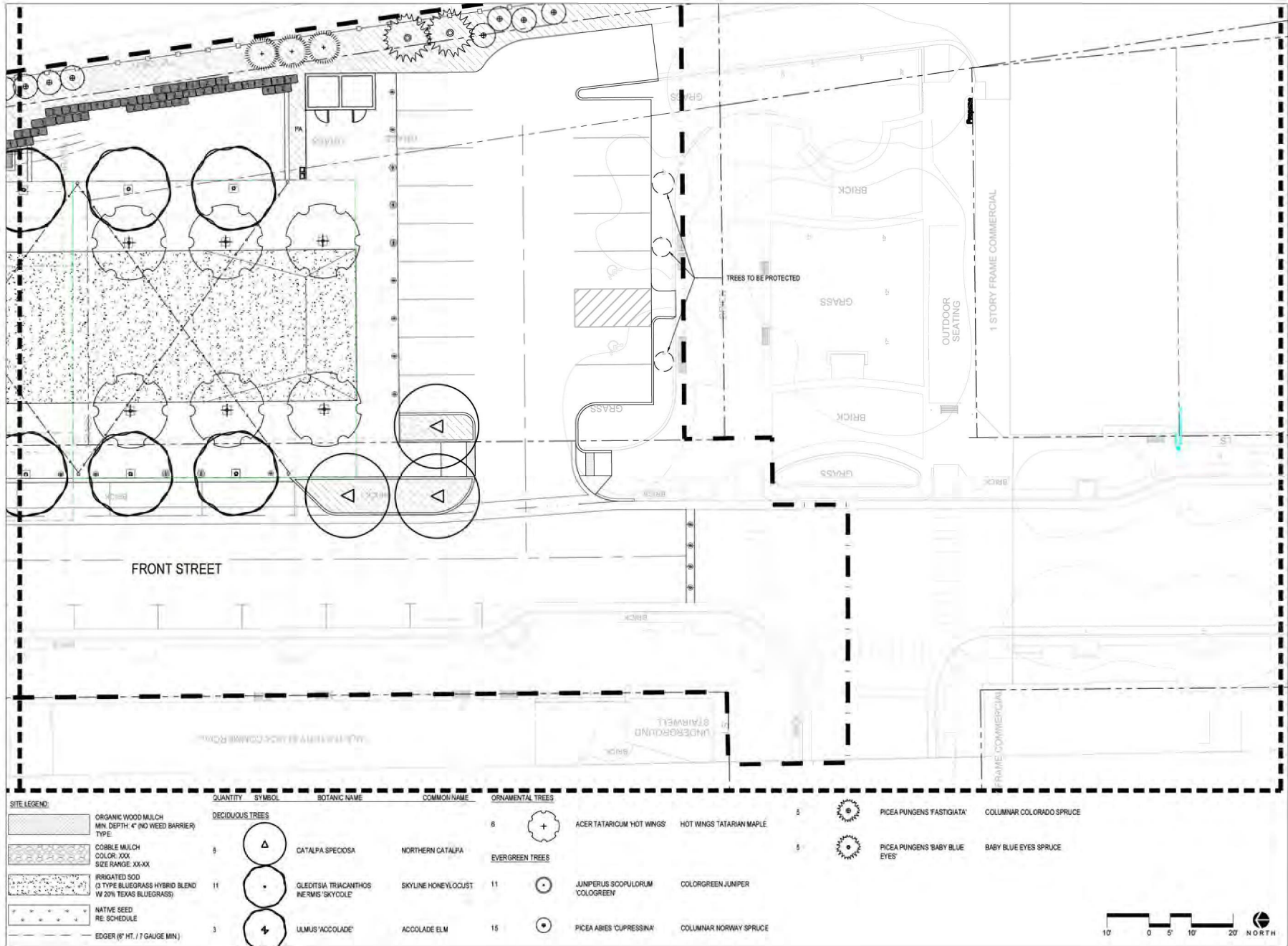
Checked By: JB

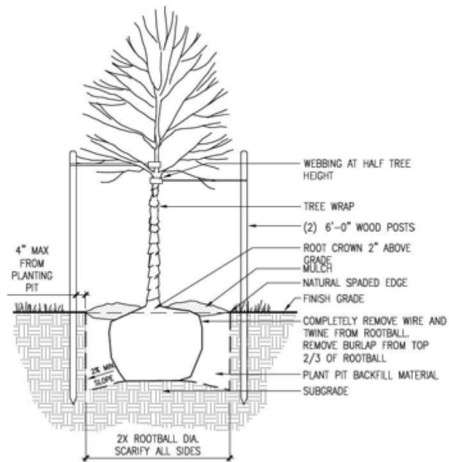
Sheet Name

PLANTING PLAN

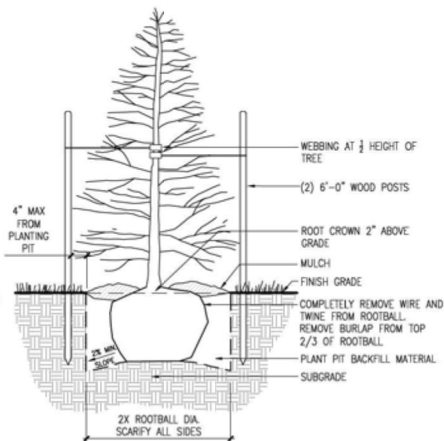
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LP406

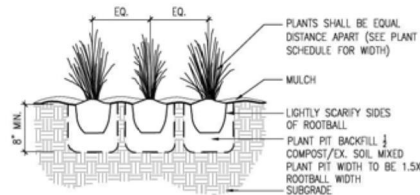




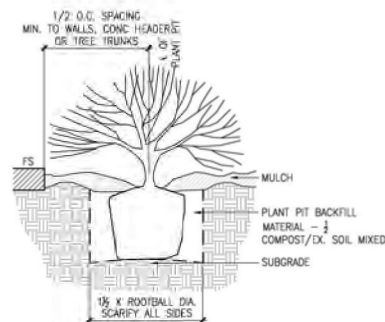
A DECIDUOUS TREE PLANTING
SCALE: NTS DT-PLNT-TREE-DEC



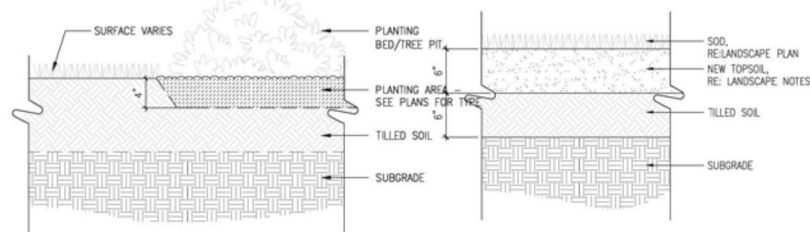
B EVERGREEN TREE PLANTING
SCALE: NTS DT-PLNT-TREE-EVR



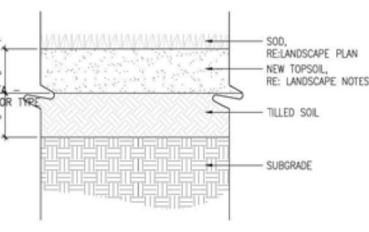
C ORNAMENTAL GRASS / PERENNIAL
SCALE: 1/2" = 1'-0" DT-PLNT-PERN-ORNA



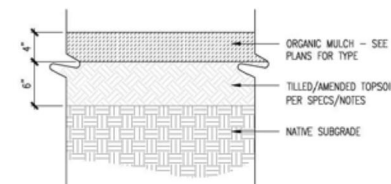
D SHRUB PLANTING
SCALE: NTS DT-PLNT-SHRB



E NATURAL EDGE
SCALE: 1/2" = 1'-0"



F SOD PLANTING
SCALE: 1/2" = 1'-0"



NOTES:
1. DO NOT INSTALL LANDSCAPE FABRIC UNDER MULCH.

G ORGANIC MULCH
SCALE: 1/2" = 1'-0" DT-PLNT-MULCH



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Date: 12.01.2025

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Sheet Name

LANDSCAPE DETAILS

Sheet

LP501

REV	COMMENT	DATE

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DOCUMENTS

Date: 12.01.2025

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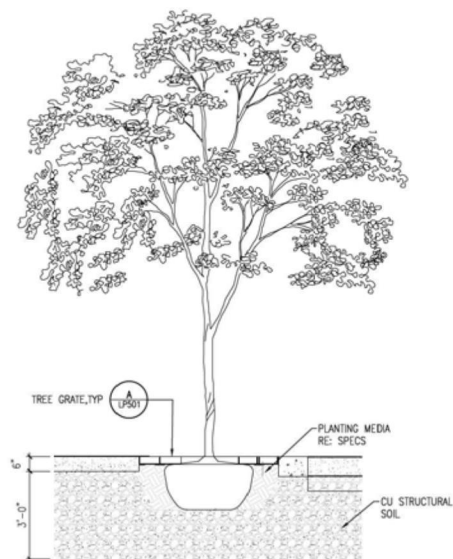
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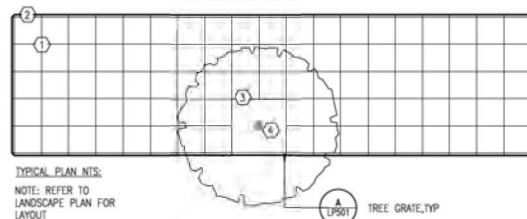
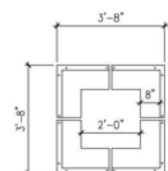
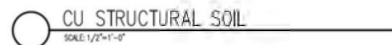
LANDSCAPE DETAILS

Sheet

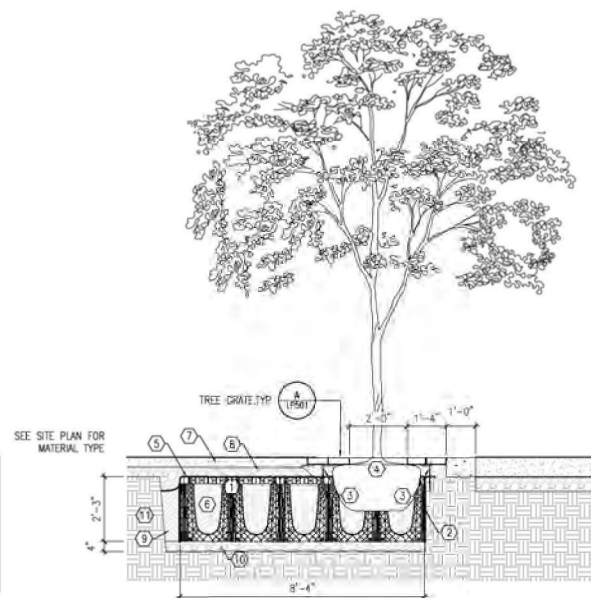
LP502



NOTE: REFER TO LANDSCAPE PLAN FOR LAYOUT & EXTENTS



TYPICAL PLAN NTS:
NOTE: REFER TO
LANDSCAPE PLAN FOR
LAYOUT



SEE SITE PLAN FOR
MATERIAL TYPE

SECTION:
NOTES:
SYSTEM : ROOTSPACE 600 SOIL CELL SYSTEM
SYSTEM DEPTH: 27"
SOIL VOLUME: ~ 600 CUBIC FEET
SOIL DEPTH: 24"

ARBORSYSTEM® URBAN TREE PLANTING SYSTEM

1. RootSpace® 600 Series Soil Cell System (24" depth)
2. RootStop® 600 Root & Moisture Barrier (24" depth)
3. ReRoot® 300 Ribbed Root Barrier (12" depth)
4. Tree / Rootball
5. CombiGrid® Geocomposite Fabric/Grid
6. Planting Soil
7. Pavement
8. Aggregate Base
9. Compacted Backfill Material
10. Aggregate Sub-base
11. Compacted Native Subgrade



GENERAL DESCRIPTION

A FULLY AUTOMATED SPRINKLER, BUBBLER, AND DRIP IRRIGATION SYSTEM IRRIGATES TURF, TREES, PLANTING BEDS, AND PLANTER POTS. TURF IS IRRIGATED WITH POP-UP SPRINKLERS. TREES ARE IRRIGATED WITH BUBBLERS. PLANTING BEDS AND PLANTER POTS ARE DRIP IRRIGATED ON SEPARATE ZONES.

MUNICIPAL (POTABLE) WATER IS USED FOR IRRIGATION. THE POINT-OF-CONNECTIONS (P.O.C.) ARE SHOWN ON THE PLANS IMMEDIATELY DOWNSTREAM OF THE IRRIGATION WATER METER INSTALLED BY OTHERS.

STAND ALONE, PEDESTAL MOUNTED IRRIGATION CONTROLLERS MUST BE INSTALLED.

A RAIN SENSOR WILL BE USED TO PAUSE IRRIGATION AT A SPECIFIED RAINFALL THRESHOLD.

ISOLATION GATE VALVES PERMIT THE ISOLATION OF SECTIONS OF THE SYSTEM FOR REPAIRS OR MAINTENANCE. QUICK COUPLING VALVES HAVE BEEN PROVIDED TO AID IN WINTERIZATION OF THE IRRIGATION SYSTEM.

GENERAL NOTES

- THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE AND MINIMUM DISCHARGE FOR THE IRRIGATION SYSTEMS AS SHOWN ON THE PLANS FOR EACH POINT-OF-CONNECTION (P.O.C.). THE CONTRACTOR MUST VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES WITH THE ASSUMPTIONS.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
 - IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
 - USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
- PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- CONNECT ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED:
 - IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.

LEGEND

—	SLEEVING *TYPE: GLASS 200 PVC *SIZE: 2X PIPE SIZE, IRRIGATION WIRING SLEEVE 4-INCH MINIMUM
—	MAINLINE PIPE *TYPE: GLASS 200 PVC *SIZE: AS SHOWN
---	LATERAL PIPE TO TREES *1" CLASS 160 PVC
---	LATERAL PIPE TO PLANTER POTS *UV RADIATION RESISTANT POLYETHYLENE *3/4-INCH SIZE UNLESS OTHERWISE NOTED
---	MANIFOLD PIPE TO ZONE CONTROL VALVES *1" CLASS 160 PVC
---	DRIP LATERAL PIPE *UV RADIATION RESISTANT POLYETHYLENE *3/4-INCH SIZE UNLESS OTHERWISE NOTED *EMITTER TYPE: RAIN BIRD XERI-BUG
---	UNCONNECTED PIPE CROSSING
⊙	POINT-OF-CONNECTION (P.O.C.)
⊙	WINTERIZATION ASSEMBLY *REFER TO DETAIL
⊙	BACKFLOW PREVENTION ASSEMBLY *MODEL: F8BCO 825VA *SIZE: MATCH POC SIZE INDICATED ON PLANS *ENCLOSURE: VIT STRONG BOX SBBC SERIES (SIZED AS REQUIRED)
⊙	MASTER VALVE ASSEMBLY *MODEL: HUNTER ICV *SIZE: 1-INCH *WIRE DIRECTLY TO CONTROLLER PER MANUFACTURER'S GUIDELINES
⊙	FLOW SENSOR ASSEMBLY *MODEL: FLOMEC OS200 *SIZE: 1-INCH *WIRE DIRECTLY TO CONTROLLER PER MANUFACTURER'S GUIDELINES
⊙	ISOLATION GATE VALVE ASSEMBLY *MODEL: NIBCO T-113K *SIZE: TO MATCH MAINLINE SIZE
⊙	QUICK COUPLING VALVE ASSEMBLY *MODEL: HUNTER S-LRC
⊙	REMOTE CONTROL VALVE ASSEMBLY *MODEL: HUNTER ICV *SIZE: AS SHOWN ON PLANS
⊙	DRIP REMOTE CONTROL VALVE ASSEMBLY *MODEL: HUNTER ICZ-101-40-LP *SIZE: 1-INCH
⊙	ZONE CONTROL VALVE ASSEMBLY *BALL VALVE: SQUARE PVC COMPACT
⊙	FLUSH CAP ASSEMBLY *SIZE: HUNTER OR EQUAL
⊙	PLANTER POT IRRIGATION *REFER TO DETAIL
⊙	TREE IRRIGATION *HUNTER ROOT WATERING SYSTEM RZW-18-25-CV *0.25 GPM PER RWS, TWO (2) RWS PER TREE, 0.5 GPM TOTAL PER TREE

FLAG NOTES

①

POP-UP SPRINKLER: HUNTER PRO-SPRAY PRS30-CV WITH PRO FIXED			
NOZZLES			
***	RADIUS: 5'	FLOW (GPM): Q-0.10	H-0.20 F-0.41
***	RADIUS: 8'	FLOW (GPM): Q-0.20	H-0.52 F-1.05
***	RADIUS: 10'	FLOW (GPM): Q-0.30	H-0.70 F-1.55
***	RADIUS: 12'	FLOW (GPM): Q-0.65	H-1.30 F-2.60
***	RADIUS: 15'	FLOW (GPM): Q-0.92	H-1.85 F-3.70
IRRIGATION CONTROLLER ASSEMBLY			
CONTROLLER: TORD DXI			
*PEDESTAL MOUNTED			
*CONVENTIONAL WIRING			
*CELL COMMUNICATIONS TO CENTRAL CONTROL			
*CONTACT BRANDON GULLY WITH CPS DISTRIBUTORS FOR ORDERING			
CONTROLLER AND CONTROLLER STATION NUMBER			
*LATERAL DISCHARGE IN GPM			
*REMOTE CONTROL VALVE SIZE IN INCHES			
*SB=SHRUB BEDS, P=PLANTER POTS, T=TURF, TR=TREES			
VALVE BOXES: RAIN BIRD VB SERIES WITH GREEN LIDS			

UNDER
DEVELOPMENT

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IRRIGATION COVER SHEET

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IR1.0

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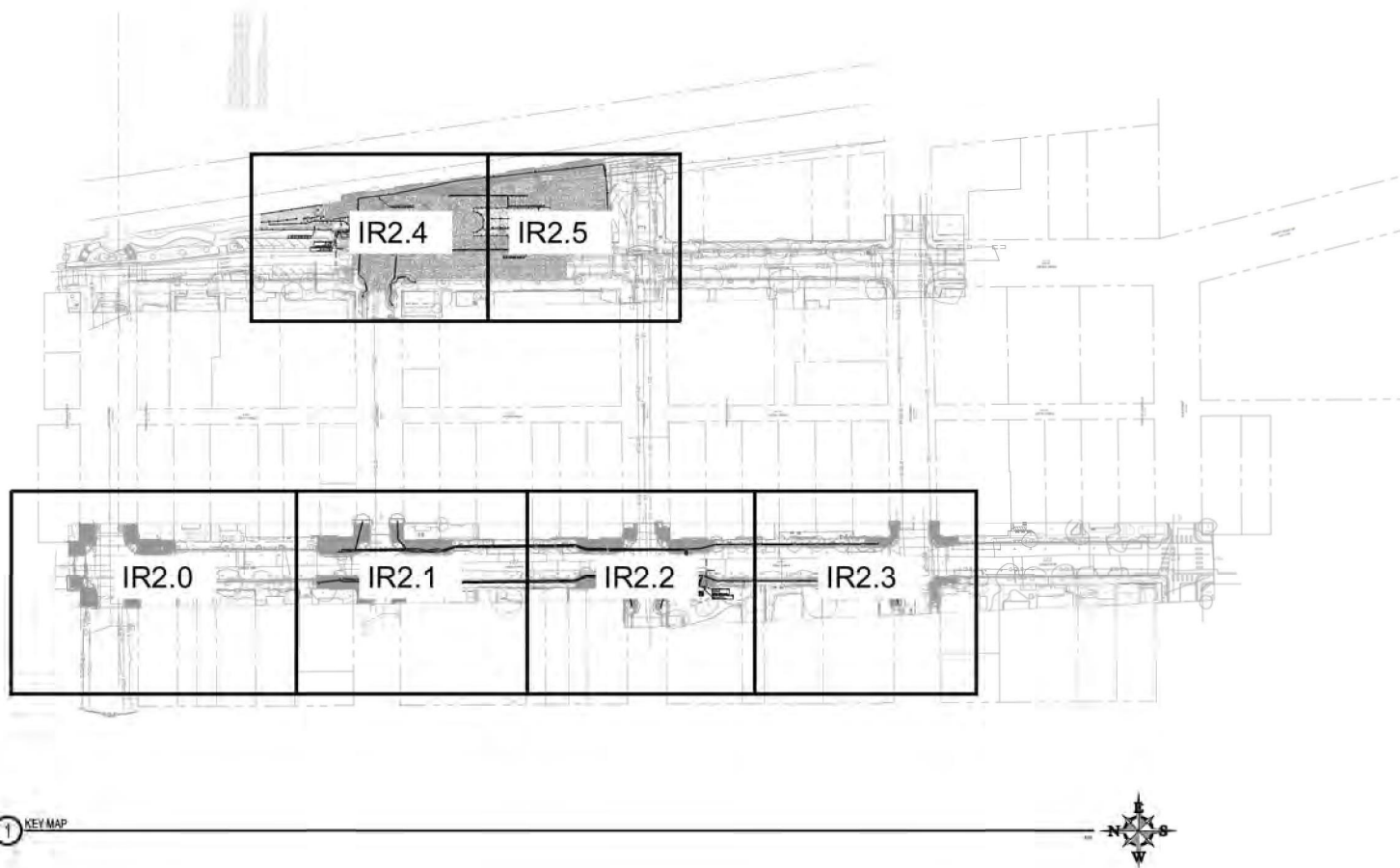
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Sheet Name
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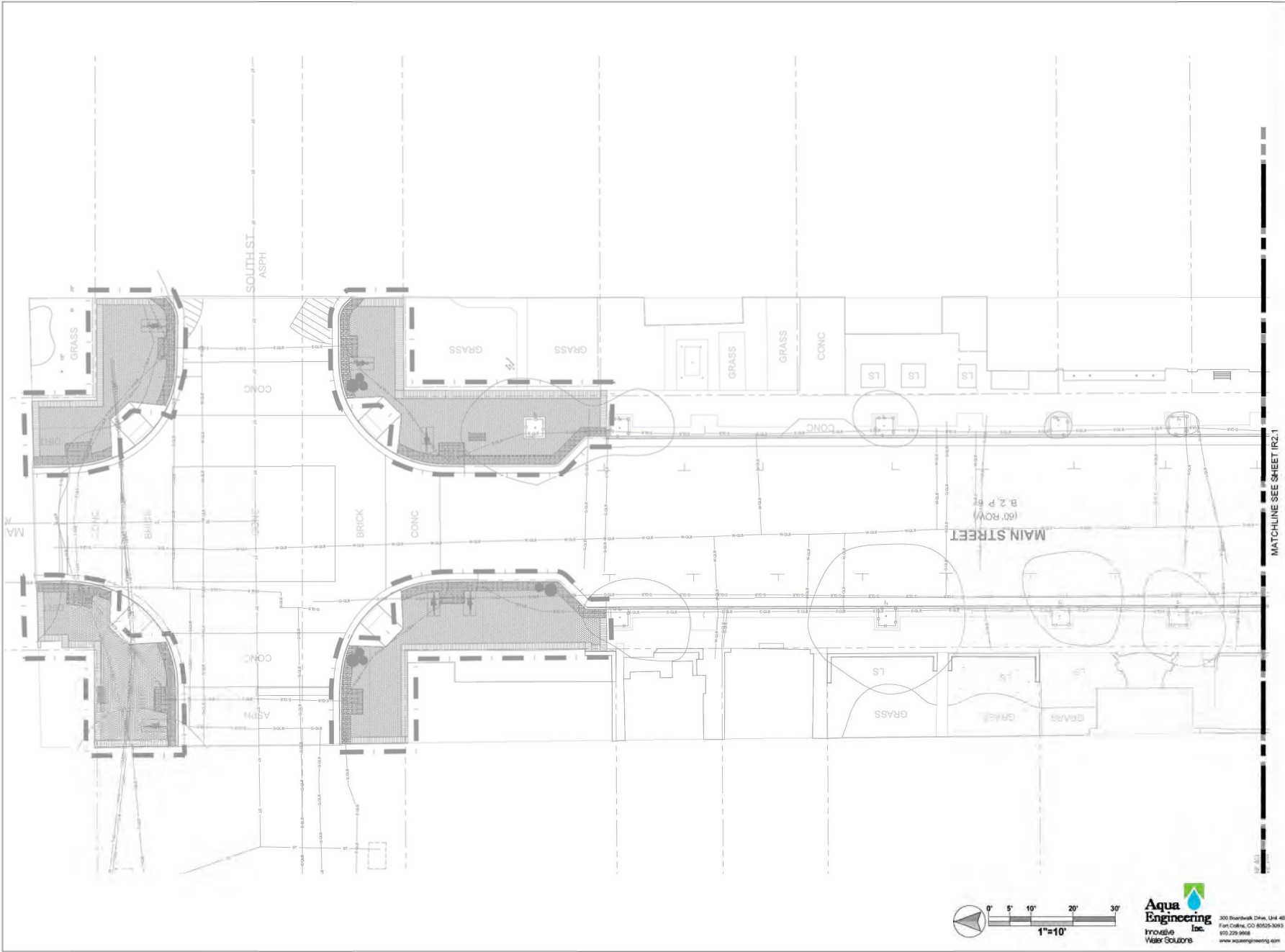
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IR1.1



1 KEY MAP

Aqua Engineering Inc.
Innovative Water Solutions
300 Boardwalk Drive, Unit 403
Fort Collins, CO 80526-3093
970.229.9568
www.aquaengineering.com



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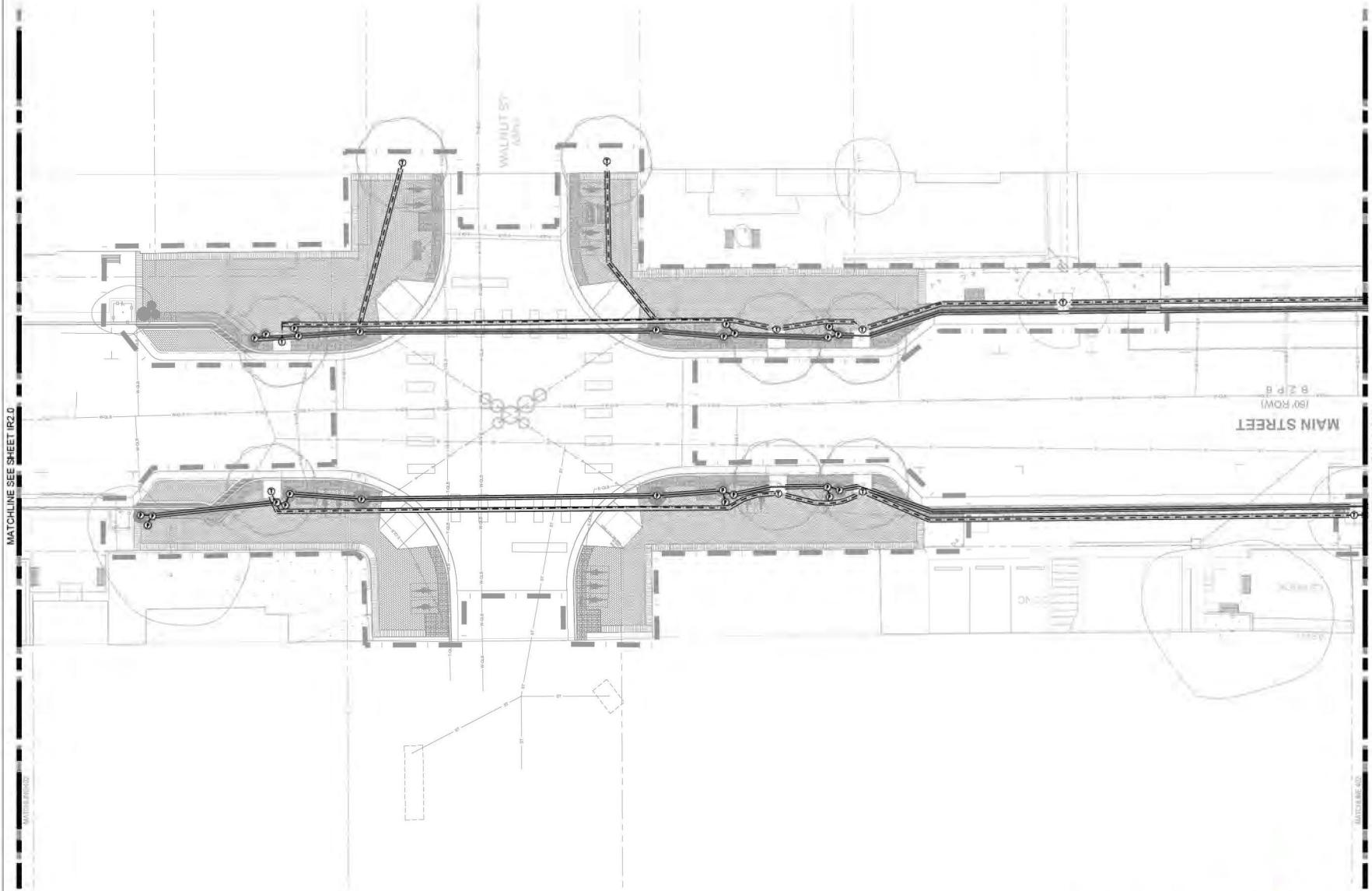
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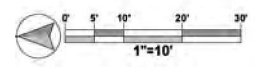
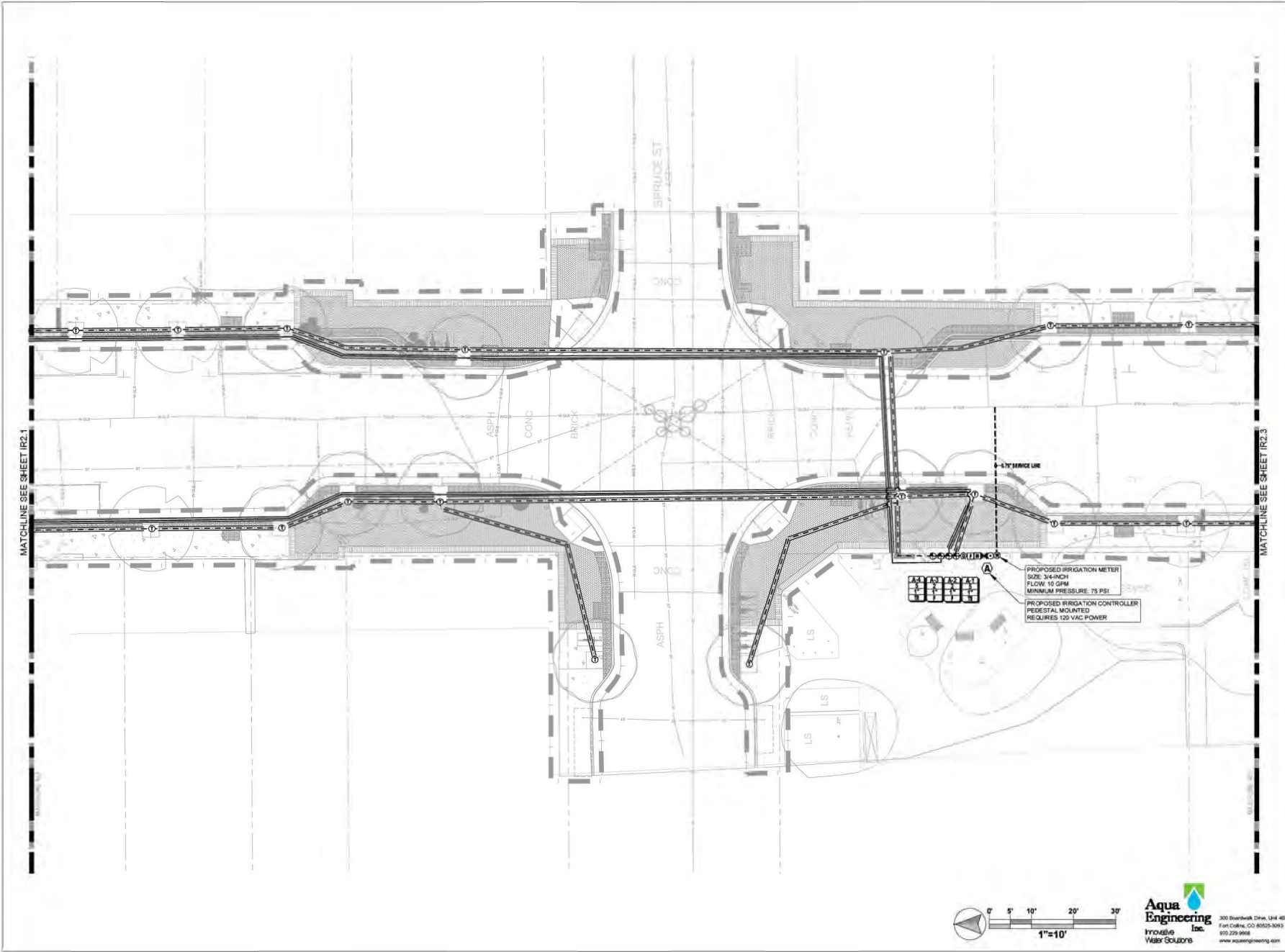


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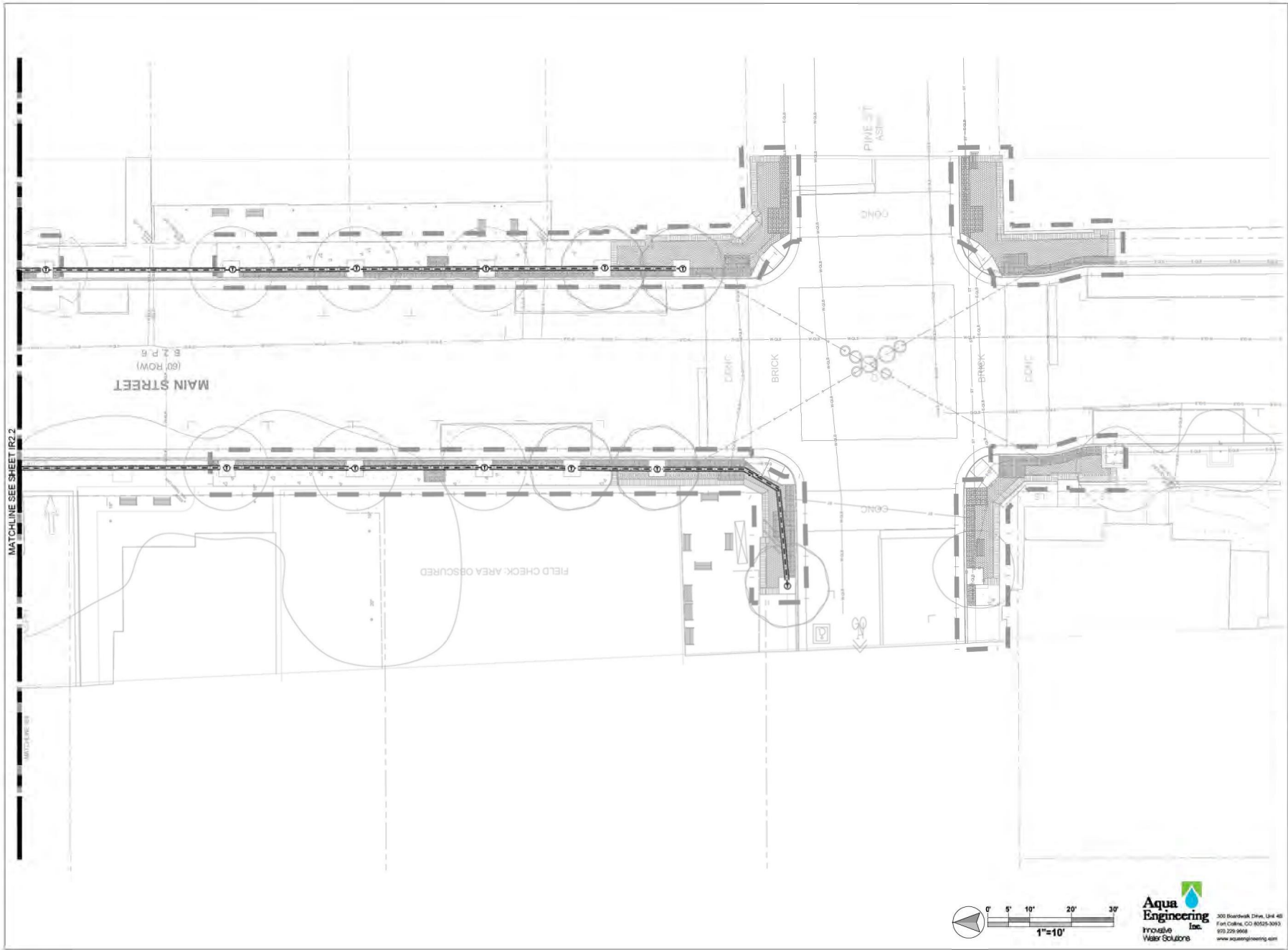
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 IRRIGATION PLAN

Sheet
 IR2.2



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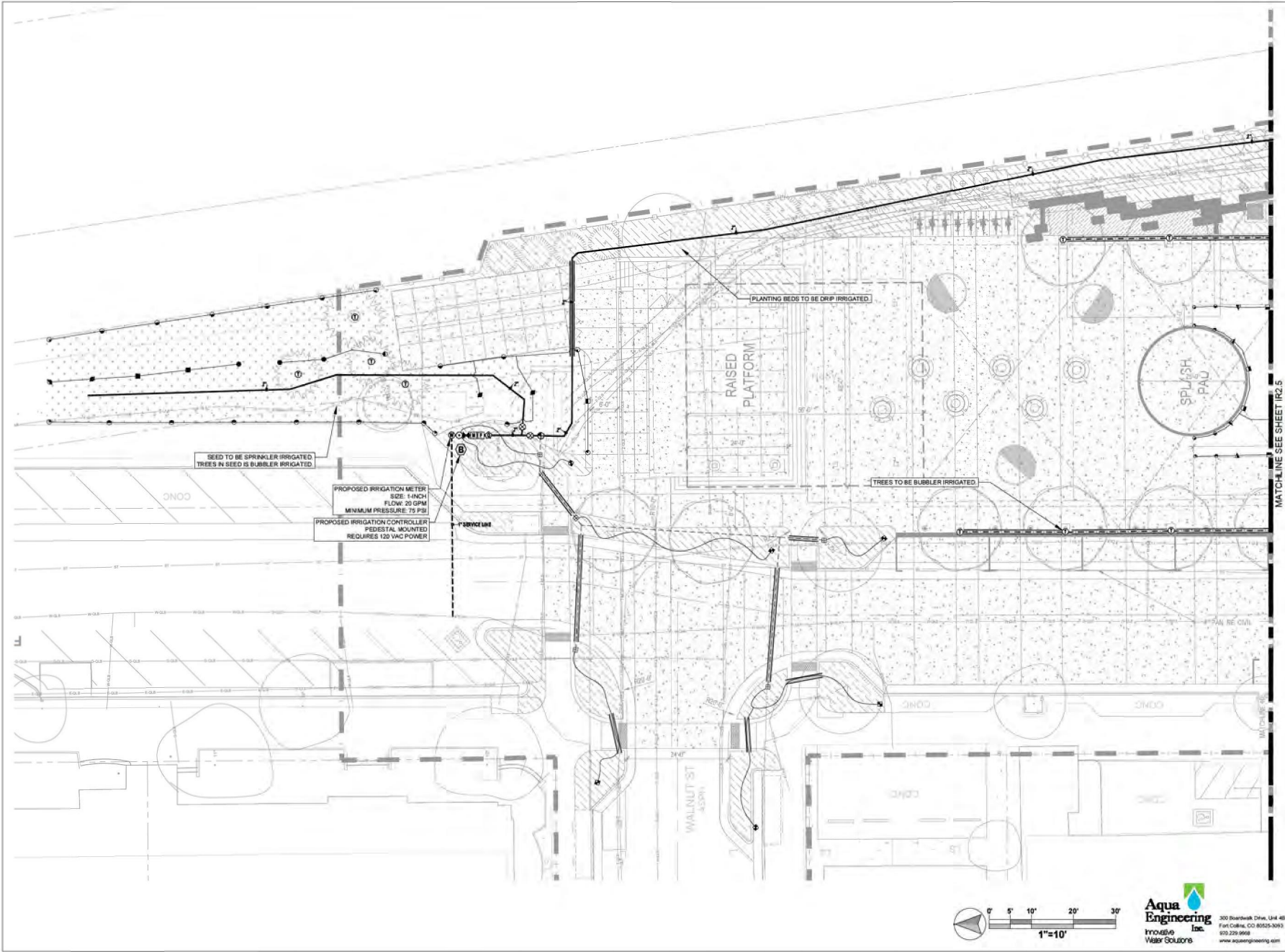
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Sheet Name
IRRIGATION PLAN

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Date: 12.01.2025

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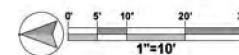
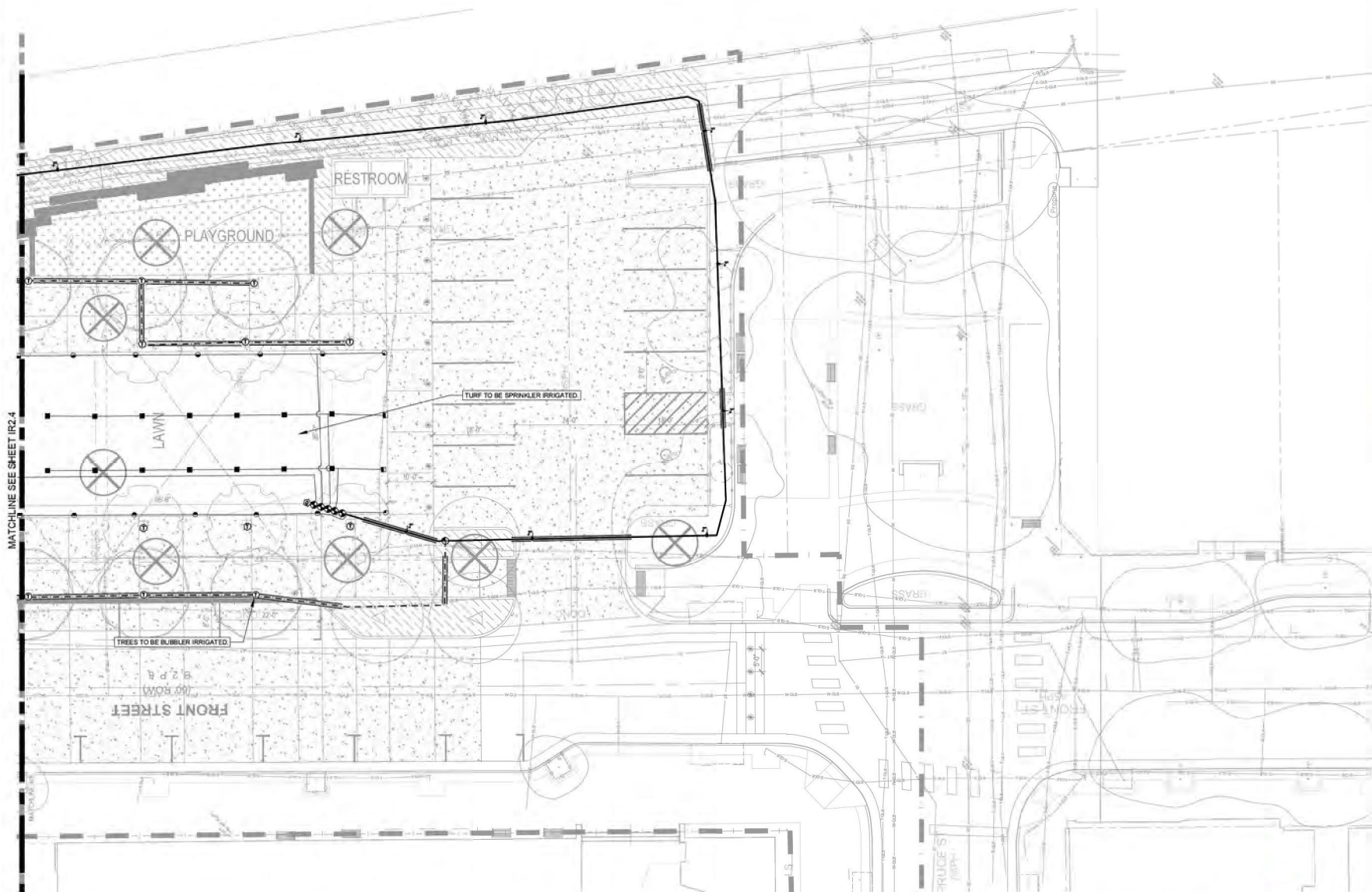
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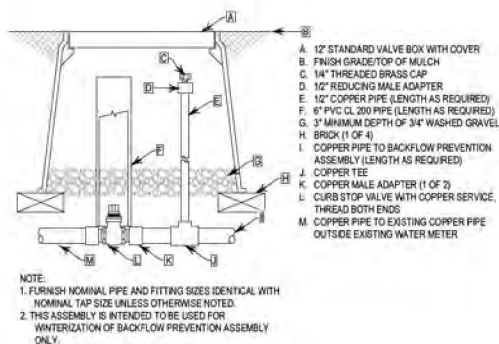
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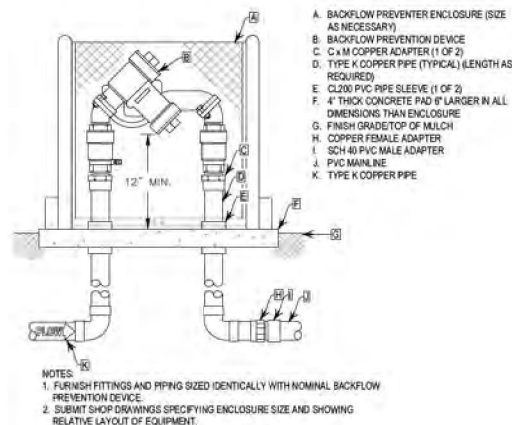
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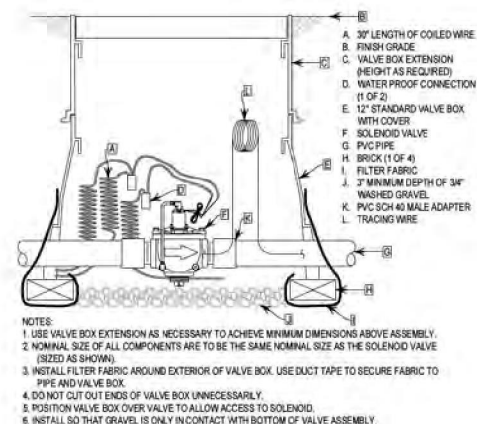
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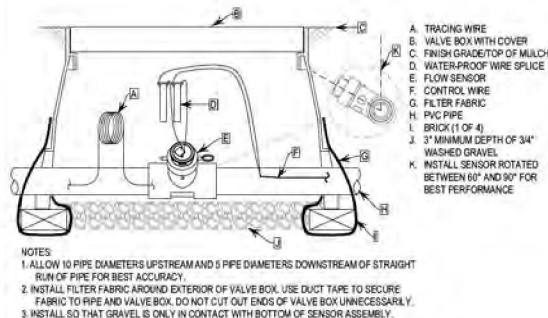
1 WINTERIZATION ASSEMBLY N.T.S.



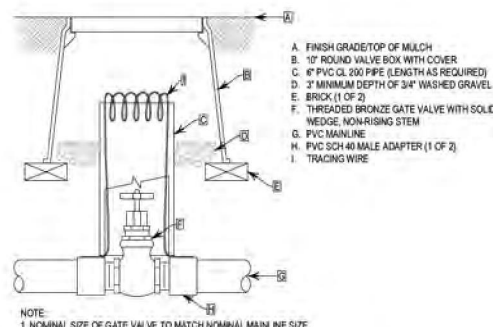
2 BACKFLOW PREVENTION ASSEMBLY N.T.S.



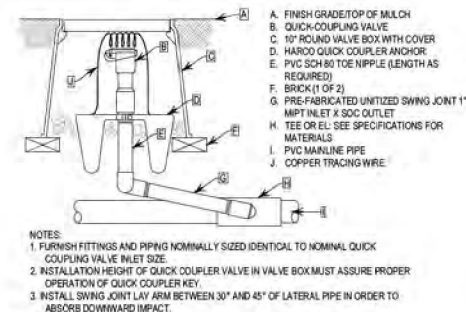
3 MASTER VALVE ASSEMBLY N.T.S.



4 FLOW SENSOR ASSEMBLY N.T.S.

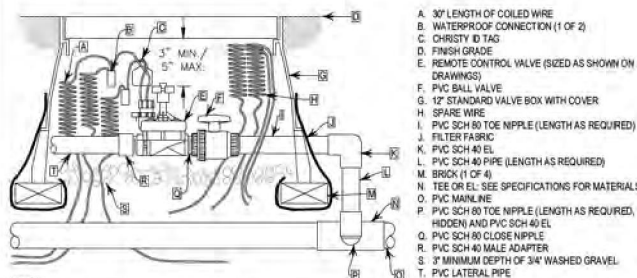


5 ISOLATION GATE VALVE ASSEMBLY N.T.S.



6 QUICK COUPLING VALVE ASSEMBLY N.T.S.

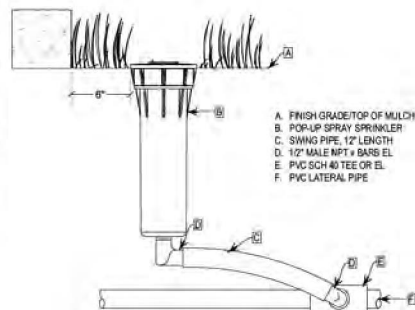
REV	COMMENT	DATE



- NOTES:
1. USE VALVE BOX EXTENSION AS NECESSARY TO ACHIEVE MINIMUM DIMENSIONS ABOVE ASSEMBLY.
2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
4. TRANSITION TO PROPER LATERAL PIPE BURIAL DEPTH USING 45° ELBOW FITTINGS DOWNSTREAM OF REMOTE CONTROL VALVE ASSEMBLY.
5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
6. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID AND PROPER OPERATION OF BALL VALVE.

1 REMOTE CONTROL VALVE
ASSEMBLY

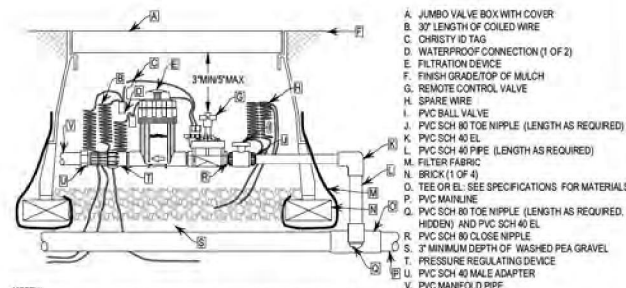
NTS



- A. FINISH GRADE/TOP OF MULCH
B. POP-UP SPRAY SPRINKLER
C. SWING PIPE, 12" LENGTH
D. 1/2" MALE NPT x BARB EL
E. PVC SCH 80 TEE OR EL
F. PVC LATERAL PIPE

2 POP-UP SPRAY SPRINKLER
ASSEMBLY

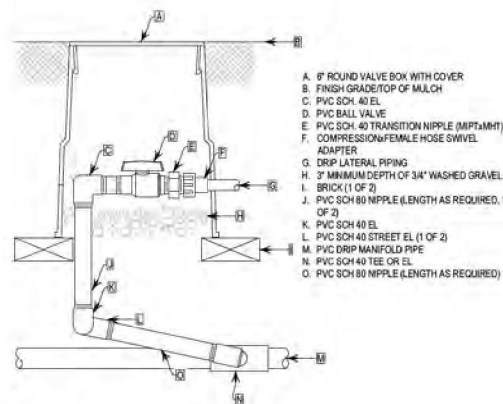
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- NOTES:
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2. NOMINAL SIZE OF ALL COMPONENTS ARE TO BE THE SAME NOMINAL SIZE AS THE SOLENOID VALVE (SIZED AS SHOWN).
3. INSTALL FILTER FABRIC AROUND EXTERIOR OF VALVE BOX. USE DUCT TAPE TO SECURE FABRIC TO PIPE AND VALVE BOX.
4. TRANSITION TO PROPER LATERAL PIPE BURIAL DEPTH USING 45° ELBOW FITTINGS DOWNSTREAM OF REMOTE CONTROL VALVE ASSEMBLY.
5. DO NOT CUT OUT ENDS OF VALVE BOX UNNECESSARILY.
6. POSITION VALVE BOX OVER VALVE TO ALLOW ACCESS TO SOLENOID AND PROPER OPERATION OF BALL VALVE.

3 DRIP REMOTE CONTROL VALVE
ASSEMBLY

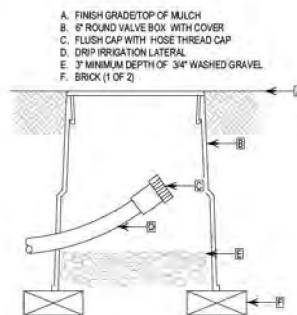
NTS



- A. 6" ROUND VALVE BOX WITH COVER
B. FINISH GRADE/TOP OF MULCH
C. PVC SCH. 40 EL
D. PVC BALL VALVE
E. PVC SCH. 40 TRANSITION NIPPLE (MPT x MHT)
F. COMPRESSION/FEMALE HOSE SWIVEL ADAPTER
G. DRIP LATERAL PIPING
H. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
I. BRICK (1 OF 2)
J. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED, 1 OF 2)
K. PVC SCH 40 EL
L. PVC SCH 40 STREET EL (1 OF 2)
M. PVC DRIP MANIFOLD PIPE
N. PVC SCH 40 TEE OR EL
O. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)

4 ZONE CONTROL VALVE
ASSEMBLY

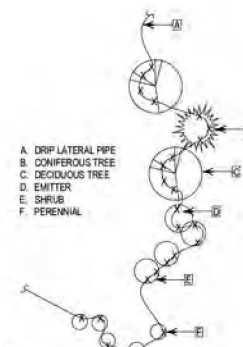
NTS



- NOTE:
1. INSTALL FLUSH CAP ASSEMBLY AT THE END OF EACH DRIP LATERAL SEGMENT.

5 FLUSH CAP
ASSEMBLY

NTS



- NOTES:
1. EMITTERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO PERENNIALS AND AT THE OUTSIDE PERIMETER OF THE PLANTING PIT OF ALL SHRUBS AND TREES.
2. INSTALL FOUR 1 GPH EMITTERS PER DECIDUOUS TREE.
3. INSTALL THREE 1 GPH EMITTERS PER CONIFEROUS TREE.
4. INSTALL TWO 1 GPH EMITTER PER SHRUB.
5. INSTALL ONE 1 GPH EMITTER PER PERENNIAL.

6 EMITTER PLACEMENT
DETAIL

NTS

REV	COMMENT	DATE



REV	COMMENT	DATE

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CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

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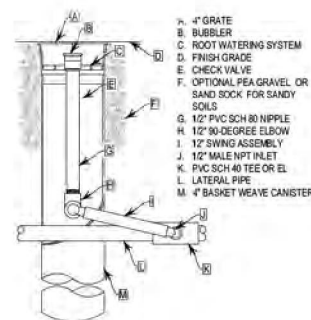
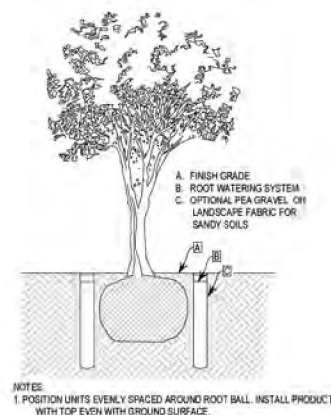
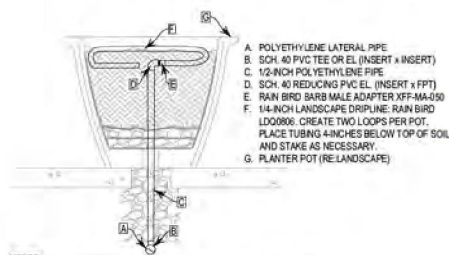
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Sheet Name

IRRIGATION DETAILS

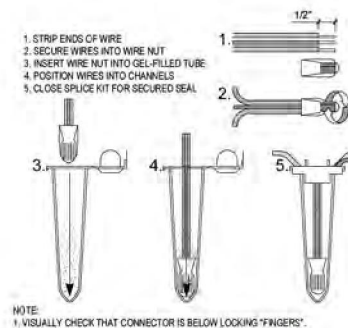
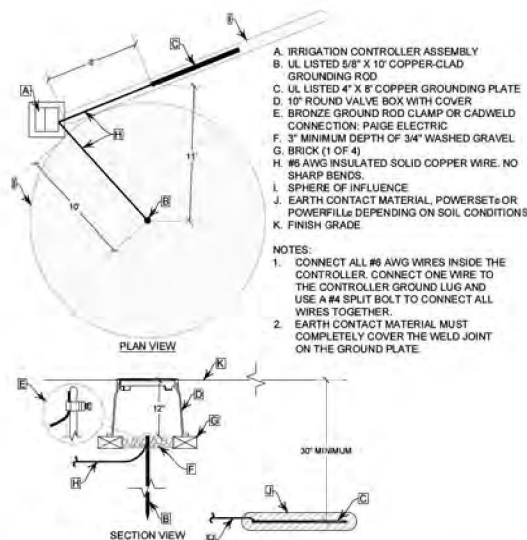
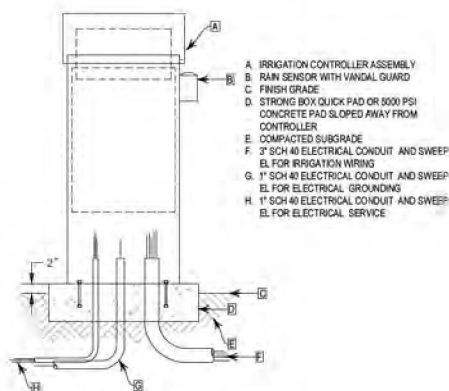
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IR3.2



1 PLANTER POT IRRIGATION DETAIL

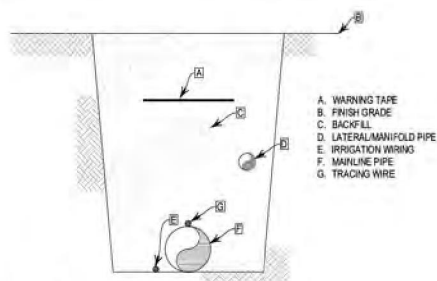
2 TREE IRRIGATION DETAIL



3 IRRIGATION CONTROLLER ASSEMBLY

4 CONTROLLER GROUNDING DETAIL

5 WIRE SPLICE DETAIL

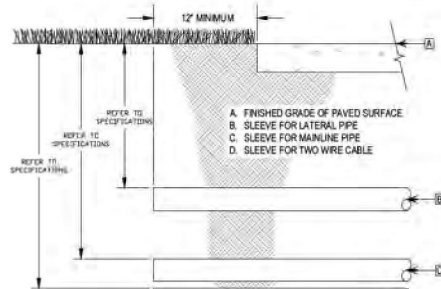


NOTE:
1. REFER TO IRRIGATION SPECIFICATIONS FOR COVERAGE DEPTH TO BURIED PIPE AND WIRE.

1 TRENCH DETAIL

N.T.S.

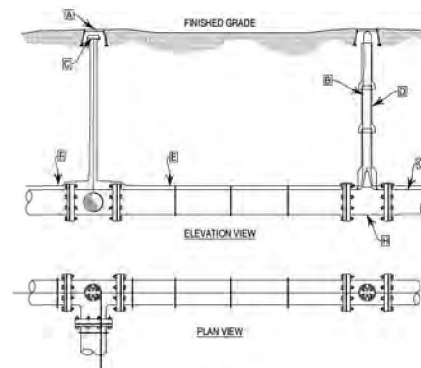
SLEEVE SIZING SCHEDULE	
PIPE SIZE (INCHES)	MINIMUM SLEEVE SIZE (INCHES)
1	2
1.5	3



NOTE:
1. INSTALL SLEEVE SO THAT ITS LOWEST ELEVATION OCCURS AT ONE OR BOTH ENDS - NOT ALONG ITS LENGTH.

2 SLEEVE DETAIL

N.T.S.



- A. 10" ROUND VALVE BOX
- B. INSTALL TRACING WIRE TO THE TOP OF VALVE BOX
- C. WATER PROOF CONNECTION (SEE SPECIFICATIONS)
- D. PIPE SLEEVE SEE VALVE DETAIL
- E. TAPE COPPER WIRE TO TOP OF PIPE EVERY 10 FT.
- F. CONTINUOUS LOOP COPPER TRACING WIRE (SEE SPECIFICATIONS)
- G. PVC PIPE
- H. TYP. VALVE

NOTES:
1. COPPER TRACING WIRE WILL START AT THE MASTER VALVE AND WILL BE ROUTED WITH ALL MAINLINE PIPE.
2. SPLICE TRACING WIRE IN IRRIGATION MAINLINE COMPONENT VALVE BOXES WHEN POSSIBLE, OTHERWISE, PLACE SPLICE IN SEPARATE VALVE BOX.

3 TRACING WIRE DETAIL

N.T.S.

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DOCUMENTS

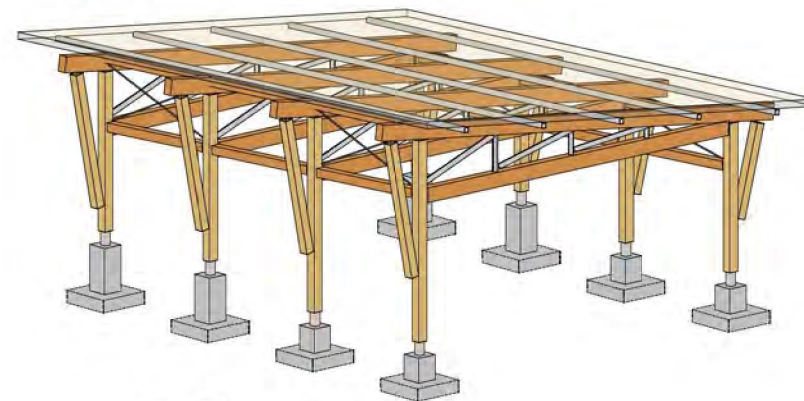
Date: 12.01.2025
Drawn By: JHK
Checked By: RMB

Sheet Name
IRRIGATION DETAILS

Sheet
IR3.3



SYMBOL KEY	
	DIRECTION OF DECK SPAN
	UND DESIGNATION
	REVISION
	INDICATES STRUCTURAL ELEVATION
	SHEAR WALL
	SHORING
	STEP IN FLOOR ELEVATION
	CMU (CONCRETE MASONRY UNIT)
	BRICK
	GRC CONCRETE
	PRECAST CONCRETE
	EXISTING CONCRETE
	EARTH
	ISOLATED SPREAD FOOTING MARK
	SPREAD FOOTING MARK
	STEP IN BOTTOM OF WALL/GRADE BEAM
	ROOF SLOPE
	DIRECTION OF SLOPE (DOWN)
	STAIR OR RAMP DIRECTION
	BUILDING COLUMN ELEVATIONS
	COLUMN STARTING AT THIS LEVEL
	COLUMN STOPPING BELOW THIS LEVEL SEE FRAMING PLAN AT NEXT LOWER LEVEL
	COLUMN STARTING AND ENDING AT THIS LEVEL OF FRAMING
	COLUMN CONNECTING A LOWER BEAM TO A HIGHER BEAM AT THIS LEVEL OF FRAMING
	INDICATES BRACED BAY MARK
	INDICATES BRACED BAY ELEVATION
	INDICATES BRACED MEMBER (ON PLAN)
	INDICATES CONFIGURATION OF INVERTED CHEVRON-TYPE BRACED BAY WITH TWO DIAGONAL BRACES
	INDICATES CONFIGURATION OF SINGLE DIAGONAL BRACED BAY WITH TWO DIAGONAL BRACES
	INDICATES RIGID MOMENT FRAME WITH FULL PENETRATION WELDED BEAM FLANGE TO COLUMN CONNECTIONS
	INDICATES RIGID MOMENT FRAME ELEVATION WITH FULL PENETRATION WELDED BEAM FLANGE TO COLUMN CONNECTIONS
	INDICATES BRACED BAY OR FRAMED BAY COLUMN BASE



3D VIEW

4 ARCH RENDERINGS
9002 NO SCALE

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Sheet Name
GENERAL NOTES

Sheet
S002

LOUISVILLE FRONT & CENTER



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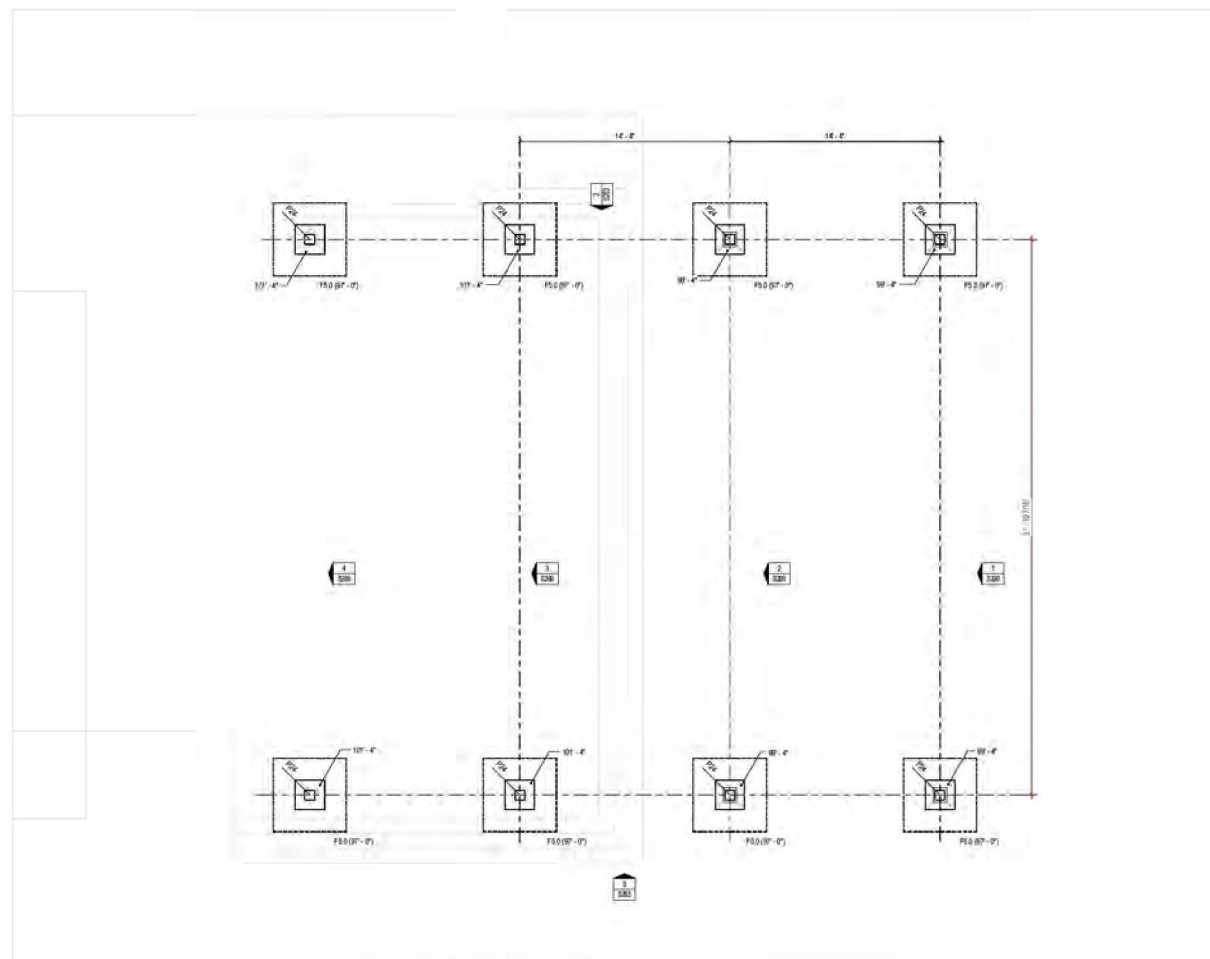
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Sheet Name
FOUNDATION
PLAN

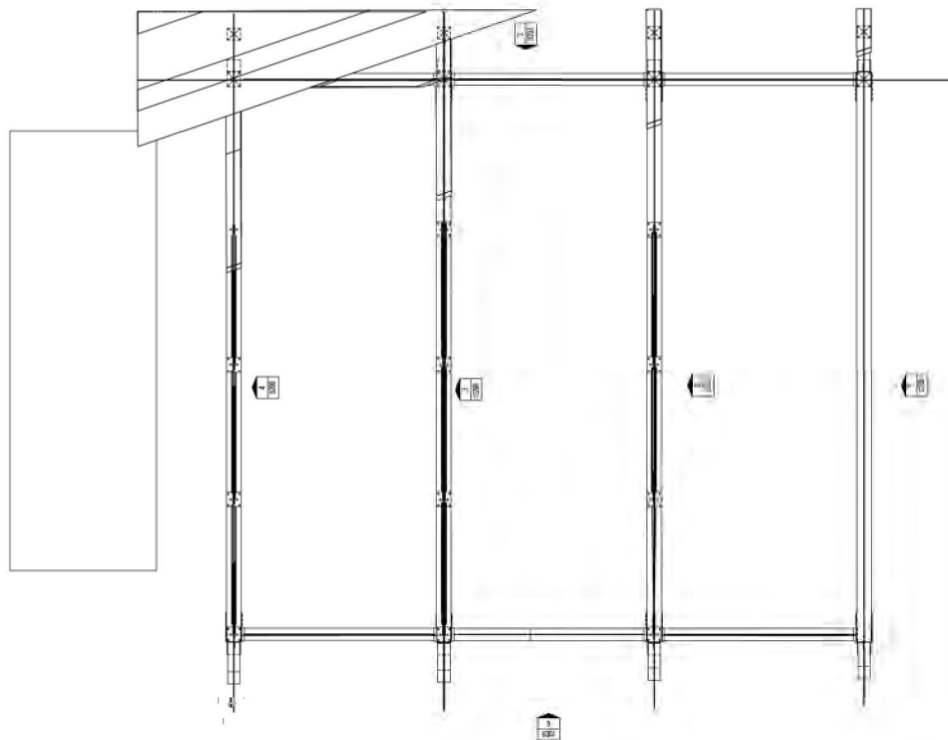
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S101



FOUNDATION PLAN
1/4" = 1'-0"
NORTH

FOOTING NOTES:
1. CENTER FOOTING UNDER STEPMALLS, PLASTERS & COLUMNS. TYPICAL UNDESIGNED CIRCUMFERENCE.
2. FOOTING WIDTHS SHALL NOT VARY IN THE FIELD FROM SIZE NOTED. OVERSIZE FOOTINGS ARE NOT ALLOWED.
3. LAPTED BOARD FORMING NOT ALLOWED.
4. TRENCH FORMING NOT ALLOWED.



LOW RAFTER FRAMING PLAN
 1/4" = 1'-0"
 NORTH

LOUISVILLE
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REV	DESCRIPTION	DATE

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Sheet Name
 LOW RAFTER
 FRAMING PLAN

Sheet

S102

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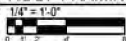
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ROOF FRAMING PLAN



TYPICAL ROOF SHEATHING:
1/2" x 8" APA 3076 RATED SHEATHING FASTENED WITH 8D NAILS
(@ 11" x 2 3/4") @ 1" ALONG PANEL EDGES AND @ 12" ALONG
INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR
TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.

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RVI

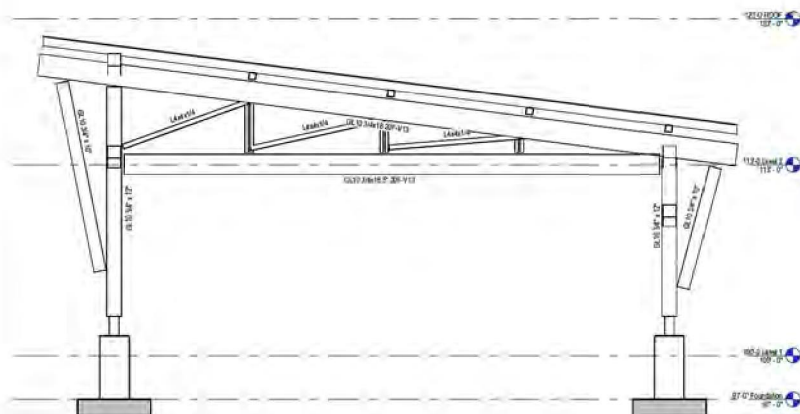
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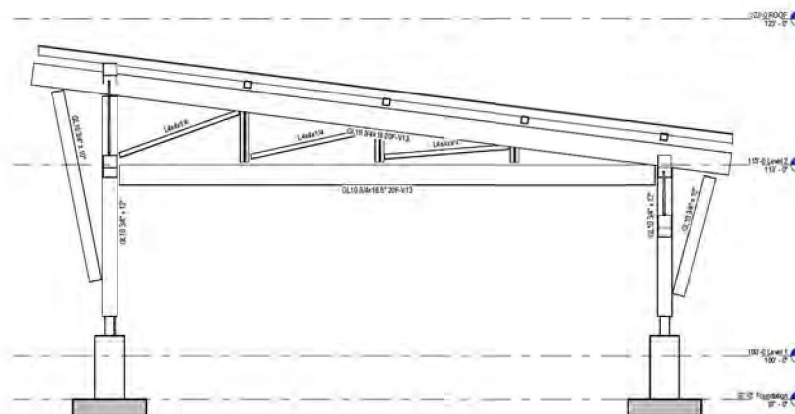
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Sheet Name
ELEVATIONS

Sheet

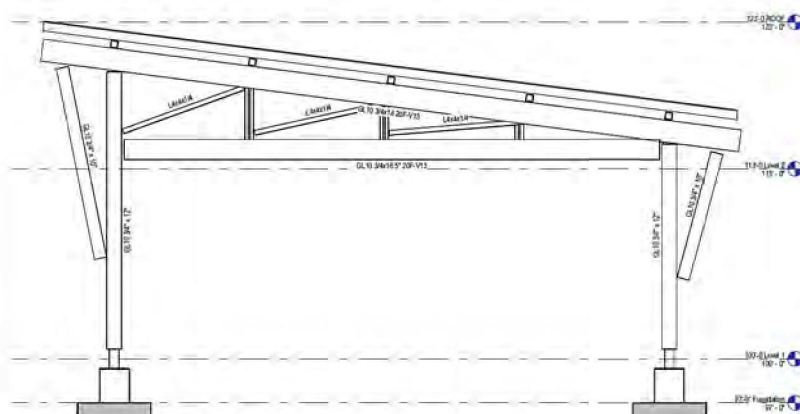
S200



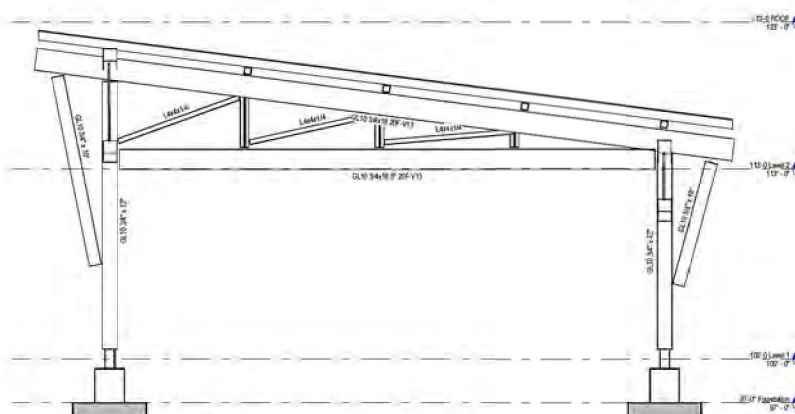
3 ELEVATION FRAME 3
S200 1/4" = 1'-0"



4 ELEVATION FRAME 4
S200 1/4" = 1'-0"



1 ELEVATION FRAME 1
S200 1/4" = 1'-0"



2 ELEVATION FRAME 2
S200 1/4" = 1'-0"

LOUISVILLE FRONT & CENTER



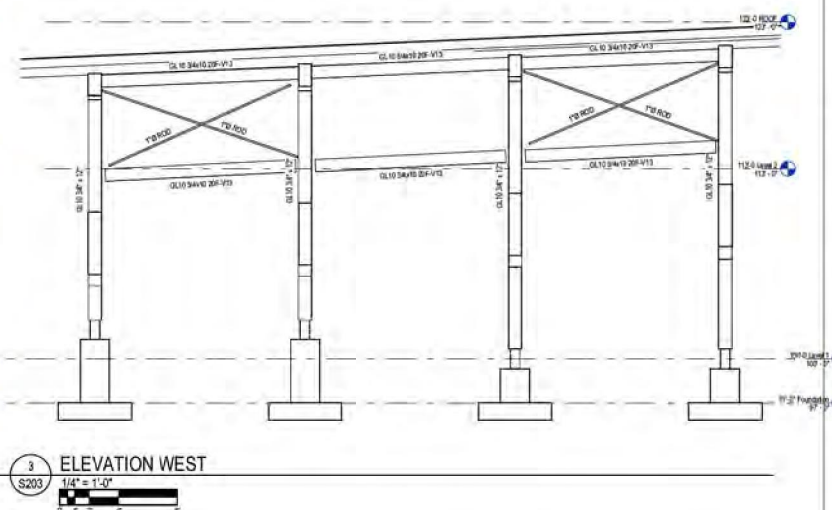
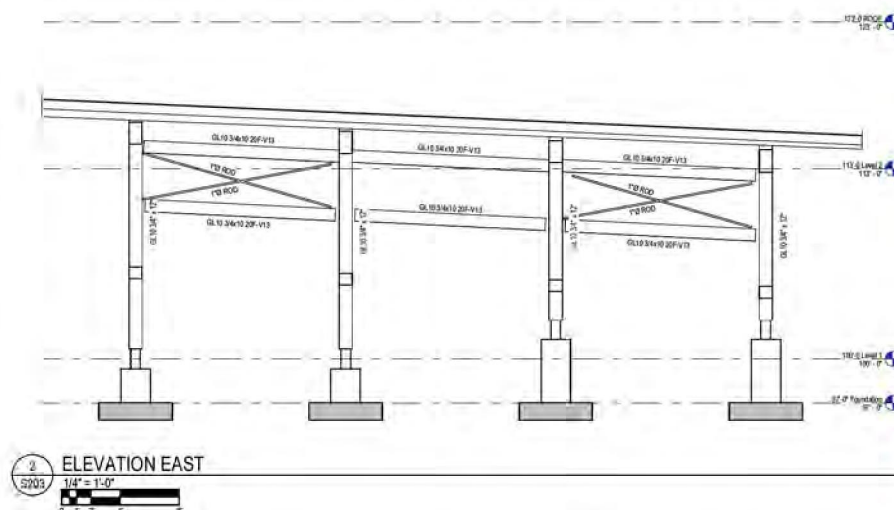
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 ELEVATIONS

Sheet

S203



GENERAL DESCRIPTION

THE SPLASH PAD IS A FLOW THROUGH TYPE WHERE POTABLE WATER IS DELIVERED TO A MANIFOLD THAT DISTRIBUTES WATER TO THE NOZZLES. SPLASH FROM THE NOZZLES ENTERS DRAINS THAT FLOW TO STORM SEWER. THE MANIFOLD IS PREFABRICATED AND INCLUDES ALL CONTROL, VALVES, AND PLUMBING. THE CONTRACTOR IS RESPONSIBLE FOR MAKING ALL CONNECTIONS.

GENERAL NOTES

1. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR UTILITY LOCATES AND POT HOLEING AS NECESSARY TO VERIFY UTILITY LOCATIONS IMPACTED BY WATER FEATURE WORK.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. DO NOT PROCEED WITH THE INSTALLATION OF THE WATER FEATURE WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE BEFORE CONTINUING WITH CONSTRUCTION.
4. THE WATER FEATURE DRAWINGS ARE DIAGRAMMATIC. COMPONENTS MAY BE SHOWN OUTSIDE OF THE INTENDED INSTALLATION AREAS FOR CLARITY. COORDINATE THIS INSTALLATION WITH THE INSTALLATION OF THE LANDSCAPE, CIVIL, HARDSCAPE, PLANTING PLANS, MEP, AND ARCHITECTURAL SITE WORK TO AVOID CONFLICTS.
5. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.
 - B. TWO COPIES OF A COMPLETE OPERATION AND MAINTENANCE MANUAL FOR MECHANICAL SYSTEMS, INCLUDE MANUFACTURER'S CATALOG DATA SHEETS, DRAWINGS, REPAIR PARTS LISTS, OPERATING INSTRUCTIONS, RECOMMENDED MAINTENANCE SCHEDULES, TROUBLESHOOTING, AND REPAIR PARTS LISTS.
6. INSTALL ELECTRICAL POWER TO THE WATER FEATURE MECHANICAL SYSTEM AND OTHER ELECTRICAL DEVICES CALLED FOR ON THE PLANS IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
7. COORDINATE ALL ASPECTS OF THE WATER FEATURE INSTALLATION WITH NECESSARY TRADES AND THE OWNER'S REPRESENTATIVE ON SITE PRIOR TO CONSTRUCTION.

LEGEND

-  MANIFOLD ASSEMBLY AND CONTROL
 *MANUFACTURER: VORTEX
 *INCLUDES VAULT, SOLENOID VALVES (REFER TO PLANS FOR SIZES), AND SMARTFLOW CONTROLLER
 *120 VAC POWER NEEDED FOR SMARTFLOW CONTROLLER
-  SPLASH PAD NOZZLE
 *REFER TO PLANS FOR ADDITIONAL INFORMATION
-  DRAIN
 *VORTEX VOR 1004 PLAYSAFE DRAIN N°4 WITH GREY LID RAL7040
 *INCLUDE OPTIONAL STRAINER
-  WINTERIZATION ASSEMBLY
 *REFER TO DETAIL
-  BACKFLOW PREVENTION ASSEMBLY
 *MODEL: PERCO 825YA
 *SIZE: 1-1/2-INCH
 *ENCLOSURE: VIT STRONG BOX SBBC SERIES (SIZED AS REQUIRED)
-  QUICK COUPLING VALVE ASSEMBLY
 *MODEL: HUNTER 5-LRC
-  PUSH BUTTON BOLLARD ASSEMBLY
 *MODEL: VORTEX 0622
-  SUPPLY PIPE
 *TYPE: SCH. 40 PVC
 *SIZE PER PLAN
-  DRAIN PIPE
 *TYPE: SCH. 40 PVC
 *SIZE PER PLAN
-  LATERAL PIPE
 *TYPE: SCH. 40 PVC
 *SIZE: 1-INCH
 *NOTE: HDPE DR13.5 IS AN ACCEPTABLE ALTERNATIVE. IF THIS OPTION IS CHOSEN, INSTALL 1-1/2-INCH SIZED PIPE.
- VALVE BOXES: RAIN BIRD VB SERIES OR EQUAL. GREEN LIDS.
- NOTE: CONTACT VORTEX (MICHELLE LYNN, PHONE: 303-916-4524) FOR ORDERING VORTEX ITEMS.

FLAG NOTES

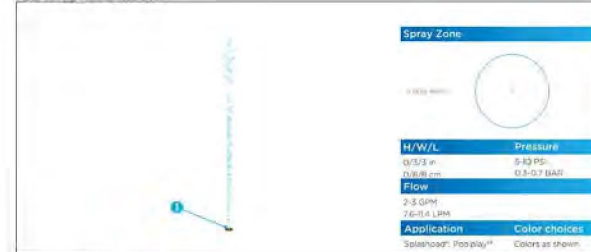
①

UNDER DEVELOPMENT

NOZZLE 0305 PERFORMANCE:



NOZZLE 7512 PERFORMANCE:



NOZZLE 7676 PERFORMANCE:



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Sheet Name

SPLASH PAD COVER SHEET

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LEGEND



MANIFOLD ASSEMBLY AND CONTROL
 *MANUFACTURER: VORTEX
 *INCLUDES VAULT, SOLENOID VALVES (REFER TO PLANS FOR SIZES), AND
 SMARTFLOW CONTROLLER
 *120 VAC POWER NEEDED FOR SMARTFLOW CONTROLLER



SPLASH PAD NOZZLE
 *REFER TO PLANS FOR ADDITIONAL INFORMATION



DRAIN
 *VORTEX VOR 1004 PLAYSIDE DRAIN N°4 WITH GREY LID RAL7040
 *INCLUDE OPTIONAL STRAINER



WINTERIZATION ASSEMBLY
 *REFER TO DETAIL



BACKFLOW PREVENTION ASSEMBLY
 *MODEL: FBBCQ 825YA
 *SIZE: 1-1/2-INCH
 *ENCLOSURE: VIT STRONG BOX SBBC SERIES (SIZED AS REQUIRED)



QUICK COUPLING VALVE ASSEMBLY
 *MODEL: HUNTER-5-LJC



PUSH BUTTON BOLLARD ASSEMBLY
 *MODEL: VORTEX 0622



SUPPLY PIPE
 *TYPE: SCH. 40 PVC
 *SIZE PER PLAN



DRAIN PIPE
 *TYPE: SCH. 40 PVC
 *SIZE PER PLAN



LATERAL PIPE
 *TYPE: SCH. 40 PVC
 *SIZE: 1-INCH

*NOTE: HDPE DR 13.5 IS AN ACCEPTABLE ALTERNATIVE. IF THIS OPTION IS CHOSEN
 INSTALL 1-1/2-INCH SIZED PIPE.

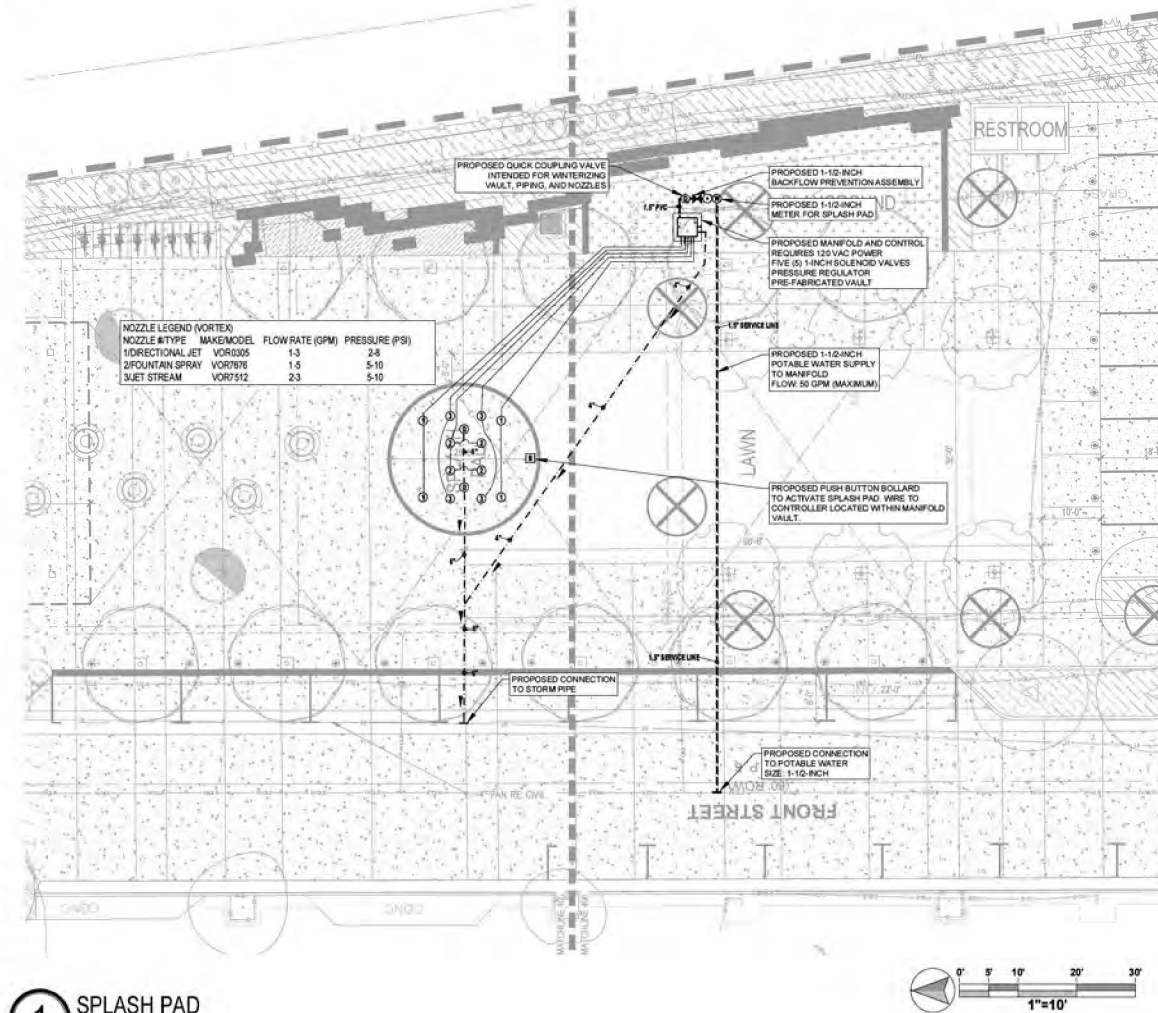
VALVE BOXES: RAIN BIRD VB SERIES OR EQUAL. GREEN LIDS.

NOTE: CONTACT VORTEX (MICHELLE LYNN, PHONE: 303-916-4524) FOR ORDERING
 VORTEX ITEMS.

FLAG NOTES



UNDER
 DEVELOPMENT



1 SPLASH PAD
 PLAN

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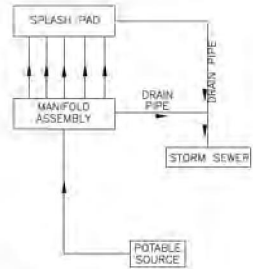
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Sheet Name
 SPLASH PAD PLAN

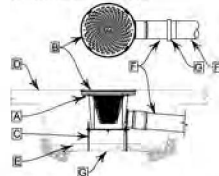
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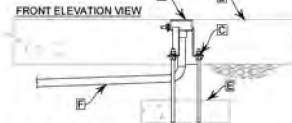
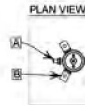


1 SPLASH PAD MECHANICAL CONCEPT

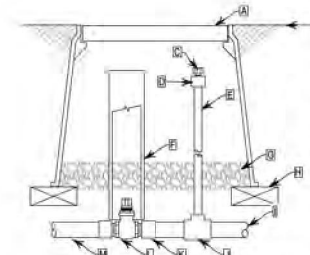
- A. EARTH GROUND STUD
- B. DRAIN - INCLUDE OPTIONAL STRAINER. INSTALL PER MANUFACTURER'S GUIDELINES.
- C. LEVELING CONTROL ANCHOR STUDS AND HARDWARE
- D. CONCRETE, RE. LANDSCAPE
- E. CONCRETE LEVELING BASE, 3"x12"x12"
- F. PVC PIPE
- G. PVC FLANGE COUPLING



2 SPLASH PAD DRAIN DETAIL



3 SPLASH PAD NOZZLE DETAIL

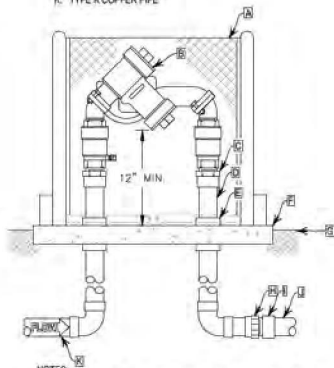


- NOTES:
1. FURNISH NOMINAL PIPE AND FITTING SIZES IDENTICAL WITH NOMINAL TAP SIZE UNLESS OTHERWISE NOTED.
 2. THIS ASSEMBLY IS INTENDED TO BE USED FOR WINTERIZATION OF BACKFLOW PREVENTION ASSEMBLY ONLY.

4 WINTERIZATION ASSEMBLY

- A. 12" STANDARD VALVE BOX WITH COVER
- B. FINISH GRADE/TOF OF MULCH
- C. 1/4" THREADED BRASS CAP
- D. 1/2" REDUCING MALE ADAPTER
- E. 1/2" COPPER PIPE (LENGTH AS REQUIRED)
- F. 3" PVC CL 200 PIPE (LENGTH AS REQUIRED)
- G. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- H. BRICK (1 OF 4)
- I. COPPER PIPE TO BACKFLOW PREVENTION ASSEMBLY (LENGTH AS REQUIRED)
- J. COPPER TEE
- K. COPPER MALE ADAPTER (1 OF 2)
- L. CURB STOP VALVE WITH COPPER SERVICE, THREAD BOTH ENDS
- M. COPPER PIPE TO WATER METER

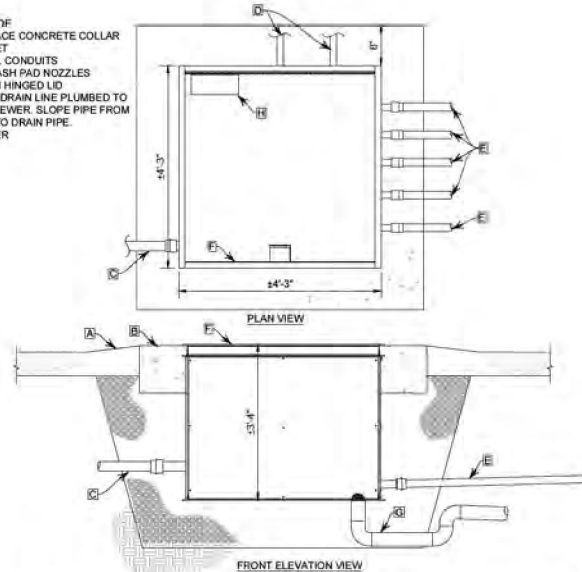
- A. BACKFLOW PREVENTER ENCLOSURE (SIZE AS NECESSARY)
- B. BACKFLOW PREVENTION DEVICE
- C. 3/4" M COPPER ADAPTER (1 OF 2)
- D. TYPE K COPPER PIPE (TYPICAL) (LENGTH AS REQUIRED)
- E. 1/2" PVC PIPE SLEEVE (1 OF 2)
- F. 4" THICK CONCRETE PAD 6" LARGER IN ALL DIMENSIONS THAN ENCLOSURE
- G. FINISH GRADE/TOF OF MULCH
- H. COPPER FEMALE ADAPTER
- I. SCH 40 PVC MALE ADAPTER
- J. PVC PIPE
- K. TYPE K COPPER PIPE



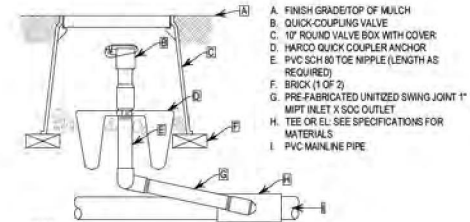
- NOTES:
1. FURNISH FITTINGS AND PIPING SIZED IDENTICALLY WITH NOMINAL BACKFLOW PREVENTION DEVICE.
 2. SUBMIT SHOP DRAWINGS SPECIFYING ENCLOSURE SIZE AND SHOWING RELATIVE LAYOUT OF EQUIPMENT.

5 BACKFLOW PREVENTION ASSEMBLY

- A. FINISH GRADE/
- B. CAST IN PLACE CONCRETE COLLAR
- C. WATER INLET
- D. ELECTRICAL CONDUITS
- E. PIPE TO SPLASH PAD NOZZLES
- F. VAULT WITH HINGED LID
- G. 4-INCH PVC DRAIN LINE PLUMBED TO SANITARY SEWER. SLOPE PIPE FROM MANIFOLD TO DRAIN PIPE.
- H. CONTROLLER



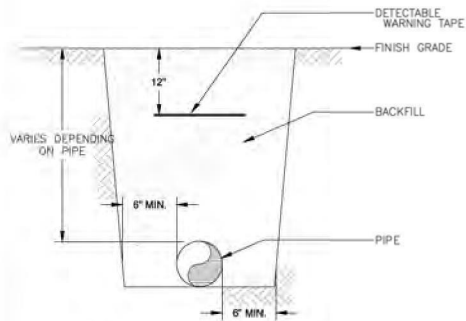
6 MANIFOLD ASSEMBLY AND CONTROL DETAIL



- NOTES:
1. FURNISH FITTINGS AND PIPING NOMINALLY SIZED IDENTICAL TO NOMINAL QUICK COUPLING VALVE INLET SIZE.
 2. INSTALLATION HEIGHT OF QUICK COUPLER VALVE IN VALVE BOX MUST ASSURE PROPER OPERATION OF QUICK COUPLER KEY.
 3. INSTALL SWING JOINT LAY ARM BETWEEN 30° AND 45° OF LATERAL PIPE IN ORDER TO ABSORB DOWNWARD IMPACT.

7 QUICK COUPLING VALVE ASSEMBLY

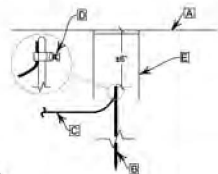
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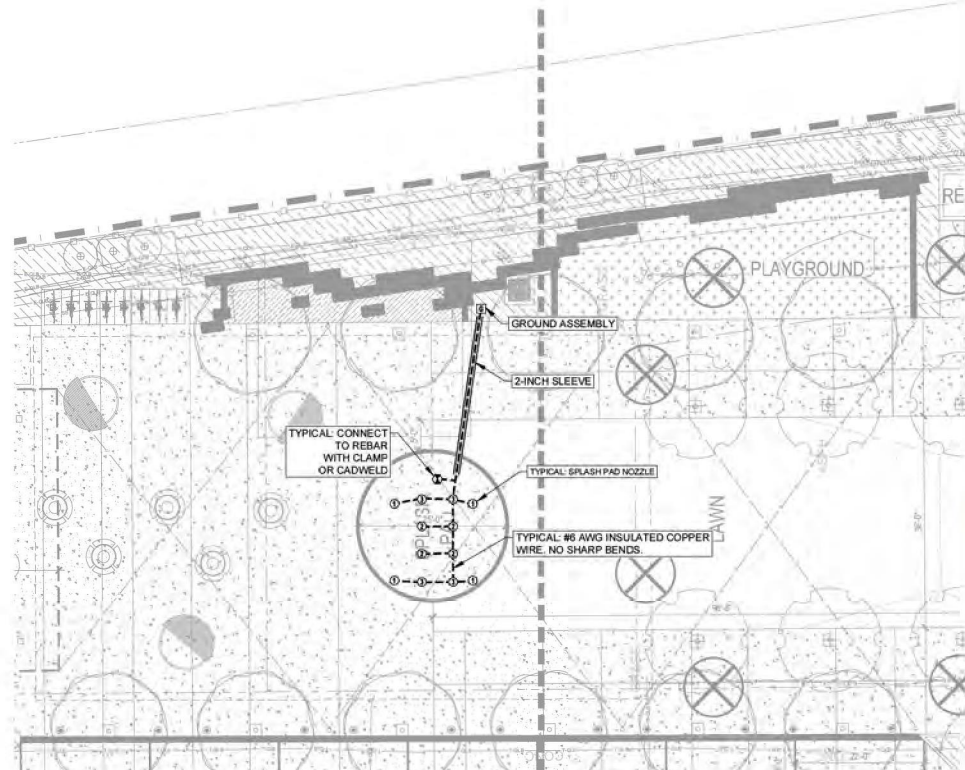
1 TRENCH
DETAIL

NTS

- A. FINISH GRADE
- B. UL LISTED 5/8" X 10' COPPER-CLAD
GROUNDING ROD
- C. #6 AWG BARE SOLID COPPER WIRE, NO SHARP
BENDS AND NO SPLICES
- D. CONNECT END OF WIRE TO WATER FEATURE
GROUND LUG OR REBAR USING CADWELD
- E. 10-INCH ROUND VALVE BOX CENTERED OVER
GROUND ROD.



3 GROUND
ASSEMBLY



2 SPLASH PAD GROUNDING
PLAN

REV	COMMENT	DATE

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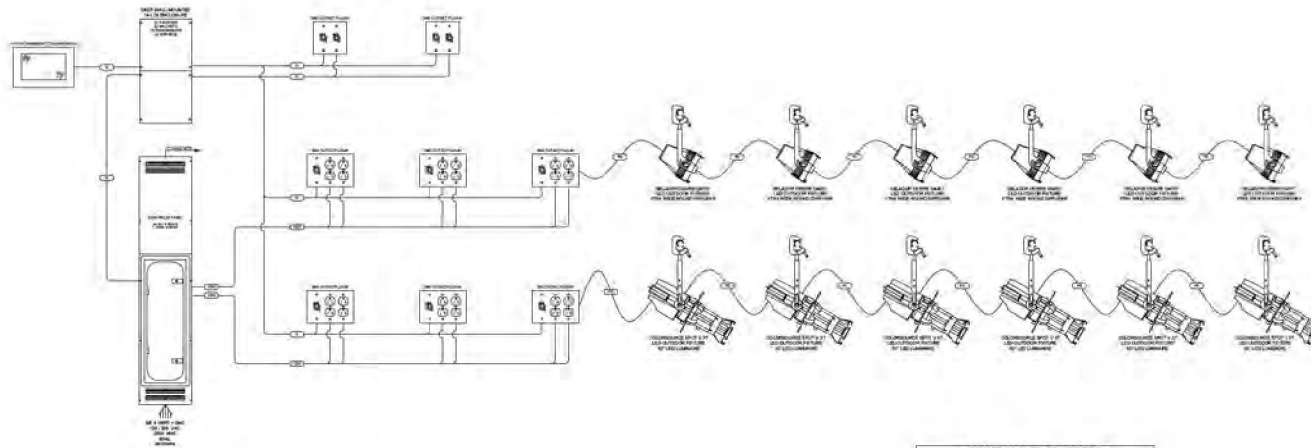
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LUMINAIRE
SCHEDULE

Sheet

E030

LIGHTING CONTROL DEVICE SCHEDULE						
GENERAL NOTES: A. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF DEVICES, CEILING TYPES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION. B. COORDINATE ALL FINISHES AND COLORS WITH ARCHITECT PRIOR TO ORDERING. C. FINAL LAYOUT, SELECTION OF TYPES AND MOUNTING LOCATION AND QUANTITY MUST BE CONFIRMED WITH MANUFACTURER OR REPRESENTATIVE PRIOR TO ORDERING.						
MARK	MANUFACTURER	MODEL	DESCRIPTION	FINISH	VOLTS	NOTES
CS3	TBD	TBD	WALL BOX MOUNTED LIGHTING CONTROL STATION WITH SCENES AND DIMMER/ON/OFF	BY ARCHITECT	240V	
CS4	TBD	TBD	WALL MOUNTED ENCLOSURE	BY ARCHITECT	240V	
RELAY	ETC	ELCO RELAY	RELAY PANEL	NA	UNV	
T8.1	ETC	PARANIGHT T.800T	WALL MOUNTED T8 SELECTOR SWITCH, WITH 0-10VDC CONTROLLER AND INTERFACE FOR SCENE CONFIGURATION AND PROGRAMMING. PROVIDE WITH POWER SUPPLY.	BY ARCHITECT	120V	

LIGHTING CONTROL ZONE SCHEDULE						
LIGHTING ZONE	ZONE AREA	ZONE NAME	MARK	WATTAGE	DIMMING INTERFACE	SYSTEM TYPE
20.14	MAIN STREET	FESTIVAL AT MAIN & WALNUT	EL3	71 W	06K	
20.12	MAIN STREET	GLORIOS AT MAIN & WALNUT	EL3	71 W	06K	
20.13	MAIN STREET	GLORIOS AT MAIN & SPRUCE	EL3	71 W	06K	
20.14	MAIN STREET	GLORIOS AT MAIN & SPRUCE	EL3	71 W	06K	
20.15	MAIN STREET	FESTIVAL AT MAIN & SPRUCE	EL3	71 W	06K	
20.16	MAIN STREET	GLORIOS AT MAIN & SPRUCE	EL3	71 W	06K	
21.01	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.02	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.03	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.04	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.05	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.06	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.07	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.08	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.09	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.10	RAVULON	RAVULON ST MAIN & PINE	EL3	21 W	06K	
21.11	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.12	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.13	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.14	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.15	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.16	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.17	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.18	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.19	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.20	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.21	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.22	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.23	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.24	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.25	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.26	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.27	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.28	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.29	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.30	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.31	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.32	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.33	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.34	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.35	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.36	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.37	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.38	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.39	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.40	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.41	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.42	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.43	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.44	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.45	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.46	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.47	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.48	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.49	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.50	LAWN	LAWN & CATHAY	EL3	21 W	06K	
21.51	LAWN	LAWN & CATHAY				



SYMBOL	WIRE TYPE	STATUS
	12 AWG/24VDC, 100% TO 100% SW	STANDARD
	12 AWG/24VDC, 100% TO 100% SW	STANDARD
	12 AWG/24VDC, 100% TO 100% SW	STANDARD
	12 AWG/24VDC, 100% TO 100% SW	STANDARD
	12 AWG/24VDC, 100% TO 100% SW	STANDARD



E031

SHEET NOTES

- A. DEMOLISH ELECTRICAL EQUIPMENT AND DEVICES AS NOTED RECEIPTS/LEADS, LIGHT FIXTURES, LIGHTING CONTROLS, ETC.) WITHIN SCOPE. UNLESS OTHERWISE NOTED, DEMOLITION SHALL BE IN ACCORDANCE WITH THE FOLLOWING INFORMATION:
- B. SCHEDULE WORK IN EXISTING BUILDINGS, OWNERS, MINIMIZE DISRUPTION OF NORMAL OPERATIONS
- C. LABELS UNDER CIRCUIT BREAKERS DUE TO DEMOLITION IN PANEL AS SPARE
- D. REMOVE WIRING DEVICES, FIXTURES, COMPONENTS ELECTRICAL EQUIPMENT AND BONES NOT REQUIRED TO REMAIN IN PLACE IN REMODELED AREAS UNLESS THIS PROJECT INCLUDES
- E. REMOVE WIRE, CONDUITS AND BOXES FOR REMOVAL OF DEVICES OR BACK TO SOURCE. WHERE CIRCUT IS INTERRUPTED BY THE REMOVAL OF A DEVICE OR FUTURE FROM THAT AREA, THE WIRE AND CONDUIT SHALL BE REMOVED TO RESTORE SERVICE TO THE REMAINING DEVICES AND FUTURE ON THAT CIRCUIT
- F. WHERE THIS WORK IS NOT POSSIBLE WITHOUT DISTURBING AREAS NOT BEING REMODELED, CONSULT WITH THE ARCHITECT BEFORE OTHER PERFORMANCE THE WORK
- G. LEAVE IN PLACE CONCEALED CONDUIT LOCATED IN PARTITIONS OR HARD CEILING UNLESS OTHERWISE NOTED. REMOVE CONCEALED CONDUIT LOCATED IN PARTITION PERMITS TO PUT MARKER PINS TO LABEL SUCH CONDUITS AS "ABANDONED" AT EACH END, AND NOTE WHERE IT REEMERGES FROM THE CONCEALED AREA. CAP EACH END
- H. WHERE ELECTRICAL CIRCUITS, FEEDERS, OR WIRING RUN THROUGH A SPACE TO BE DEMOLISHED, MAINTAIN THEIR FEEDER ANY DAMAGE CAUSED BY DEMOLITION OR CONSTRUCTION PERFORMED UNDER THIS CONTRACT
- I. WHERE ELECTRICAL CIRCUITS, FEEDERS, OR WIRING RUN SERVING OTHER AREAS OF THE PROJECT, BE RELIABLE TO THE PROJECT. MAINTAIN THEIR CONNECTION TO OTHER SOURCES AS REQUIRED TO MAINTAIN SERVICE TO THE EXISTING PROJECT
- J. WHERE DRAWINGS INDICATE EXISTING ELECTRICAL EQUIPMENT OR DEVICES TO BE REMOVED, BE RELIABLE TO THE PROJECT. MAINTAIN THEIR CONNECTION TO OTHER SOURCES AS REQUIRED TO MAINTAIN SERVICE TO THE EXISTING PROJECT
- K. BEFORE DEMOLITION, IDENTIFY LIGHTING FIXTURES, WIRING DEVICES, PANELBOARDS, AND EQUIPMENT TO BE REMOVED TO THE OWNER. IF THE OWNER CHOOSES TO REMOVE, LABEL, REPAIR, OR REUSE THE EQUIPMENT, THE CONTRACTOR SHALL BE THE PROJECT OWNER'S DIRECTED. REMOVE ITEMS REMOVED BY THE OWNER FROM THE PROJECT SITE, AND DISPOSE OF THEM IN A LEGAL MANNER
- L. RECALL PENETRATIONS OF FIRE WALLS IN ACCORDANCE WITH DIVISION 9, SEAL ALL PENETRATIONS OF EXISTING WALLS AND PARTITIONS. PENETRATIONS OF EXISTING WALLS MADE UNDER THIS CONTRACT. SEAL PENETRATIONS OF NEW WALLS BY CONTRACTOR PROVIDED UNDER THIS CONTRACT. SEAL PENETRATIONS OF NEW WALLS BY EXISTING CONTRACTOR
- M. VISIT THE SITE BEFORE SUBMITTING A BID TO OBSERVE EXISTING CONDITIONS

KEYNOTES

[illegible]

STREET

ELECTRICAL DEMOLITION PLAN - PLAZA - LAWN & PARKING

 LIGHTING PLAN - MAIN STREET - OVERALL

- A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.
- B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
- C. REFER TO LUMINAIRE AND CONTROL SCHEDULES FOR ADDITIONAL INFORMATION.

- A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.
- B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
- C. REFER TO LUMINAIRE AND CONTROL SCHEDULES FOR ADDITIONAL INFORMATION.

KEYNOTES

 LIGHTING PLAN - MAIN & SOUTH STREET

LOUISVILLE
FRONT & CENTER

MAZZETTI
Autunno 1994

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SUITE 200
DENVER, CO
80205 | USA
(T) 720 644 5044
www.makzelli.com
Project Number: 024-000768

[illegible]

30%
CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: SP

Checked By: BS

Sheet Name
LIGHTING PLAN -
MAIN & SOUTH
STREET

Sheet

EL201

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Date: 12.01.2025

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Sheet Name
LIGHTING PLAN -
MAIN & WALNUT
STREET

Sheet

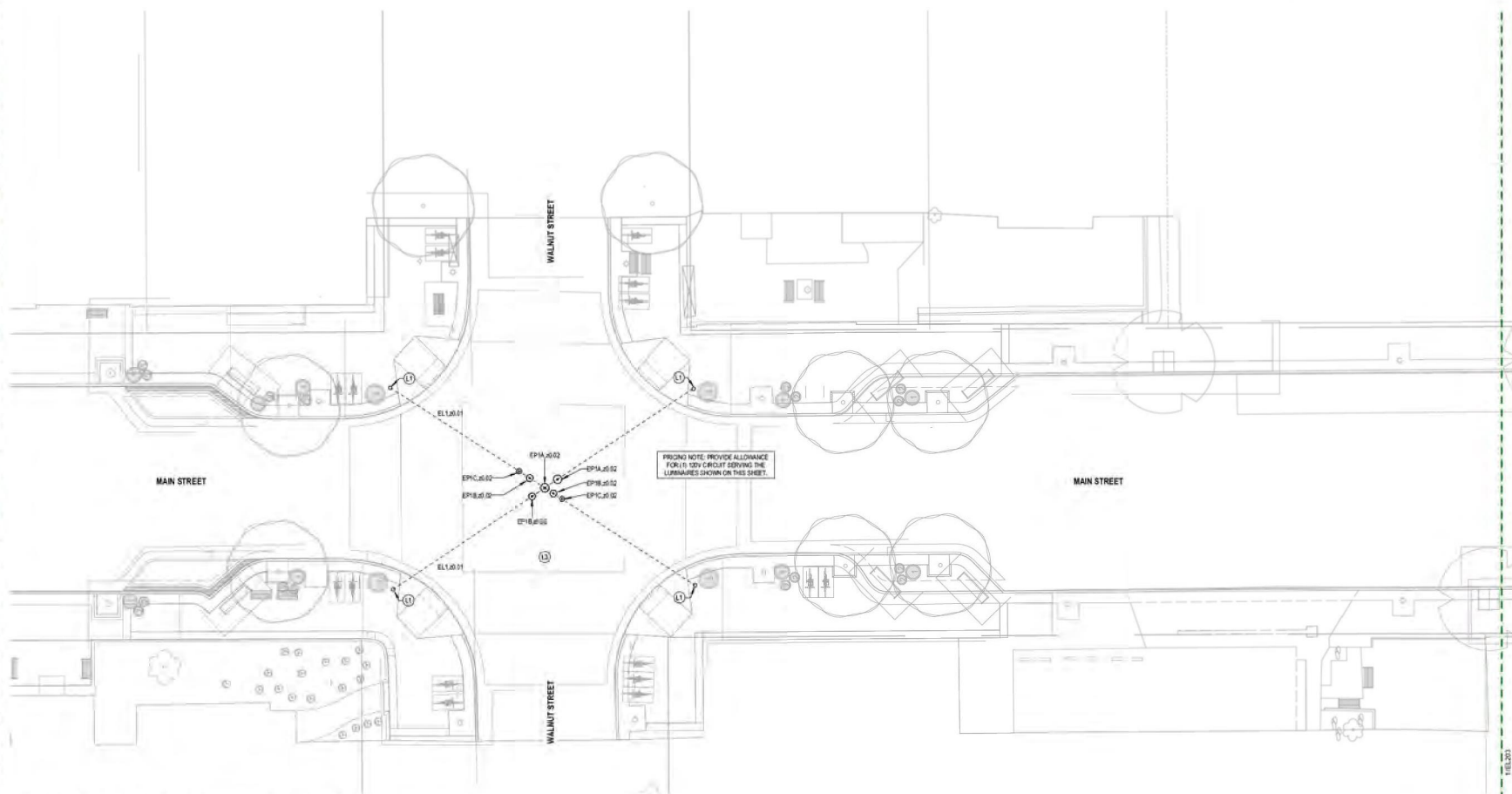
EL202

SHEET NOTES

- A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS
- B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
- C. REFER TO LUMINAIRE AND CONTROL SCHEDULES FOR ADDITIONAL INFORMATION

KEYNOTES

- L1 NEW GATEWAY POLE LOCATION. CONTRACTOR SHALL COORDINATE POLE FOUNDATION WITH STRUCTURAL ENGINEER.
- L2 DMX WIRELESS REPEATER SHALL BE LOCATED AT EACH INTERSECTION. EXACT LOCATION TO BE DETERMINED.



 LIGHTING PLAN - MAIN & WALNUT STREET

$r = 104$

1
EL204 1" = 10'-0"

- A. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.
- B. REFER TO LANDSCAPE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION AND ORIENTATION OF LUMINAIRES, DEVICES AND MOUNTING HEIGHTS PRIOR TO INSTALLATION.
- C. REFER TO LUMINAIRE AND CONTROL SCHEDULES FOR ADDITIONAL INFORMATION.

L1 NEW CATENARY POLE LOCATION. CONTRACTOR SHALL COORDINATE POLE FOUNDATION WITH STRUCTURAL ENGINEER.

**EL206**

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Date: 12.01.2025

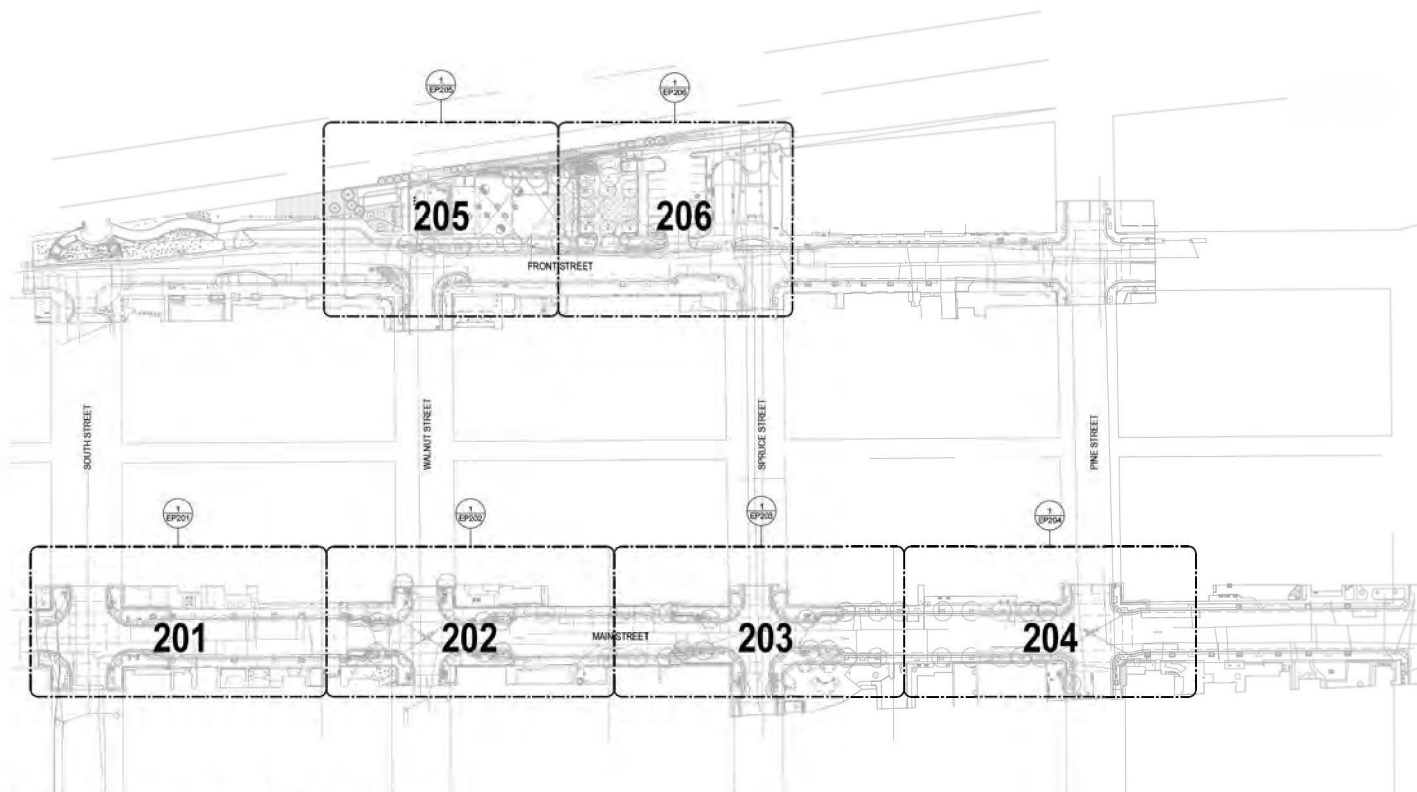
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Sheet Name
ELECTRICAL POWER
PLAN - OVERALL

Sheet

EP200



ELECTRICAL POWER PLAN - MAIN STREET - OVERALL

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Date: 12.01.2025

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Sheet Name
ELECTRICAL POWER
PLAN - MAIN &
SOUTH STREET
Sheet

EP201

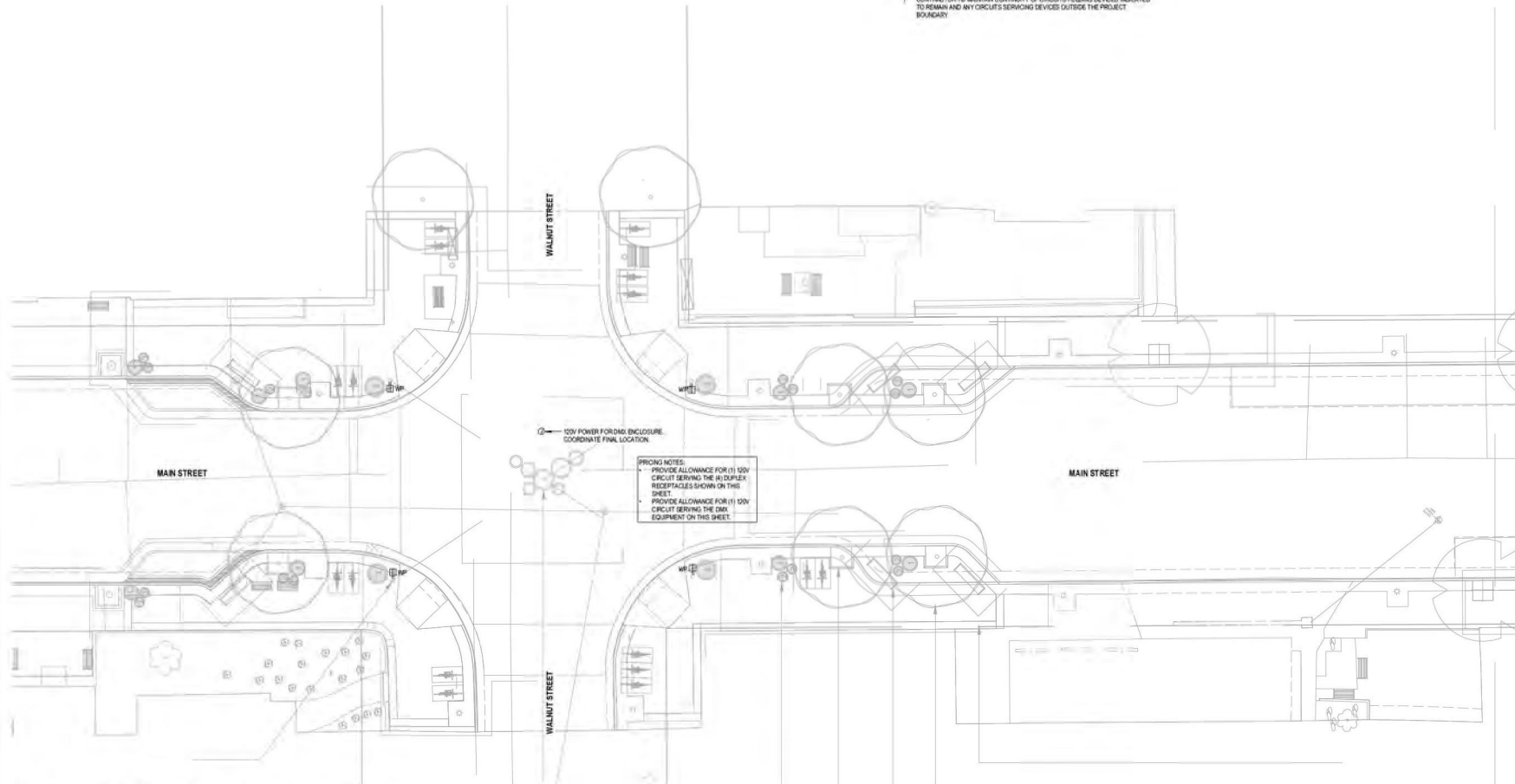
NO NEW POWER
SCOPE ON THIS SHEET

MAIN STREET

ELECTRICAL POWER PLAN - MAIN & SOUTH STREET

ELE
1" = 10.4"

- A. REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.
- B. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING LOCATING HEIGHT AND LOCATION OF ALL DEVICES AND MISCELLANEOUS EQUIPMENT PRIOR TO INSTALLATION.
- C. ALL DEVICES SHOWN ARE NEW, UNLESS OTHERWISE NOTED.
- D. COORDINATE EXIST LOCATIONS OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH MECHANICAL AND PLUMBING DRAWINGS PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER RECOMMENDATIONS REFER TO EQUIPMENT SCHEDULE AND PANEL SCHEDULE FOR FURTHER INFORMATION.
- E. PROVIDE CONCRETE HOUSING/PROTECT FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT. PROVIDE TO BE MINIMUM OF 1" THICK. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- F. ALL NEW CONDUIT SHALL BE CONCEALED IN WALLS AND CEILING OR BELOW FLOORS, UNLESS OTHERWISE NOTED.
- G. WHERE EXPOSED CONDUIT IS REQUIRED, CONTRACTOR SHALL IDENTIFY ROUTING IN FIELD AND OBTAIN ARCHITECT'S APPROVAL OF ROUTING. PRIOR TO EXPOSURE, EXPOSED CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE.
- H. WIRE SIZES ARE BASED ON BEST ESTIMATE OF HOW WIRING WILL BE ROUTED IN THE FIELD. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OTHER TRADES TO DETERMINE THE MOST EFFICIENT ROUTING. IN EXPOSED CONDUIT TYPES, GROUNDING WIRE SIZES ARE REQUIRED TO BE ADJUSTED PER ARTICLE 250 OF THE NEC WHEN WIRES ARE INCREASED FOR VOLTAGE DROP.
- I. CONTRACTOR TO MAINTAIN CONTINUITY OF CIRCUITS FEEDING DEVICES INDICATED TO BE CONTINUED. PROVIDE ALL CIRCUITS SERVING DEVICES OUTSIDE THE PRODUCT BOUNDARY.



1
EP002 ELECTRICAL POWER PLAN - MAIN & WALNUT STREET
1" = 100'

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30%
CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

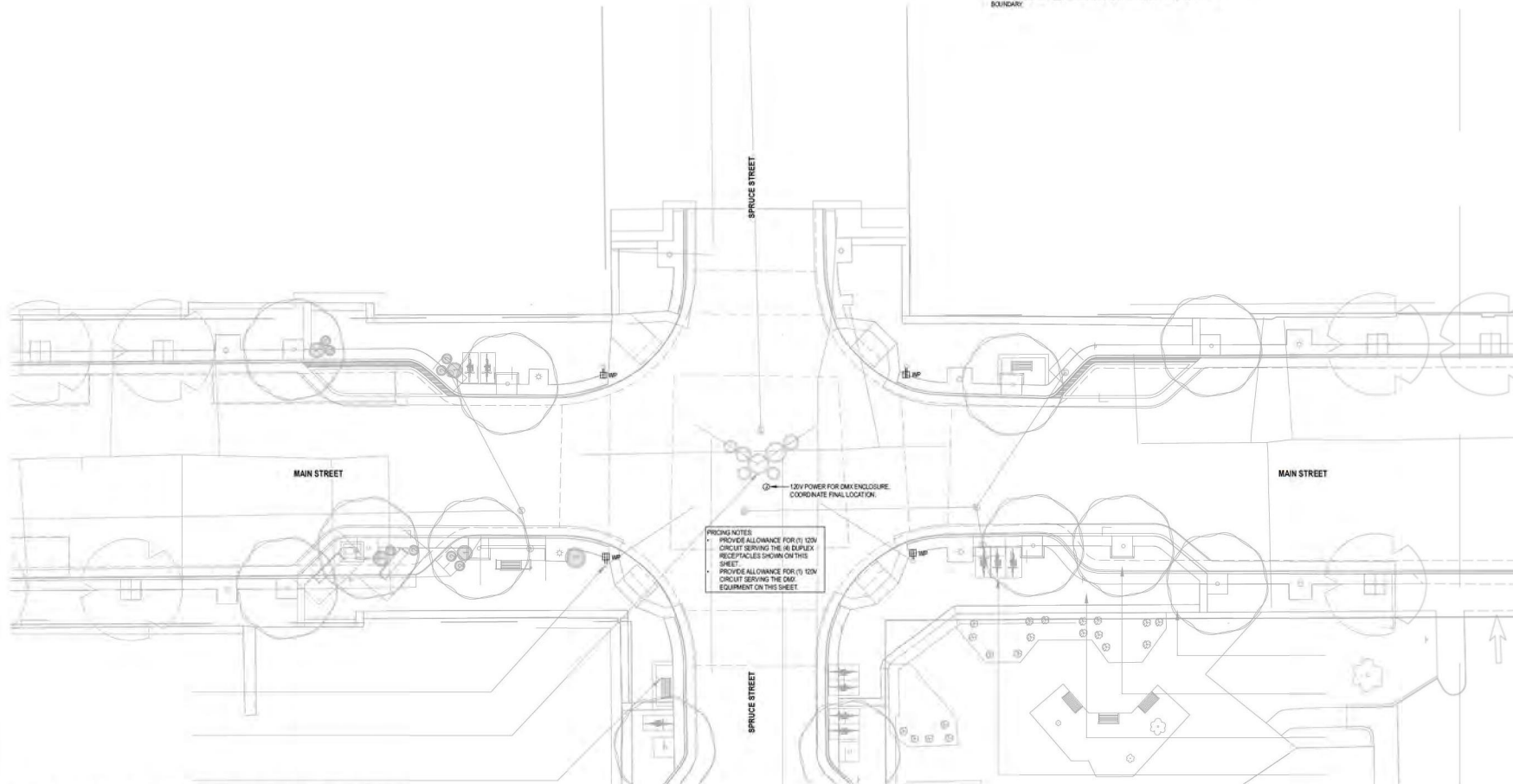
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Sheet Name
ELECTRICAL POWER
PLAN - MAIN &
WALNUT STREET
Sheet

EP202

- H. REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.
- I. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING MOUNTING HEIGHT AND LOCATION OF ALL DEVICES AND MISCELLANEOUS EQUIPMENT PRIOR TO INSTALLATION.
- J. ALL DEVICES SHOWN ARE NEW, UNLESS OTHERWISE NOTED.
- K. COORDINATE EXISTING LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH MECHANICAL AND PLUMBING DRAWINGS PRIOR TO INSTALLATION. INSTALLER MAY MANUFACTURER RECOMMENDATIONS, REFER TO EQUIPMENT SCHEDULES AND PANEL SCHEDULES FOR FURTHER INFORMATION.
- L. PROVIDE CONCRETE HOUSING/SLIP AND FALL FOR FLOOR MOUNTED ELECTRICAL EQUIPMENT. PAID TO BE MINIMUM OF 3" THICK. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- M. ALL NEW CONDUIT SHALL BE CONCEALED IN WALLS AND CEILING OR BELOW FLOORS, UNLESS OTHERWISE NOTED.
 - 1. WHERE EXPOSED CONDUIT IS NOTED, CONTRACTOR SHALL IDENTIFY ROUTING IN FIELD AND OBTAIN APPROVAL OF APPROVAL OF ROUTING PRIOR TO ROUGHING. EXPOSED CONDUIT SHALL BE ROUTED TIGHT TO STRUCTURE.
- N. WIRE SIZES ARE BASED ON BEST ESTIMATE OF HOW MUCH WIRE WILL BE ROUTED IN THE FIELD. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ELECTRICAL ENGINEER FOR FINAL WIRE SIZES. ALL WIRE TO BE INSTALLED IN EXPOSED CONDUIT PATH. GROUNDED WIRE SIZES ARE REQUIRED TO BE ADJUSTED PER ARTICLE 250 OF THE NEC WHEN VEHICLES ARE INCORPORATED FOR VEHICLE DROP.
- O. CONTRACTOR TO MAINTAIN CONTINUITY OF CIRCUITS FEEDING DEVICES INDICATED TO BE EXISTING. CONTRACTOR SHALL VERIFY DEVICES OUTSIDE THE PROJECT BOUNDARY.



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CONSTRUCTION
DOCUMENTS

Date: 12.01.2025

Drawn By: MF

Checked By: HT

Sheet Name
ELECTRICAL POWER
PLAN - MAIN &
SPRUCE STREET
Sheet

EP203

ELECTRICAL POWER PLAN - MAIN & SPRUCE STREET

1
ELE
EP208 T=10-07

A. REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK AREAS.

B. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING MOUNTING HEIGHT AND LOCATION OF ALL DEVICES AND MISCELLANEOUS EQUIPMENT PRIOR TO INSTALLATION.

C. ALL DEVICES SHOWN ARE NEW UNLESS OTHERWISE NOTED.

D. COORDINATE EXIST' LOCATION OF ALL MEDICAL, PLUMBING, PLUMBING WITH MECHANICAL AND PLUMBING DRAWINGS PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER'S RECOMMENDATION. PROVIDE FOR EARTH SHOCKED AND PANEL.

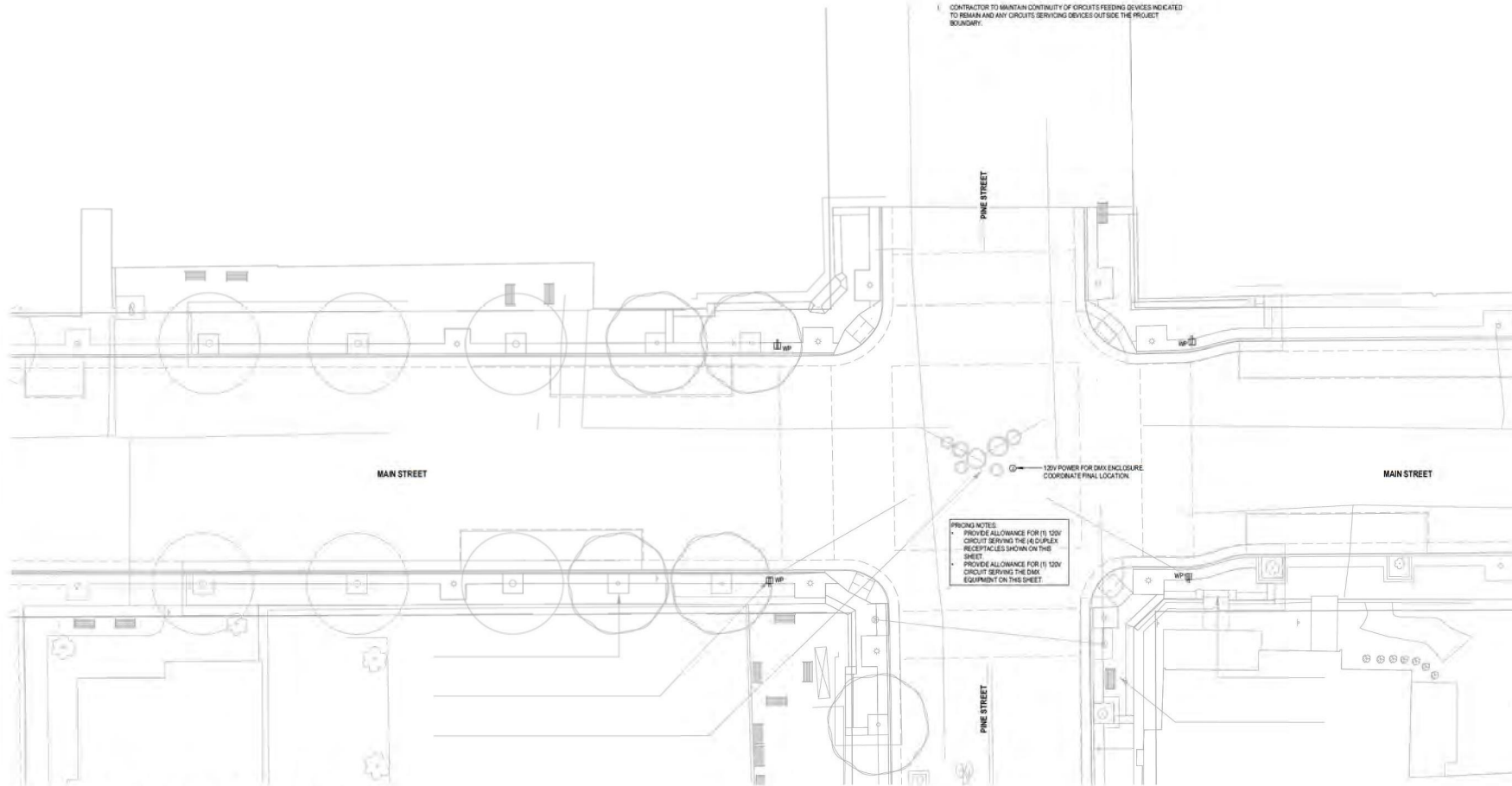
E. PROVIDE CONCRETE HOUSING/KEEPING PAD FOR ALL FLOOR MOUNTED ELECTRICAL EQUIPMENT. PAD TO BE MINIMUM OF 4" THICK. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

F. ALL NEW CONDUIT SHALL BE CONCEALED IN WALLS AND CEILING OR BELOW FLOORS UNLESS OTHERWISE NOTED.

G. WHEN EXPOSED CONDUIT IS NOTED CONTRACTOR SHALL IDENTIFY ROUTING IN AND OUT OF EACH UNITS/PORTAL OF ROUTING PRIOR TO ROUGH-IN. EXPOSED CONDUIT SHALL BE ROUTED TO FIT TO STRUCTURE.

H. WIRE SIZES ARE BASED ON BEST ESTIMATE OF HOW WIRING WILL BE ROUTED IN THE FIELD. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ELECTRICAL ENGINEER FOR ANY CHANGES TO WIRING. IN WATHERED CONDUIT PANEL, GROUND WIRE SIZES ARE REQUIRED TO BE ADJUSTED PER ARTICLE 250 OF THE NEC WHEN WIRING ARE INCREASED FOR VOLTAGE DROP.

I. CONTRACTOR TO MAINTAIN CONTINUITY OF CIRCUITS FEEDING DEVICES INDICATED FOR ANY OTHER CIRCUITS SERVING DEVICES OUTSIDE THE PROJECT BOUNDARY.



ELECTRICAL POWER PLAN - MAIN & PINE STREET

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CONSTRUCTION
DOCUMENTS

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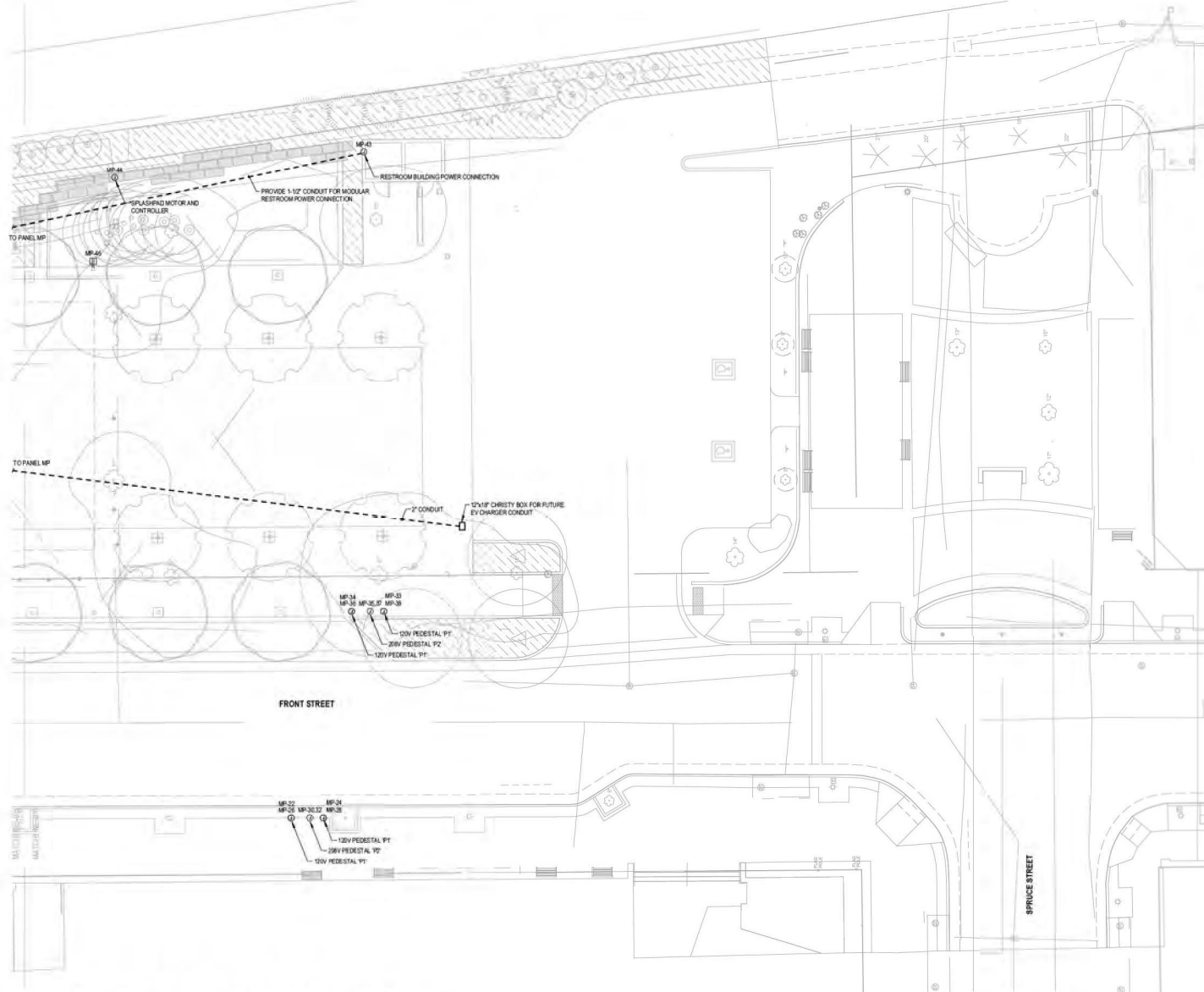
Sheet Name
ELECTRICAL POWER
PLAN - MAIN & PINE
STREET

Sheet

EP204

- A. REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK. WEAKS.
- B. REFER TO ARCHITECTURAL DRAWINGS FOR EXISTING MOUNTING HEIGHT AND LOCATION OF ALL DEVICES AND MISCELLANEOUS EQUIPMENT PRIOR TO INSTALLATION.
- C. ALL DEVICES SHOWN ARE NEW, UNLESS OTHERWISE NOTED.
- D. COORDINATE EXIST' LOCATION OF ALL MECHANICAL AND PLUMBING EQUIPMENT WITH MECHANICAL AND PLUMBING DRAWINGS PRIOR TO INSTALLATION. INSTALL PER MANUFACTURER RECOMMENDATIONS. REFER TO EQUIPMENT SCHEDULE AND PANEL SCHEDULE FOR EXISTING EQUIPMENT.
- E. PROVIDE CONCRETE JOIST HOUSING AND RAIL FLOOR MOUNTED ELECTRICAL EQUIPMENT AND TO BE MINIMUM OF 1" THICK. COORDINATE WITH STRUCTURAL ENGINEER AND ARCHITECT FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- F. ALL NEW CONDUIT TO BE CONCEALED IN WALLS AND CEILING OR BELOW FLOORS UNLESS OTHERWISE NOTED.
- G. WHERE EXPOSED CONDUIT IS NOTED, CONTRACTOR SHALL IDENTIFY ROUTING IN FIELD AND PROVIDE AN ANCHORED HANGING OF ROUTING. RIGID TO THOUGH IN EXPOSED CONDUIT SHALL BE NOTED TIGHT TO STRUCTURE.
- H. WIRE SIZES ARE BASED ON BEST ESTIMATE OF HOW WIRING WILL BE ROUTED IN THE FIELD. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ELECTRICAL ENGINEER SIZES AND FOR PROVIDING THE CORRECT NOTED CONDUIT CONDUIT. GROUP WIRING SIZES ARE REQUIRED TO BE ADJUSTED PER ARTICLE 250 OF THE NEC WHEN OTHERS ARE NEEDED FOR VOLTAGE DROP.
- I. CONTRACTOR TO MAINTAIN CONTINUITY OF CIRCUITS IF FEEDING DEVICES RELOCATED TO FIELD AND ANY CIRCUITS SERVED BY DEVICES OUTSIDE THE PROJECT BOUNDARY.

KEYNOTES



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Project Number: 024-000768

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30%
CONSTRUCTION
DOCUMENTS

Date: 12.01.2025
 Drawn By: MF
 Checked By: HT
 Sheet Name
 ELECTRICAL POWER
 PLAN - PLAZA - LAWN
 & PARKING
 Sheet

EP206

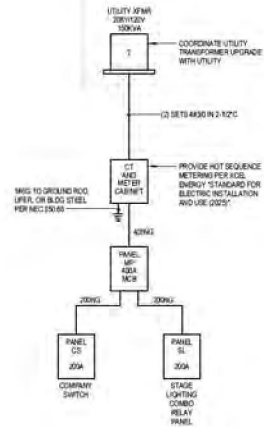
FEEDER SCHEDULE - Cu						
FEEDER TAG	SETS	PHASE SIZE	NEUTRAL SIZE	GROUND SIZE	CONDUIT (NWG)	CONDUIT (NWG)
20	1	#12	#12	#14	3/4"	3/4"
30	1	#10	#10	#10	3/4"	3/4"
40	1	#8	#8	#10	3/4"	3/4"
50	1	#6	#6	#8	1.5"	1.5"
60	1	#4	#4	#6	1.5"	1.5"
70	1	#2	#2	#4	1.5"	1.5"
80	1	#2	#2	#4	1.5"	1.5"
90	1	#2	#2	#4	1.5"	1.5"
120	1	#10	#10	#14	1.5"	2"
150	1	#10	#10	#14	1.5"	2"
200	1	#8	#8	#10	2"	2"
250	1	#6	#6	#8	2"	2.5"
275	1	#402	#402	#4	2.5"	2.5"
300	1	250	250	#4	2.5"	2.5"
325	1	300	300	#4	2.5"	2"
350	1	300	300	#4	2"	2"
400	2	#201	#201	#3	2"	2.5"
450	2	#201	#201	#3	2"	2.5"
500	2	250	250	#4	2.5"	2"
600	2	300	300	#4	2.5"	2"
700	2	300	300	#4	2.5"	2"
800	3	400	400	#6	3"	3.5"
900	3	400	400	#6	3"	3.5"
1000	3	400	400	#6	3.5"	4"
1100	3	400	400	#6	3.5"	4"
1200	3	400	400	#6	3.5"	4"
1300	3	400	400	#6	3.5"	4"
1400	4	500	500	#8	4"	4"
1500	5	400	400	#6	3.5"	4"
1600	6	400	400	#6	3.5"	4"
2000	7	400	400	#6	3.5"	4"
2500	8	500	500	#8	4"	4"
4000	82	400	400	500	3.5"	4"

NOTES:

- FEEDER TAG WITH SUBSCRIPT OF "N" INDICATES (1) PHASE CONDUCTORS AND (1) NEUTRAL CONDUCTOR
- FEEDER TAG WITH SUBSCRIPT "N" INDICATES (1) PHASE CONDUCTORS, (1) NEUTRAL CONDUCTOR AND 1 EQUIPMENT GROUND CONDUCTOR
- FEEDER TAG WITH SUBSCRIPT "NW" INDICATES (1) PHASE CONDUCTORS, (1) NEUTRAL CONDUCTOR AND (1) EQUIPMENT GROUND CONDUCTOR
- FEEDER TAG WITH SUBSCRIPT "NWG" INDICATES (1) PHASE CONDUCTORS AND (1) NEUTRAL CONDUCTOR
- FEEDER TAG WITH SUBSCRIPT "3" INDICATES (3) PHASE CONDUCTORS AND (1) EQUIPMENT GROUND CONDUCTOR
- FEEDER TAG WITH SUBSCRIPT "4" INDICATES (4) PHASE CONDUCTORS, (1) NEUTRAL CONDUCTOR AND (1) EQUIPMENT GROUND CONDUCTOR

SHEET NOTES

- A. ALL ELECTRICAL EQUIPMENT SHOWN IS NEW, UNLESS OTHERWISE NOTED.
- B. REFER TO FEEDER SCHEDULE FOR FEEDER SIZE REQUIREMENTS BASED ON DESIGNATION.
- C. REFER TO PANEL SCHEDULES FOR ADDITIONAL EQUIPMENT INFORMATION.
- D. REFER TO TRANSFORMER SCHEDULE FOR PRIMARY, SECONDARY AND GROUNDING ELECTRICAL REQUIREMENTS, UNLESS OTHERWISE NOTED ON THE SINGLE LINE DIAGRAM.
- E. PROVIDE SHORT CIRCUIT ANALYSIS STUDY AND ARC FLASH LABELS ON ALL NEW ELECTRICAL PANELS.
- F. MATCH ARC RATINGS OF NEW BREAKERS WITH EXISTING.
- G. PROVIDE GROUNDING ELECTRICITY SYSTEM AS REQUIRED PER NEC 250, INCLUDING METAL UNDERGROUND AND PIPING, CONCRETE REINFORCE OF BUILDING, CONCRETE ENCASEMENT OF CONDUIT, AND RIGID AND FLEXIBLE GROUNDING ELECTRICITY CONDUIT SIZES AS NOTED ON ONE LINE.



ELECTRICAL SINGLE-LINE DIAGRAM

[illegible]

EP600

SUBJECT: STAFF UPDATES

DATE: MARCH 11, 2026

**PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER
BRIAN HOLIHAN, ECONOMIC VITALITY SPECIALIST**

SUMMARY:

In the following, staff provides updates on recent activity related to economic vitality functions.

Sundance Film Festival

City Staff continues to work with Sundance Institute Staff and regional partners to prepare for the upcoming festival in 2027. In addition to internal working meetings, Staff has met with partners for economic vitality, transportation, housing and cultural services workshops and focus groups. Staff continues to reach out to hotels to encourage them to become Sundance Hospitality partners and is moving forward with a recommendation for short term rentals. As additional news, events, policy and needs arise, we will share.

Economic Development Council of Colorado

Vanessa Zarate, the Economic Vitality Manager, was recently elected to serve as a Denver Metro regional representative on the Economic Development Council of Colorado's board of directors. She was voted on by economic development practitioners across Colorado and will assist in policy, program and advocacy for economic development initiatives locally and across the state.

Commercial Sustainability Rebate Launch

The City of Louisville is excited to announce the launch of its redesigned Commercial Sustainability Rebate Program, offering local businesses financial support for projects that reduce waste, lower emissions, and improve overall sustainability. Eligible businesses can apply for tiered rebates of \$1,000, \$5,000, or \$10,000 to help fund energy efficiency upgrades, composting and recycling systems, decarbonization projects, and other impactful sustainability initiatives. The application opens on March 2, 2026. Applicants can apply from March 2 through May 1, 2026. All applications will be reviewed from May 4 through May 15, 2026, with awardees notified within two weeks of the final day of the review timeline. Please reach out to [Brian Holihan](#) with additional questions.

New Agenda System

The City is moving towards a standardized agenda for all boards and commissions, and a new agenda management system. You will see slight changes to the format of the LRC agenda moving forward. Content will remain the same. Please reach out to Vanessa with questions.

SUBJECT: STAFF UPDATES

DATE: AUGUST 13, 2025

PAGE 2 OF 2

South Street Underpass Public Meeting

City Staff held another public meeting regarding the design for the South Street underpass the week of March 2. Throughout the week, staff met with the property owner, businesses and neighbors to provide an update on the current planned configuration and timeframe for the South Street Underpass at Highway 42. The plan will be presented to City Council at their March 17 Meeting.

SUBJECT: DEVELOPMENT HIGHLIGHTS

DATE: MARCH 11, 2026

PRESENTED BY: VANESSA ZARATE, CECD, ECONOMIC VITALITY MANAGER

SUMMARY:

In the following, Staff provides updates on recent activity related to construction and development. These updates are for the most frequently asked about sites and not for every site in a review process or under construction. All updates and timeframes are subject to change.

Site	Update
800-804 Main Street (former Wildwood Guitars)	The building is under contract and they have submitted plans to the City for reuse of the building.
809 Main Street (old Waterloo)	Project has complete the core/shell for the building and continues to look for a new tenant for the space. Potential tenants continue to tour the building, but no signed tenant to date.
816 Main Street (former Empire)	Site is listed for sale and staff is working with the real estate representatives to garner interest in the building.
833 Main Street (former Chase)	Staff is working with ownership to assist with reinvestment on site.
1301 Courtesy Road (Delo Boom)	Delo Boom is working through City processes to construct 140 units of housing. The project will consist of studios through three-bedrooms and 13.5% affordable units.
947 Pine Street (former gas station)	Birdie Bar is open to the public!
1303 Empire Road (Ironton)	Ironton has approved plans for a new distillery and event center. They have opened their temporary tasting room and are welcoming patrons.
540 County Road (Louisville Grain Elevator)	The Grain Elevator has new owners that have engaged the City to turn the building into an activated space. TIF review is complete.

SUBJECT: DEVELOPMENT HIGHLIGHTS**DATE: MARCH 11, 2026****PAGE 2 OF 2**

Coal Creek Village (SWC South Boulder Road and HW 42)	A mixed use commercial and residential development, with 13,500 sf of commercial space and 186 dwelling units under review through our planning process.
1171 W Dillon Road (former Lowe's)	The New King Soopers Marketplace has started construction for the new store. They anticipate a mid-year 2026 opening.
1164 W Dillon Road (Cinebarre)	University of Colorado has purchased the site and is currently working on public engagement for their plans for the site.
575 McCaslin Boulevard (former Carrabba's)	Staff is working with the broker representation to market and attract a new user to the building. No lease signed to date.

If you would like to add a site to these updates, please let me know.

ATTACHMENT(S):

None.