



Public Works Facility Plan Study

June 2014



Conducted on behalf of:

Cherry Hills Village

Conducted by:

Norris Design
OZ Architecture
Farnsworth Group
CBRE, Inc.



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ACKNOWLEDGEMENTS

Cherry Hills Village - Village Council

Doug Tisdale	Mayor
Russell Stewart	Mayor Pro Tem, District 2
Mark Griffin	District 1
Alex Brown	District 3
Scott Roswell	District 4
Klasina VanderWerf	District 5
Katy Brown	District 6

Cherry Hills Village

John Patterson	City Manager
Jay Goldie	Public Works Director
Ralph Mason	Public Works Project and Right of Way Manager
Robert Zuccaro	Planning Manager
Ryan Berninzoni	Parks and Trails Administrator

Consultant Team

Norris Design

Diana Rael
Leslie Lee

OZ Architects

Joe Levi, AIA

The Farnsworth Group

David Difulvio
Bethany Beers

CRBE

Scott Brown
Krista Trofka

A special thanks to all of the community members who participated in the Community Open Houses and in the Community Survey. Your input played an important part in the evolution of the Final Conceptual Plan for this project.

Executive Summary

In June of 2013, Cherry Hills Village undertook a study of the existing public works facility in recognition of the need for further improvements to the Village Center campus and for the continued enhancements to the City's municipal operations. It had been determined from an earlier study that the Public Works facilities and operations were the next priority to be evaluated. (This earlier study, called "Village Center Conceptual Plan" can be found at the City of Cherry Hills Village website at <http://www.cherryhillsvillage.com/Plan.aspx>.)

The Public Works Facilities Plan study was to address land utilization, minimization of work disruption, costs and the improvement of the delivery of public works services to the residents of Cherry Hills Village. The study includes:

1. Evaluation of how Public Works interfaces with the adjacent properties and land uses, including John Meade Park and the existing residential properties to the east of the site, if operations are to remain on site
2. Recommendations related to building needs utilizing a Programming and Needs Analysis
3. Evaluation of 27 sites within and adjacent to Cherry Hills Village, including an analysis of available properties already owned by the City and available properties for lease or sale within the City or close to the City
4. Two final site concepts
5. Recommendations for the layout and location of proposed structures on the recommended site including buildings, drive-ways and parking areas

During the conduct of the study, a total of 27 sites were evaluated and considered for the total relocation or partial relocation of the Public Works facilities. Options for purchase were explored in conjunction with options for shared facilities with other public or semi-public entities.

The results indicated that there were very few viable options within the study area due to a number of reasons: the lack of non-residential vacant sites because of the developed nature of the area, the cost of those few available sites, and the issue of available sites being seriously hampered by physical constraints. The analysis also led to the conclusion that a split site solution would lead to unacceptably high long term additional cost of operations for the Public Works Department due to the high cost of travel between an off-site storage facility and the main site of the PW facility operations. The few sites that were available also had high purchase price that would make the development of a new facility cost prohibitive.

After careful consideration, the exhaustive search and evaluation process resulted in two final options:

- Redevelopment of the existing Village Center site at the southeast corner of E. Quincy Avenue and University Blvd.
- Development of a shared site owned by the Denver Water Board, known as the Hillcrest site, located north of E. Quincy Avenue east of Happy Canyon Road.

Cherry Hills Village has entered into negotiations with the Denver Water Board, which has expressed an interest in developing a shared facility.

Following is the report that documents the process used to research and evaluate all available sites and to reach these final conclusions.



Introduction 1





INTRODUCTION

1.1 Purpose

The City of Cherry Hills Village, Colorado is located in northwest Arapahoe County and is bounded on the north and east by the City and County of Denver to the west and north by the City of Englewood and to the south by the City of Greenwood Village. With a population of approximately 6,000 residents based on the 2010 census, the Village is approximately 6½ square miles in total land area and has approximately 2,150 households. The community consists primarily of residential uses and projected growth is limited as the City is almost completely built-out and land locked on all sides.

The Village's Public Works Department, located in the Village Center campus at S. University Boulevard and E. Quincy Avenue, and is housed in a facility that is very antiquated and non-functional in its current configuration. As a result and to fully study Public Works operations, the City solicited proposals from qualified design professionals to explore opportunities to redevelop and/or relocate the department, based on the costs, benefits and feasibility discovered in the evaluation. The goal was to explore the redevelopment/relocation of the public works functions, with an emphasis on cost, land utilization, minimum work disruption, and the improvement of the delivery of public works services to the residents of Cherry Hills Village.

1.2 Project History

The City of Cherry Hills Village and South Metro Fire Authority finished the first phase of improvements in 2012 with the completion of the Joint Public Safety Facility on the Village Center Campus. Prior to the construction of the Joint Public Safety Facility, City Council appointed a group of Village residents (the Citizen's City Center Committee - CCCC) to review all past research and formulate a new strategy for possible redevelopment of the site. Their report to the Council was conceptual but based on specific programmatic elements. Key elements among these were: (1) Phase the construction of new facilities over time, (2) Consider a joint public safety building for fire and police, (3) Explore a new location for components of Public Works, especially equipment and material storage, (4) Reconfigure the site plan to help address issues such as the floodplain and utility relocation. The Committee concluded it would be advisable to locate the public works portion of proposed Village Center to a nearby site that is more industrial in scope. This would allow for a less congested, more appropriate design of the Village Center and create additional open space through an expansion of John Meade Park that would be in keeping with the baseline themes and recommendations of the CCCC study. A copy of the Committee report is available on the City's website. <http://www.cherryhillsvillage.com/plan.aspx>.

Following the issuance of the Committee's report, the City engaged a consultant team to develop a preferred conceptual development plan for the Village Center campus. The planning processes included extensive public outreach and the evaluation of several alternative development scenarios for the entire campus. The preferred conceptual development plan included several phases of development, the first of which has been completed with the development of the Joint Public Safety Facility. The final plan included recommendations for evaluating onsite versus offsite development of public works facilities.

As a follow up to this previous planning effort, the City Council recognized that there was an additional need for further improvements to the Village Center campus for the continued enhancements to the City's municipal operations. It has been determined that the Public Works facilities and operations are the next priority to be evaluated.

The Village Center consists of the following separate areas:

- The new building which houses the Cherry Hills Village Police Department, Municipal Court and South Metro Fire Rescue Station 38 was built in 2012 at the north-east corner of Meade Lane and E. Quincy Ave. This new building is outside of the study area for this project.
- The former South Metro Fire Rescue Station #38
- The Public Works Building and Administration Building
- A surface parking lot
- The Public Works storage yard
- John Meade Park and two recently acquired residential lots (90 Mead Lane and 121 Mead Lane) are also included within the proposed project boundary.



The current Village Center and Public Works Facility location is shown on the vicinity map and aerial below:

Figure 1 - Village Center Location Map

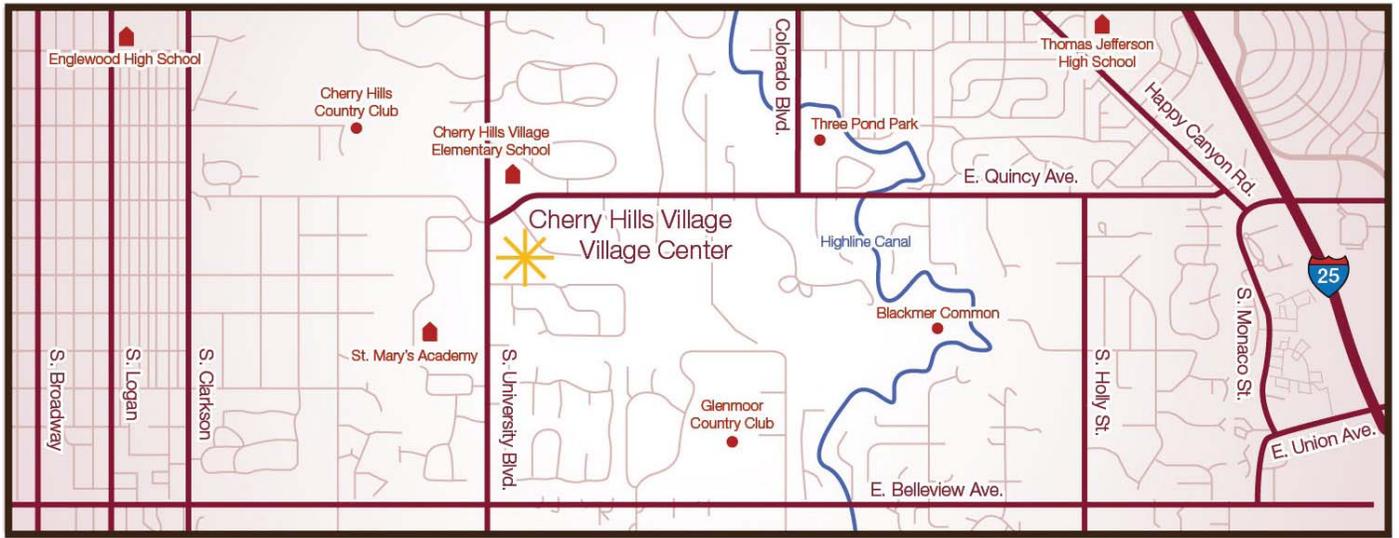


Figure 2 – Existing Village Center Aerial





Project Methodology 2





PROJECT METHODOLOGY

2.1 Success Factors

The goal of this Public Works Facility Plan study is to explore opportunities to redevelop and/or relocate the department based on the costs, benefits and feasibility discovered in the evaluation.

The planning process used in the creation of the Cherry Hills Village Public Works Facility Final Site Options consisted of several phases that included the following:

1. Site Inventory Assessment
2. Stakeholder Input Process
3. Needs Assessment

4. Preliminary Off-Site Evaluations
5. Preliminary Site Options
6. Final Site Options

Public input was sought throughout and incorporated into the planning process. This effort is described in Section 3 - Stakeholder Input Process



Stakeholder Participation and Input

3





STAKEHOLDER PARTICIPATION AND INPUT

Public input was garnered throughout the planning process by utilizing various techniques designed to engage a broad range of village residents. These techniques included the following:

1. Meetings with City Staff
2. Community Stakeholder Meeting #1 – Owner’s Project Requirements
3. Conduct of a Community Survey
4. Study Session with City Council
5. Community Stakeholder Meeting #2
6. Study Session with City Council

By incorporating public comments and ideas into the overall facility planning process, the community participants made key contributions to the Public Works Facility Plan’s ultimate outcome.

3.1 Meetings with City Staff

The team met with City staff from the Public Works on a regular basis throughout the development of the Conceptual Plan. Staff provided details as to how the current facility functions in order for the team to understand what changes could be made to improve future department efficiency. In addition to attending monthly and semi-monthly team coordination meetings, representatives from the City also participated in the community stakeholder meetings.

OZ Architecture prepared a programming questionnaire for the City staff to complete to aid in gathering initial data on the existing Public Works and Parks Department, how it functions and the status of existing facilities. This questionnaire is included in **Appendix 2**.

3.2 Community Stakeholder Meeting #1 - 06/25/13 - Owner’s Project Requirements

During the early stages of the project, the consultant team worked with City representatives, key staff and elected officials to identify key concerns. This process was facilitated through the first Stakeholder meeting format which was based on the Nominal Group Technique, which allows the facilitator to gain consensus from a large group of very diverse stakeholders. A series of questions was asked, one at a time. After each question, stakeholders were given a few minutes to think about and write down their answers. Then each person was asked to give one response, and the facilitator went around the room round-robin style until all responses were given. Each stakeholder was then asked to select their top five responses to the question and rank them from 1 to 5, with 1 being the most important and 5 being the least important. For the purposes of this workshop, four questions were asked:

Question A: What don’t you like about the current Public Works Facility?

Question B: What do you like about the current Public Works Facility?

Question C: What functions/features are most important for your day to day job?

Question D: What is required for the project to be successful?

OPR Summary Results – Cherry Hills Village

Results were tabulated based on the votes received during the workshop and from other stakeholders that were unable to attend the workshop and provided their input afterward. Results did not have any weighting factors applied.

The results were tabulated based on the type of user: architect/engineer, owner, occupant, user or resident. Then each response received a rank. The top responses to the four questions were:

- Question A - The facility is outdated
- Question B - Convenient location and shorten response time for anywhere in City
- Question C - Ability for immediate response in emergency or threat to public safety
- Question D – Community buy-in

The results of the Owner’s Project Requirements were used to help refine the site selection criteria. Regardless of which side of the issue the stakeholders were on, consensus on the major issues was achieved through this process. These are included in **Appendix 3B**.

The sign in sheets with the hand written results from the Owner’s Project Requirements meeting are included in **Appendix 3A**.

3.3 Community Survey

An on-line community survey was conducted in early September to help to determine community-wide ideas about where the Public Works Facility should be located. It was conducted by Pioneer Marketing Research. The questions were drawn up by the planning team in conjunction with the City and were vetted by Pioneer Marketing. A postcard was sent to 2,447 residents announcing the on-line survey and offering paper copies to whoever would prefer that option. The survey was conducted over a period of Monday, August 26 through Sept. 6 and gained responses from 189 Cherry Hills Village residents. This is a typical response rate (8%) for a non-headline issue in an upscale community. The maximum statistical error for all study results is $\pm 7.1\%$ at the 95% confidence level. However, because of the relatively high levels of agreement among study respondents for a number of issues, the average statistical

error for all questions is $\pm 6.5\%$ -- more than sufficient for directional research of this nature.

Following is a summary of the results. The complete questionnaire is included in **Appendix 4**.

Analysis of study data indicates that overall residents of Cherry Hills Village would prefer for the Public Works Facility to remain in its current location.

The key findings of the Cherry Hills Village Public Works Survey can be summarized as follows:

- Current Cherry Hills Village residents are generally satisfied with the services provided by the Public Works Department.
- Relatively few residents are dissatisfied with the current Public Works facility. A substantial majority is either satisfied or has a neutral opinion of the current facility.
- Significantly more Cherry Hills Village residents feel having a centrally located Public Works facility is important rather than unimportant.
- Overall, a majority of Cherry Hills Village residents are relatively unconcerned about issues surrounding the location of the current facility: traffic flow, aesthetics, noise, and odors.
- A majority of residents perceive the concept of “relocating the Public Works facility and re-purposing the old site for expansion of the adjoining John Meade Park” to be a poor or fair idea.
- Importantly, 71% of residents indicated they were not willing to pay for the higher operating costs associated with a less centrally located Public Works facility.
- Study respondents were split in their opinions of the value of expanding amenities at John Meade Park.
- Finally, a major negative concern among residents is the potential for longer response times for the delivery of Public Works services if the facility is moved to a less central location.

The full text of the 2013 Public Works Survey – Final Report including the survey questions is included in **Appendix 4**.

3.4 Community Stakeholder Meeting # 2 – October 24, 2013

A Community Stakeholder Meeting was held on October 24, 2013, which was attended by 20 people which primarily consisted of nearby residents. The meeting was held to present an overview of the planning process to date and included a discussion of the following:

- The findings of the Community Survey
- The Needs Assessment process which identified the existing space problems and the program - space by space tabulation of needs
- The Site Selection process which included evaluation of multitude of sites studied
- The final viable sites identified from the evaluation process and concept plans for each one:
 - Village Center – 2450 E. Quincy Avenue
 - St. George Episcopal Church – 3600 S. Clarkson
 - Triangle Site – So. Marion Street/Hampden By-Pass
- Next Steps/Schedule

The meeting concluded with a question and answer period.

The following sentiments were expressed by those in attendance:

- Why are off-site options still being pursued when the results of the Community Survey indicated that most residents did not want to pay for relocating the facility?
- Need to know what is important about the public works response time when it is not a police or fire function?
- Were any options for renting a site say on Santa Fe looked at?
- Maybe a centralized location is not important.
- Need to know the costs to move the facility versus cost to improve the Public Works facility here.
- 90-95% of residents don't care about this issue so need to focus on those neighbors that are affected by the facility and its expansion.



Needs Assessment 4





NEEDS ASSESSMENT

An analysis of the Public Works Facility as it relates to the Public Works operations and staffing was led by OZ Architecture, with the team working closely with the Public Works staff in a series of meetings and evaluations.

4.1 Methodology

The Norris Design team prepared a detailed questionnaire for distribution to the Public Works departments. The team then met with the facility users to gain an in depth understanding of entity functions and general spatial requirements.

On the basis of documentation gathered, such as the Public Works Programming Questionnaire and the Public Works Facility Review

Operations Report (see **Appendix 6C**), the Norris Design team evaluated how Public Works interfaced with adjacent properties and land uses including John Meade Park and the existing residential development to the south and east of the site, if the operations are to remain on site, as well as evaluate the possibility of site redevelopment and expansion of the existing site. The option of moving all or part of the Public Works facility and operations off-site was also evaluated.

4.2 Existing Facilities and Existing Space Problems

Following is a description of the current facilities within the Village Center included in this study. The Administration Building which is approximately 8,400 SF, houses the Finance and Administration, Community Development, Council and City Manager functions. The last facility expansion occurred in 1980 and accommodated 25 Village employees. Currently, 20 full-time City staff personnel are located in this building with no plans for expansion to accommodate the 18 additional City staff or future growth without disruption to services. Due to the crowding of staff, other functions of the City are adversely impacted including workflow, storage, safety, security and accessibility throughout the building.

Existing Village Center Building



The Public Works Department currently operates from the Public Works building (approximately 2,800 gross square feet) and storage yard plus offices within the Village Center building (approximately 2,000 gross square feet). Additional space adjacent to the current Public Works building was made available in 2013 when the City took over ownership of the old South Metro Fire Rescue (SMFR) Station #38 building (approximately 3,800 gross square feet).

Old South Metro Fire Rescue (SMFR) Station #38 building



The current facility is well utilized and maintained, however the building is inefficient to operate, consumes far more energy than today's equivalent buildings, is too small in length, height, and door width to house current equipment, lacks conditions to increase productivity, and can be made safer. Its current confined site is again inefficient, too exposed to the neighborhood, intrusive to the adjacent trails, lacking traffic separation of adjacent uses, and unable to correctly store the proper quantities of materials and equipment necessary to maintain operations. The use of the old fire station has allowed a slight reprieve from the overcrowding but is a makeshift solution at best that remains inefficient and obtrusive.

All buildings and facilities are lacking in handicap accessibility, with little or no accommodations available to the public or staff. Fire suppression systems throughout the facilities are non-existent or antiquated; IT, data, and evidence storage are currently minimally protected by a potentially damaging wet system in-lieu of the required dry system. A portion of the Administration and Public Works Buildings is located in the floodplain.

Sand is covered only with a soft tarp in-lieu of a structural cover. The location of the on-site fuel pumps make them difficult to access and require extensive maneuvering for the larger City vehicles and fire department equipment. Winter operations require covered bay storage for eight snow plows but the current facility stages only three vehicles at a time, causing delays and damage to the equipment. Only through staff accountability does the site

function safely as it lacks adequate size and separation of uses including fueling, material storage, and equipment parking.

With the direction of the industry to utilize bigger, more complex, and more expensive equipment the need for retaining trained personnel and providing enclosed storage becomes more acute to a well-run facility. A new facility would greatly increase safety, efficiency, equipment life, energy consumption, and lessen impact to the neighborhood. It needs to also comply with the current regulations for water quality, storage and dispensing of chemicals and fuels, and energy efficiency to minimize the risks to Cherry Hills Village residents.

Existing Storage Yard



Following is a description of the current Public Works Department operational functions excerpted from the Public Works Facility Review Operation Report. The full report is contained in **Appendix 6C**.

The Public Works Department performs all phases of street maintenance, parks and trails maintenance, and right of way maintenance operations. A list of some of the activities performed by the Department includes:

- Asphalt Demo and Repairs
- Concrete Demo and Repairs
- Gravel Road Maintenance and Rebuilds
- Snow Removal and Ice Control
- Street Painting
- Sign Installation and Repairs
- Storm Drain Cleaning
- Culvert and Ditch Cleaning
- Street Sweeping / after storm sand, fall leaf, and spring cleanup
- Shouldering all non-curb and gutter streets
- Tree Trimming around signage and right of ways
- Crack Sealing streets and bike paths
- Weed Spraying right of ways
- Building Maintenance / minor repairs / light bulbs / etc.
- Vehicle Maintenance
- Landscape Repairs / follow up to concrete and asphalt projects
- Overseeing Capital Improvement Projects
- Overseeing Utility Installation and Repairs
- Overseeing Resident Contractors
- Citywide Spring Cleanup
- Truck Hauling / loads to dump / demo concrete and asphalt to recycle plant
- Mow and Weed Wack all City right of ways
- Mow and Weed Wack all City parks and open spaces
- Mow, Weed Wack, and Landscape all City entry features and flower beds
- Mow, Weed Wack, and Landscape Village Center lawns and flower beds
- Maintain all City Equestrian Trails and Riding Arenas
- Maintain all City Irrigation Systems
- Maintain Citywide Tree Inventory

- Tree Trimming right of ways and parks
- Fertilize and Aerate all improved areas
- Maintain all granite sand trails
- Snow Plow Village Center and Joint Safety Buildings parking lots
- Shovel Snow from all building walkways
- Snow Plow all concrete and asphalt bike paths
- Sweep all concrete and asphalt bike paths
- Assist Streets Division with snow plowing sections
- Empty Trash and Refill Doggie bags on all trails and parks
- Weed Spray right of ways, parks, and open spaces
- Coordinate, Set Up and Clean Up all Holiday and Special Events
- Maintain and Repair miles of trail fencing
- Oversee Capital Improvement Repairs
- Maintain all shelter and playground structures
- Maintain all pedestrian bridges on City's trail systems

This is a list of the Department's primary responsibilities in the field which influences the projected needs of the department for space and facilities.

4.3 Space by Space Tabulation of Needs

Following an evaluation of the existing site and the existing space problems, OZ Architecture compiled a space by space tabulation of the Public Works Facility needs working closely with PW staff to identify the detailed existing conditions and need including the following spaces:

PW Building:

- High Work Bay
- Support Areas
 - Workspace/Tools
 - Tool Crib
 - Woodshop/Sign Storage
- General Storage
- Fluids Room
- Mud Room
- Men's and Women's Lockers

- Offices
 - Director
 - Crew Chief
 - Shared Workspace
 - Conference
 - Parks & Trails Office
 - General Storage
 - Break
 - Visitor
 - Boiler
 - Electric
 - Telecom

To meet all of the projected PW indoor space needs, the building size was determined to require a total of 11,167 square feet.

The following areas were determined needed for outside the building in a storage yard:

- Covered Bins
 - Slice
 - Magnesium Chloride with Containment
 - Metal and Wood Storage
- Outdoor Break
- Covered Truck Parking
- Employee Parking
- Mower Small Equipment Storage
- Miscellaneous Storage
- Hazardous Materials Storage Shed
- Pickup Truck Parking
- Site Circulation
- Neighborhood Buffer

A total area of 94,473 square feet was determined necessary for the outdoor functions.

The total area needed for both the site and the building was determined to be 105,640 square feet or 2.42 acres.

The complete space needs table for the On-Site Facility is included in **Appendix 6A**.

OZ Architecture also evaluated how the PW Facility needs would be accommodated should the functions be split into two sites with some functions remaining at the Village Center site and some moving offsite to another nearby location. The PW offices would remain on site along with some equipment and materials, with the bulk of the materials storage moving off-site. The fueling and wash bays would remain on the existing site, depending of the size of the selected off-site location.

The on-site needs for the building were determined to be 11,167 square feet. The outdoor facility needs were determined to be 68,218 square feet, for a total combined need of 1.82 acres. The off-site storage needs were determined to be 41,703 square feet or .96 acres.

The complete space needs table for the On-Site/Off-Site Split Facility is included in **Appendix 6B**.

The following is an analysis of the everyday Public Works Facility's operations , looking at what daily operations are and how they would shape what should remain on-site should a Split Site be the final solution:

Excerpt of Public Facility Review Activity Report (Full report included in **Appendix 6C**).

How often during the day does each employee enter and leave the current facility?

The Streets Division monitored activities for one week. The activity depends on the current operations in the field. The following was recorded:

- On the day that the crew worked on gravel road maintenance and needed to mobilize equipment, haul out 26 loads of road base, and 4000 gallons of mag chloride, they accessed the yard approximately 60 times. The crew also had fall leaf sweeping operations going that day. Between dumping loads and loading water the sweeper accessed the yard approximately 10 times. The total access for this day was approximately 70 trips.

The operational challenge on this particular day, if the division had to mobilize the equipment and materials from an offsite location, could have turned the one day gravel road repair job into a three or four day job. Additionally, if the sweeper had to transport its four loads of sweepings that day straight to the landfill, instead of an inner City staging area, the sweeper would have only completed half the production on that day.

- On the day the division worked on routine maintenance operations, the crew entered and exited the Village Center approximately 6 times each, equaling about 30 visits for daily operations. This total is for the Streets operations only. The Parks crew averaged 8 visits per day per man, equaling roughly 40 visits per day. The total access for routine maintenance was approximately 70 trips.

The average of 70 trips per day x 4 days per week x 52 weeks = 14,560 visits into and out of the Village Center per year for both Parks and Streets Division personnel.

The equipment, materials, and miscellaneous support tools needed to do daily operations depends on job scheduling.

Following is a list of the many materials that came into and out of the yard or City limits in 2012. Because the City's trucks are only allowed to legally haul 5 tons at one time, all totals must be divided by 5.

Asphalt in 528 tons =	106 loads
Asphalt out 684 tons =	137 loads
Road Base 1,256 tons =	252 loads
Concrete demo 312 tons =	63 loads
Salt Sand 400 tons =	80 loads
Construction Debris 370 tons =	74 loads
Sweepings 296 tons =	60 loads
Misc. (tree trimmings, landscape rocks, mulch, topsoil, etc.) =	40 loads
Parks Division total =	114 loads
Total everything =	926 loads

Out of the 926 loads, around 700 of the loads came into and out of the yard for staging and storage convenience for maintenance operations.

How long would it take to commute to Englewood shops?

At 8:00 a.m. it took 51 minutes to make the drive to and from the Englewood shops on dry pavement. This time included spending 10 minutes at their shop to simulate loading a dump truck with sand.

During the November 21, 2013 minor snow storm, staff drove the load limit route a dump truck would have to travel and it took 1 hour and 12 minutes at 8:00 a.m. to make the round trip between Englewood shops and the Village Center. This time included the 10 minute simulated loading time for the dump truck.

If the City were to have a sub-station for emergency operations (snow/ice storms, utility emergencies such as downed regulation or directional signage, or other police or fire requests) it would need, at minimum, a four bay heated garage. Three of the bays would be used for housing two plow ready dump trucks and one front end loader for loading the trucks. The fourth bay would be needed as a small work area and for housing a minimal amount of tools and replacement/emergency signage, cones, and storm water materials. In addition to the sub-station garage there would need to be a covered salt/sand storage bin with at least a 200 ton storage capacity and a minimum 2000 gallon magnesium chloride (2 loads) tank.

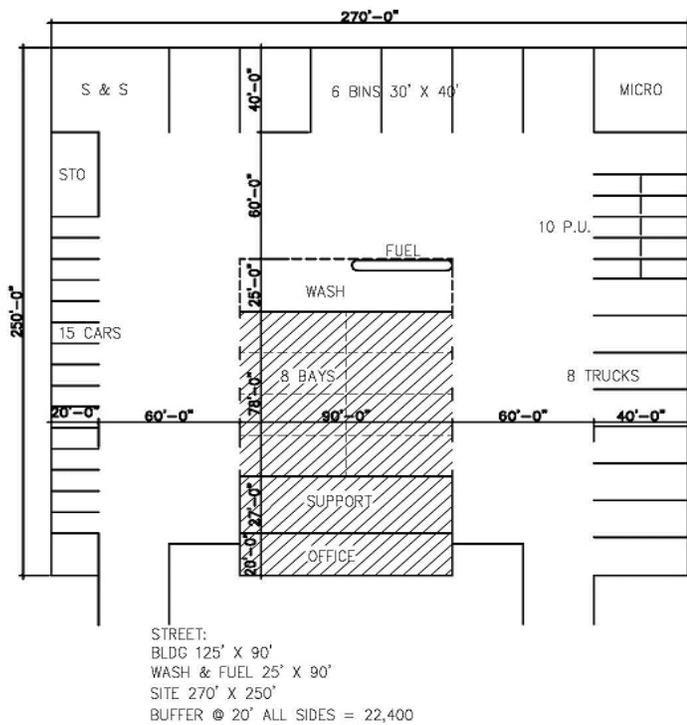
As a part of the needs analysis, the Public Works Department and the consultant team visited the Colorado Dept. of Transportation Maintenance Patrol prototype facility in Wellington. The purpose of this field trip was to generate ideas for the reconfiguration of the Cherry Hills Village public works facility. This field trip is further described in **Appendix 1**.

4.4 Conceptual Building Footprint

The existing Public Works maintenance building consists of 4 bays allowing for the storage and repair of 8 large vehicles at the back

of the facility with an attached wash bay. The bays have vehicle doors on each end to facilitate movement and allow drive through for towed vehicles. In conjunction with the bays is the required support areas listed in the program such as work areas, tool storage, locker rooms etc. adjacent to the bays. The front end component consists of offices, conference and assembly rooms and office work areas. The current facility lacks adequate handicap accessibility and is not design in consideration of safety for those who work in the building.

The site is divided into four areas to enhance safety; the visitor/employee parking area located closest to the entry to avoid mixing with PW vehicles, the fueling and vehicle storage areas vehicle located near the entry for ease of access to the streets, the building bay access designed for the free movement of vehicles to and from the bays, and the storage areas including ice melting, road base and covering, and landscape supplies at the remote end of the site due to the infrequent usage as well as aesthetic considerations. Based on the space needs identified above, the following prototype conceptual building layout was developed by OZ Architecture.



1 **SITE PLAN**
 Scale: 1:60



Site Selection Process

5





SITE SELECTION PROCESS

The Consultant Team and the Cherry Hills Village Team (referred to as “CHV Team”) identified the criteria for site selection in an interactive work session held on September 10, 2013. The criteria were broken into two categories, required criteria which were necessary for the function of the facility, and variable criteria which support the function of the facility, but are not requirements.

The required criteria are as follows:

1. The site must be within the desired location boundaries
2. The property must be between .99 AC to 4.01 AC
3. The property must have adequate site infrastructure, including wet utilities, power requirements, natural gas, and fiber optic service.
4. The property must have cell phone reception for Verizon.

5. If there is an existing building on the property, it is to be between 5,000 to 13,000 SF.
6. If there is an existing building on the property, it is to be constructed in 1966 or later.
7. There are no zoning requirements for the site search.

The variable criteria are prioritized, or “weighted” from 1.0 to 5.0, based on their importance to the CHV Team. The variable criteria are as follows:

1. Within 3.0 mi to Cherry Hills Village Police Department (weight: 4.0)
2. Within .25 mi of an Arterial Road (weight: 5.0)

CBRE identified all possible options by searching the geographic region that was acceptable to the CHV Team and applying the required criteria to eliminate unsuitable options. CBRE conducted three searches: existing buildings for sale, land sales that were currently available on the market and properties that were listed as vacant, but not currently on the market. 21 possible options were identified; 3 existing buildings, 5 land sites available for sale, and 13 sites vacant sites. These are shown on the Possible Options Map and Matrix along with information on each of the 21 sites is included in **Appendix 7**.

In a work session held on September 17, 2013, the Team reviewed the possible options and using the Consultant Team’s findings and the CHV Team’s input, 6 properties were identified as viable options; 1 was an existing building for sale, 1 was vacant land for sale, 4 were vacant land not currently on the market.

After additional research, the CHV Team reviewed the viable options in a work session held on September 24, 2013. Only the St. George’s Church option was retained as a preferred option.

The St. George’s Church property has floodplain concerns which constrain future development options, which the Consultant Team has considered in an opportunities and constraints study for the property.

The criteria used to identify the viable options and the properties identified as viable are shown on the Viable Option exhibits that follow this section.

Figure 1 - Viable Options

Cherry Hills Village Site Selection Matrix

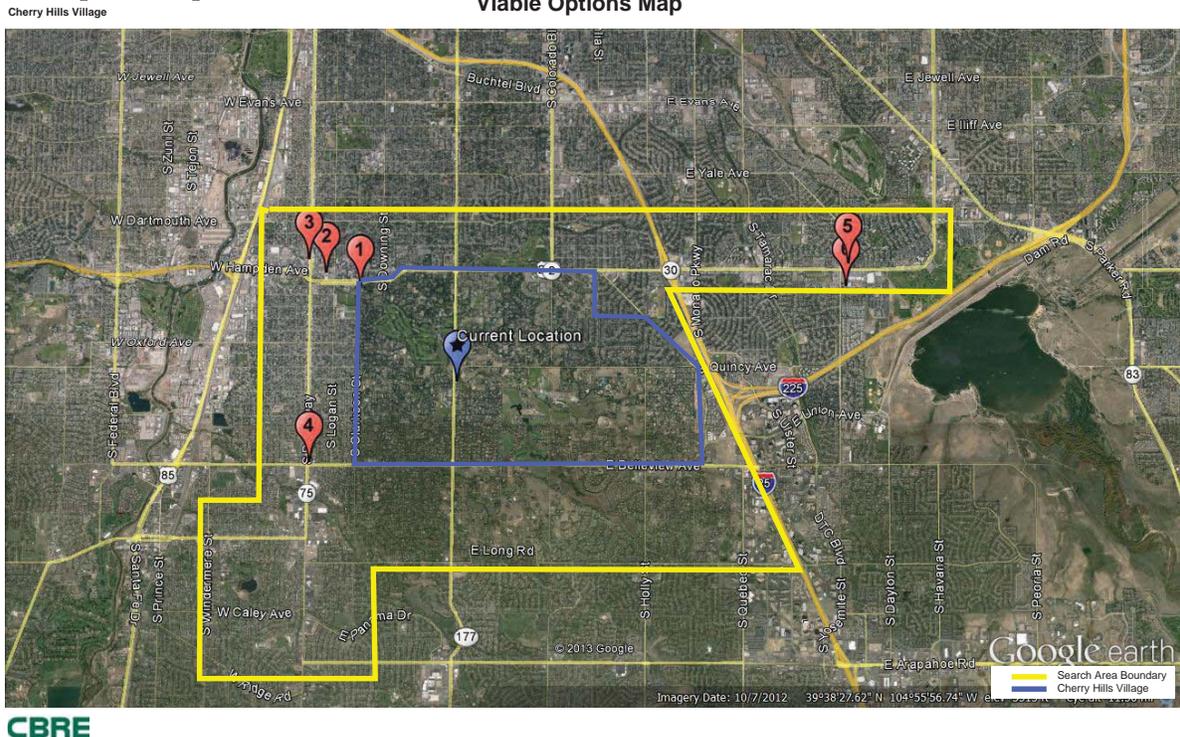
Viable Options

Description	Acceptable Criteria	Criteria Weight	3600 S Clarkson St	3500 S Sherman St	3405 S Broadway	5050 S Broadway	3421 S Akron St	3600 S Yosemite
Map ID			1	2	3	4	5	6
Price			3.0M	1.9M	Vacant	Vacant	Vacant	Vacant
Price per SF (BSF & LSF)			252.96 (BSF)	26.65 (LSF)	NA	NA	NA	NA
Required Criteria								
Inside Required Location Boundaries	See Location Boundaries, Attached.		Y	Y	Y	Y	Y	Y
Property Size	0.99 AC > 4.01 AC		N 5.94AC	1.68 AC	1.85 AC	1.79 AC	1.8 AC	3.05 AC
Adequate Site Infrastructure: Wet Utilities	1 1/4"		Y	Y	Unknown	Unknown	Unknown	Unknown
Adequate Site Infrastructure: Power Requirements	XMFR		Y	Y	Unknown	Unknown	Unknown	Unknown
Adequate Site Infrastructure: Natural Gas	Required		Y	Y	Unknown	Unknown	Unknown	Unknown
Adequate Site Infrastructure: Fiberoptic Service	Required		Y	Y	Unknown	Unknown	Unknown	Unknown
Callphone Reception	Verizon Required		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Physical Size Available (Existing Bldgs Only)	5,000 > 13,000 SF		11,840	8,000	0	3,482	NA	NA
Age of Building (Existing Bldgs Only)	< 1966		1969	Unknown	NA	NA	NA	NA
Zoning Requirements	None		R3	MU-B-1	MU-B-1	MUB-2	B2	S-CC-3X
Variable Criteria								
Proximity to Cherry Hills Village Police Department	3.0 Mi	4	5	5	5	4	3	3
Access to Arterial Road	1/4 Mi.	5	5	5	5	5	5	4
Variable Criteria Total (45 Max)			45	45	45	41	37	32
Comments 09/17/13			Religious Center	Commerical, Retail, Office, Mixed Use, Medical, Etc.	City of Englewood Community Development	Bank Site; On Hold for Development		Commerical
Comments 09/24/13			100-Year Floodway Concern	Too Small for Needs	Proposed MU Dvpt; 114 Residential Units, 23,500 Commerical, & Parking Structure.	.63 AC; Owned by Vectra Bank; Not Appropriate Use; Non-Taxable Use on Broadway a Concern	Potential Utility Easements; Residential Neighbors	Office Property for Lease

Color Key:

- Not Viable
- Potential Option
- Preferred Option

Figure 2 - Viable Options Map





Site Assessment Process

6





SITE ASSESSMENT PROCESS

The team developed an inventory of the existing site conditions through site visits, meetings with City staff and research. The following elements were considered:

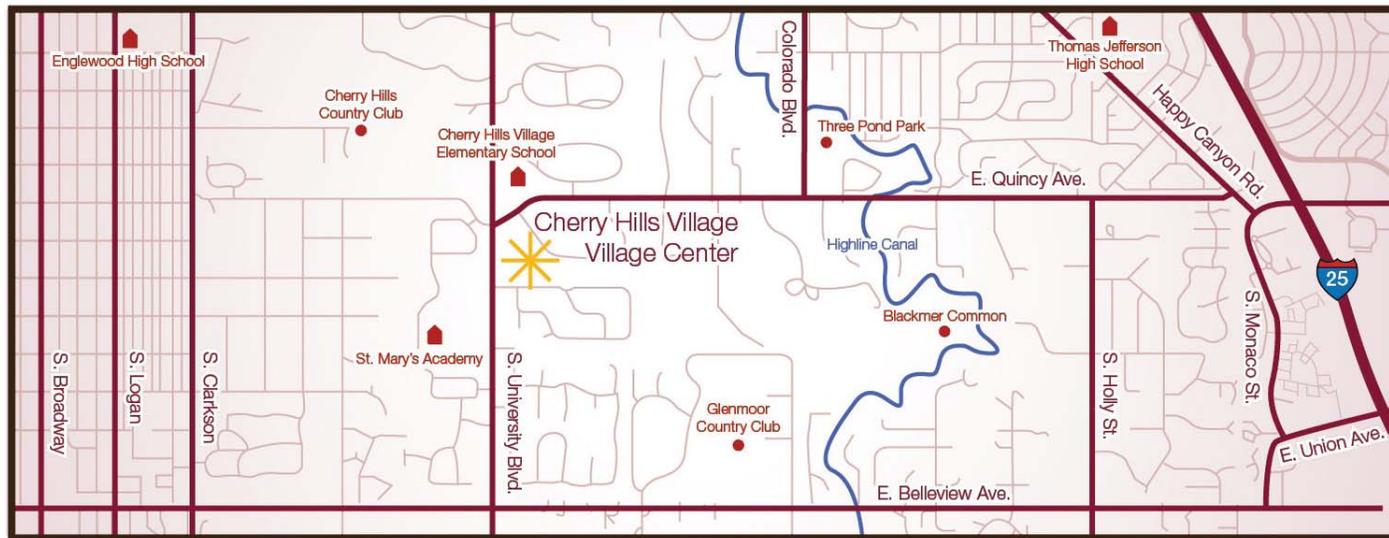
- Site Context – Size & Location
- Floodplain
- Zoning
- Access

Following the Site Selection process described above, four sites were further analyzed for their feasibility. These included:

- Existing Village Center at 2450 E. Quincy Avenue, Cherry Hills Village
- St. George Episcopal Church at 3600 S. Clarkson Street, Denver
- Triangle Site at 2450 E. Quincy Avenue, Englewood
- Santa Fe Site at 2800 S. Platte River Drive, Englewood

6.1 Existing Village Center Site at 2450 E. Quincy Avenue, Cherry Hills Village

Site Context



The 16.86 acre site is generally bounded on the north by E. Quincy Avenue, on the west by S. University Boulevard to the south and east by low density, single family detached residential homes. The site is accessed from Meade Lane which bisects the site in a northwest to southeast direction. The Village Center site includes two lots recently purchased by the City, 90 Meade Lane and 121 Meade Lane. Meade Park is also a part of the Village Center site.

The site generally slopes from east to west. West of Meade Lane, grades are 2% or less, while east of Meade Lane on the north side of the property grades gradually increase to 5,360. The low spot on the site is along the southern boundary at 5,382 in elevation, the high point is at 5,410 at the south east corner of the site.

Below is a base map of the existing Cherry Hills Village Center site. (It excludes the new Cherry Hills Village police and Southwest Metro Fire District facility which is not a part of this master planning effort.) It is located at 2450 East Quincy Avenue, at the southeast corner of Quincy and University Blvd.

The Greenwood Gulch drainage channel meanders through the site from east to west. Surface parking and the Public Works yard areas slope toward the gulch. There is a slight swale between the Administration Building and the Public Works offices which carries drainage from the parking area and Public Works yard to the gulch. At the back (west) end of the Public Works storage yard there is a small water quality pond which is undersized by current standards. Piles of millings from asphalt removal, street de-icing material and other storage (soft covered) are located in the yard area at various times throughout the year.

Surface drainage appears to be relatively good except, for the borrow ditch along Meade Lane which drains poorly as a result of the minimal road and ditch grade at less than ½% which is the minimum ditch grade required for drainage. The borrow ditch slopes to a culvert which crosses Meade Lane south of the Administration Building parking lot.

The 100-year floodplain for Greenwood Gulch covers most of the existing site west of Meade Lane and completely surrounds the old SMFR station site. The existing structures, except for the old fire station are located entirely or partially within the existing 100-year floodplain. The base map indicates that a large portion of the CHVC site is within the floodplain. The site contains 4.26 acres designated as Floodway and 7.09 acres in the Floodplain Zone AE.

A Conditional Letter of Map Revision (CLOMR) was submitted and approved in 2005 for proposed modifications on the site in conjunction with the prior planning effort for the Administration center. Due to the cost associated with the fill required to address the CLOMR and the re-design of the site as a result of this planning effort, a revised CLOMR would be required to develop within the designated floodplain.

Opportunities

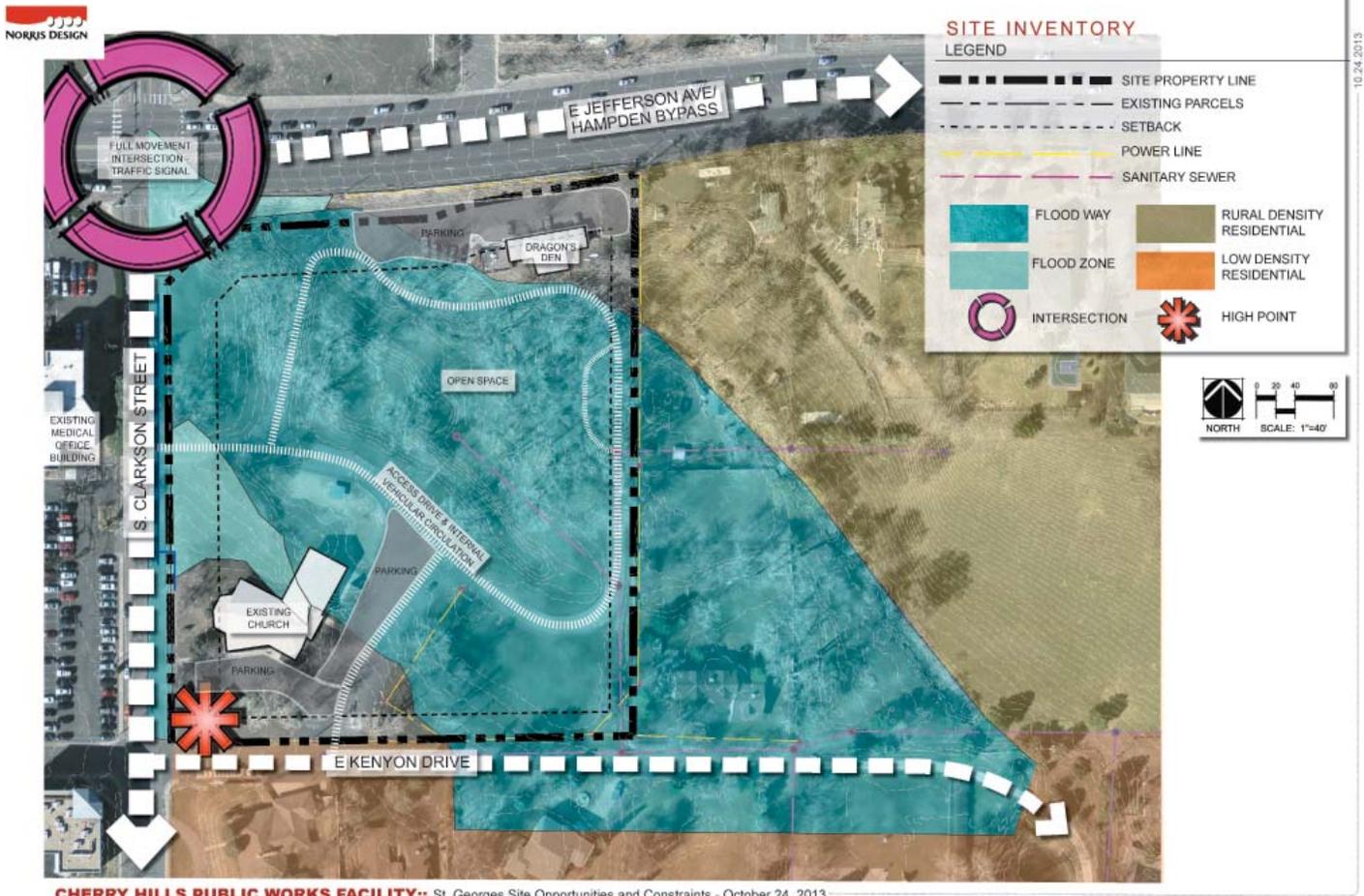
There are areas currently located within the 100-year floodplain considered preferred development locations due to their prominent location on the site and the existing utilities which can be utilized. In addition, this area is already disturbed and utilizing this area will not encroach upon existing park and open space. There are areas located above the 100-year floodplain as well that are desirable for

development for the same reasons indicated above. These areas are depicted on the Opportunities and Constraints exhibit. Areas that remain in the floodplain may be utilized for parking lots, walkways, non-enclosed structures and non-hazardous material storage.

Constraints

In order to develop within the areas designated as desirable that are currently located below the 100-year floodplain, the floodplain will have to be modified. This modification requires a Conditional Letter of Map Revision (CLOMR) and has an associated review and approval process, as well as costs associated with the modifications for the process itself and for fill dirt that may be required. The site is surrounded by low density and park development and the Public Works facility is considered an incompatible use. These low intensity uses all utilize the same entry and exit on Meade Lane.

Below is the Opportunities and Constraints exhibit for the St. George's site.



Opportunities

The site has a good location with excellent access, and it is large enough to accommodate all of the Public Works Facility Plan needs. It is within 3.5 miles of the existing Village Center should some of the Public Works functions need to stay at the E. Quincy site.

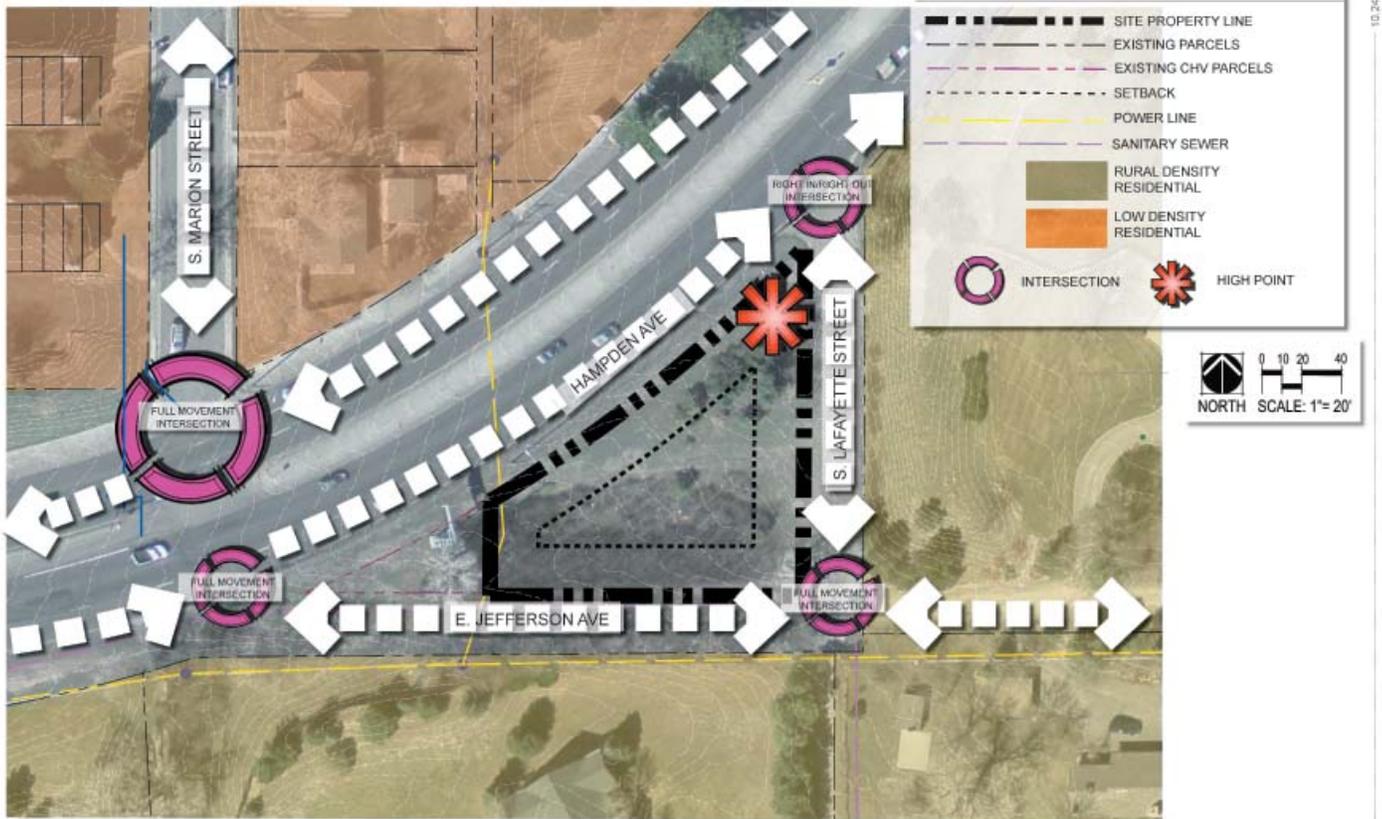
Constraints

The asking price for the site is high, especially given that 4.4 acres of the site are within the floodplain. To be able to build facilities within the majority of the site would require the time and expense of getting a CLOMR approved. The majority of the floodplain designation (4.37 acres) is with the designated "floodway" which has more stringent requirements with the Federal Flood Emergency Management Agency to be modified and taken out of that designation, than other flood zone designations. The site is

also surrounded by low density residential uses on the east and south and would require a rezoning process through the City of Englewood to allow for outdoor storage and a Public Works related uses.

Cost Factors

Following is an estimate of the cost to improve the St. George's site which does not include the \$3,000,000 purchase price.



10.24.2013

CHERRY HILLS PUBLIC WORKS FACILITY:: Triangle Site Opportunities and Constraints - October 24, 2013

Opportunities

It could function to accommodate some of the off-site storage needs of a Split Site solution as it is within 3.1 miles of the existing Village Center.

Constraints

The site is very limited in size and is not large enough to accommodate all of the Public Works Facility Plan needs. The site also has difficult access because of its location right on Hampden Avenue with only a right-in/right-out on a blind corner. The site is also surrounded by low density residential uses on the east and south and would require a rezoning process through the City of Englewood to allow for outdoor storage and a Public Works related uses or could be annexed into Cherry Hills Village and rezoned to accommodate the necessary uses.

Other options explored following the site selection process was to discuss the idea of a shared facility with surrounding public and semi-public entities that had existing facilities within the area. The entities identified were the City of Englewood, the Denver Water Board and Kent Denver School. These options are further discussed below.

Cost Factors

Following is an estimate of the costs to improve the Triangle site.



Cherry Hills Village Public Works Facility
Opinion of Probable Sitework Costs

Triangle Site				April 18, 2014
Item	Area	Cost	Total	Remarks
Site Demolition	0.5 ac	\$30,000 ac =	\$15,000	
Sitework and Pavement	0.4 ac	\$80,000 ac =	\$32,000	
Utility Services	0.3 ac	\$60,000 ac =	\$18,000	
Site Restoration, Landscaping	0.5 ac	\$40,000 ac =	\$20,000	
Storm Drainage Facilities	0.4 ac	\$45,000 ac =	\$18,000	
Earthwork	0.5 ac	\$50,000 ac =	\$25,000	
Retaining Walls	0.0 ac	\$0 ac =	\$0	
		Subtotal	\$128,000	
		Contingency	\$19,200	15% Construction Contingency
		Hard Cost Total	\$147,200	Construction Opinion of Costs
Civil Design Fees			\$8,832	6% of Hard Cost
Consultant Construction Administration			\$883	10% of Design Fees
Permitting & Fees			\$10,000	Building Permit Fees
Owner Contingency			\$7,360	5% of Hard Cost
		<i>Soft Costs Total</i>	<i>\$27,075</i>	
		TOTAL COSTS	\$174,275	
			\$294,400	Cost per Acre (Hard Cost/Total Area)

6.4 Santa Fe Site at 2800 S. Platte River Drive, Englewood

The City of Englewood Public Works Facility complex on S. Platte River Drive in Englewood was explored as a possible shared facility. The site is 12.648 acres in size and has a total of 74,574 square feet of commercial/general warehousing buildings on it. Below is an aerial photo of this site.

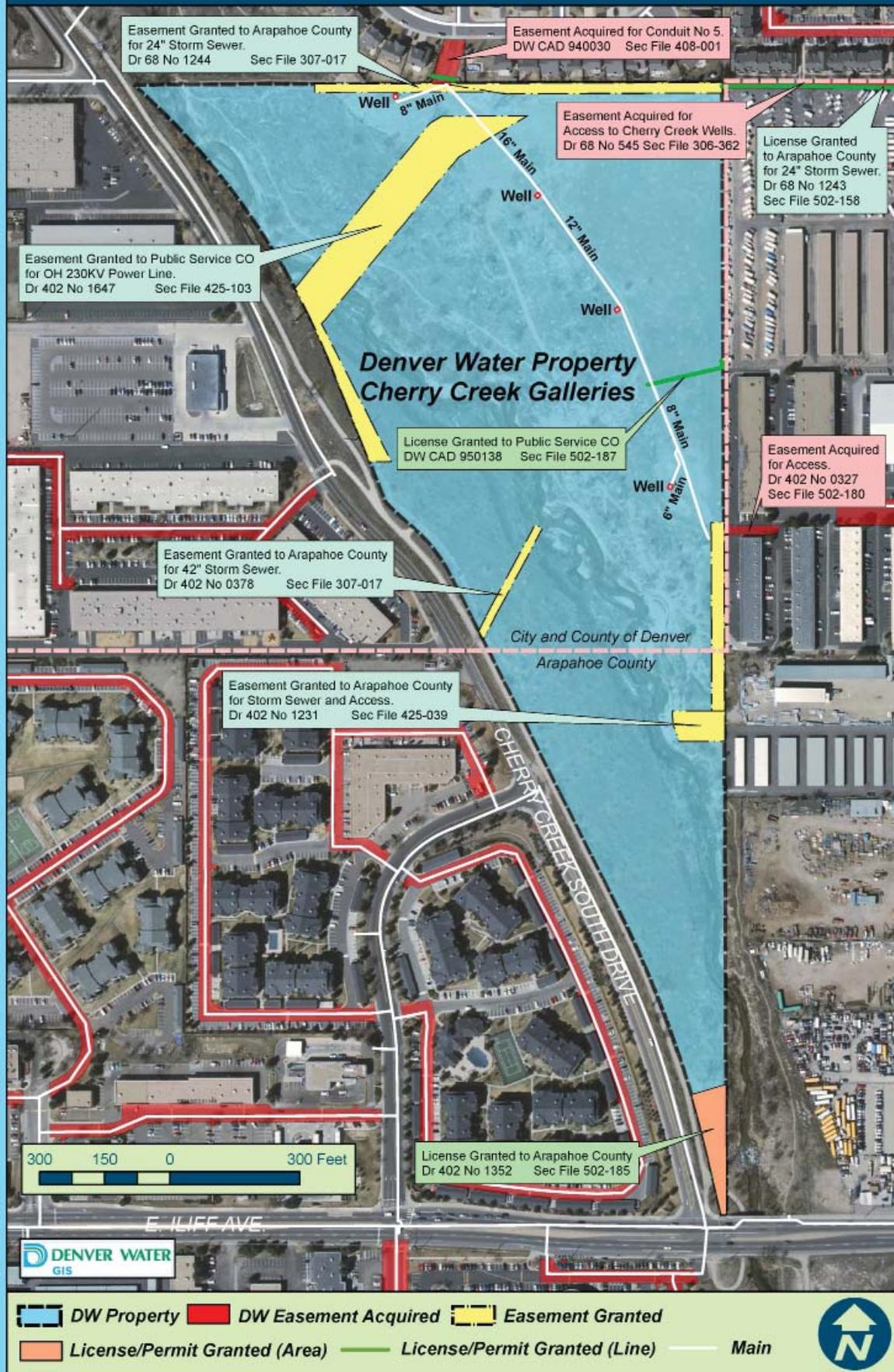


Discussions were held with the City of Englewood regarding available space at this site, and it was determined that there was not sufficient space to accommodate the Cherry Hills Village Public Works Facility along with the master plan requirements for the long term use of the site by the City of Englewood.

6.5 Denver Water Board Site - Cherry Creek Galleries, Cherry Creek South Drive, Denver

This Denver Water Board site, known as the Cherry Creek Galleries site, was briefly evaluated. It was disqualified because of its remote location at Cherry Creek So. Drive at E. Iliff Avenue. Access to this site from Cherry Hills Village would take over 30 minutes, limiting the functionality of the site and increasing travel costs for maintenance functions. The site also had the constraint of being located within the floodplain.

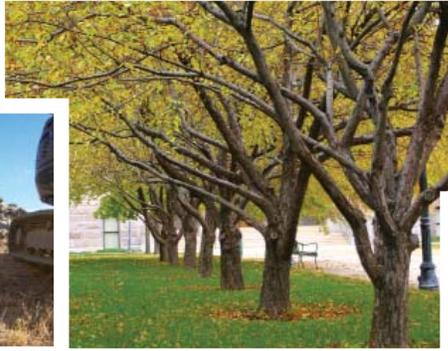
CHERRY CREEK GALLERIES



6.6 Kent Denver School – 4000 E. Quincy Avenue, Englewood

The Kent Denver School, a private school for grades 6-12 located off of E. Quincy Avenue, just to the east of the Village Center, was evaluated as a potential shared facility site. While the school does have excess property that could be utilized, it was determined that a Public Works facility on a school campus could be considered an incompatible use, so this option was not further pursued. Also access was limited to either right through the center of the campus or through a low density residential neighborhood to the west of the school, both of which could potentially cause traffic conflicts.





Preliminary Site Options

7





PRELIMINARY SITE OPTIONS

7.1 Village Center – All Facilities On-Site

Different locations for the proposed Public Works facility were evaluated during the planning process.

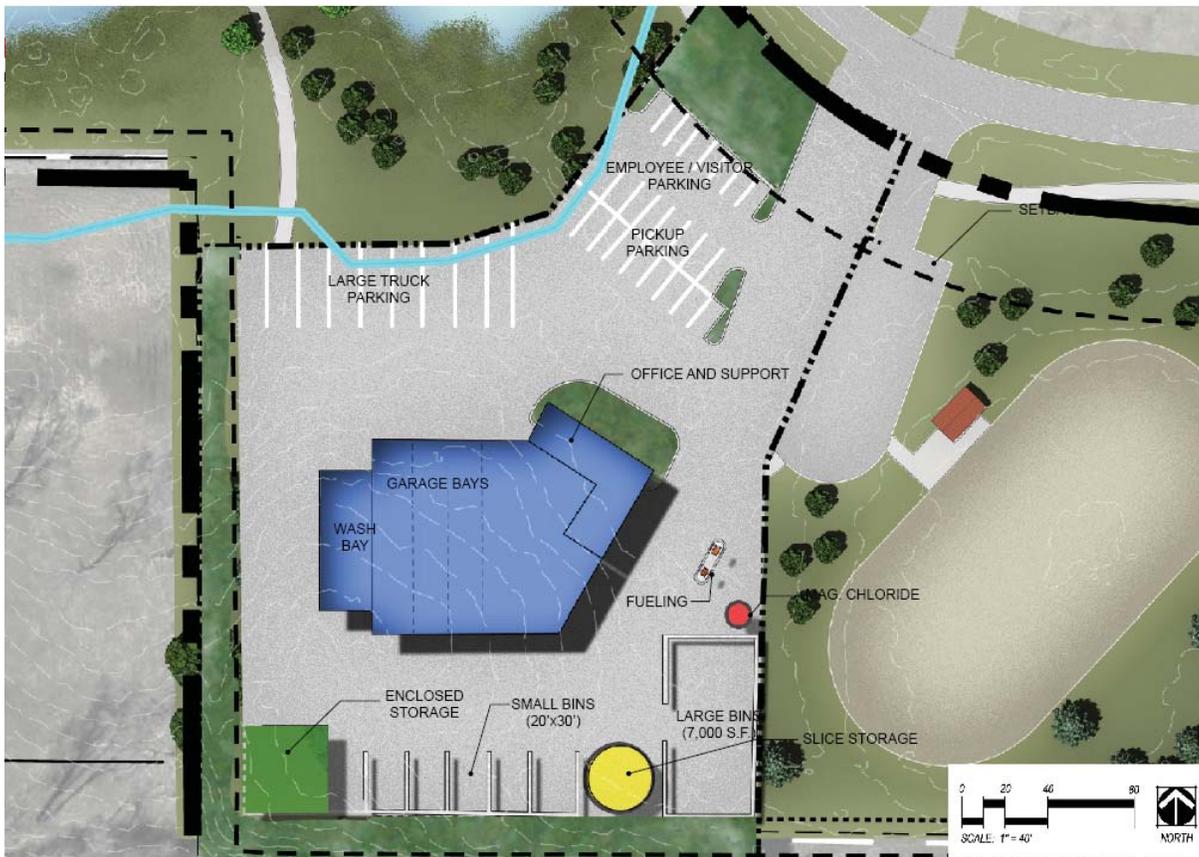
Here are several of the proposed locations for a Public Works facility on the existing Village Center site. Both of these options keep the proposed facility out of the floodway area, but they would still require modifying the site to lift the building site out of the floodplain. The northern location keeps the facility closer to the other existing

buildings and closer to E. Quincy Avenue, requiring less intrusion onto Meade Lane and possibly reducing the impact to adjoining neighbors by reducing through traffic. However, congestion at the entrance to Meade Lane could be an issue with this location.

Cherry Hills Public Works Facility : Existing Site Fit Test Option A



Cherry Hills Public Works Facility : Existing Site Fit Test Option B



The location closer to Meade Park could tuck the facility back farther into the site, which may seem less intrusive. However, then the traffic has to come farther south into the lower intensity portions of the Village Center.

The exhibit below shows both of these options together on the Village Center base.

Cherry Hills Public Works Facility : Existing Site Fit Test

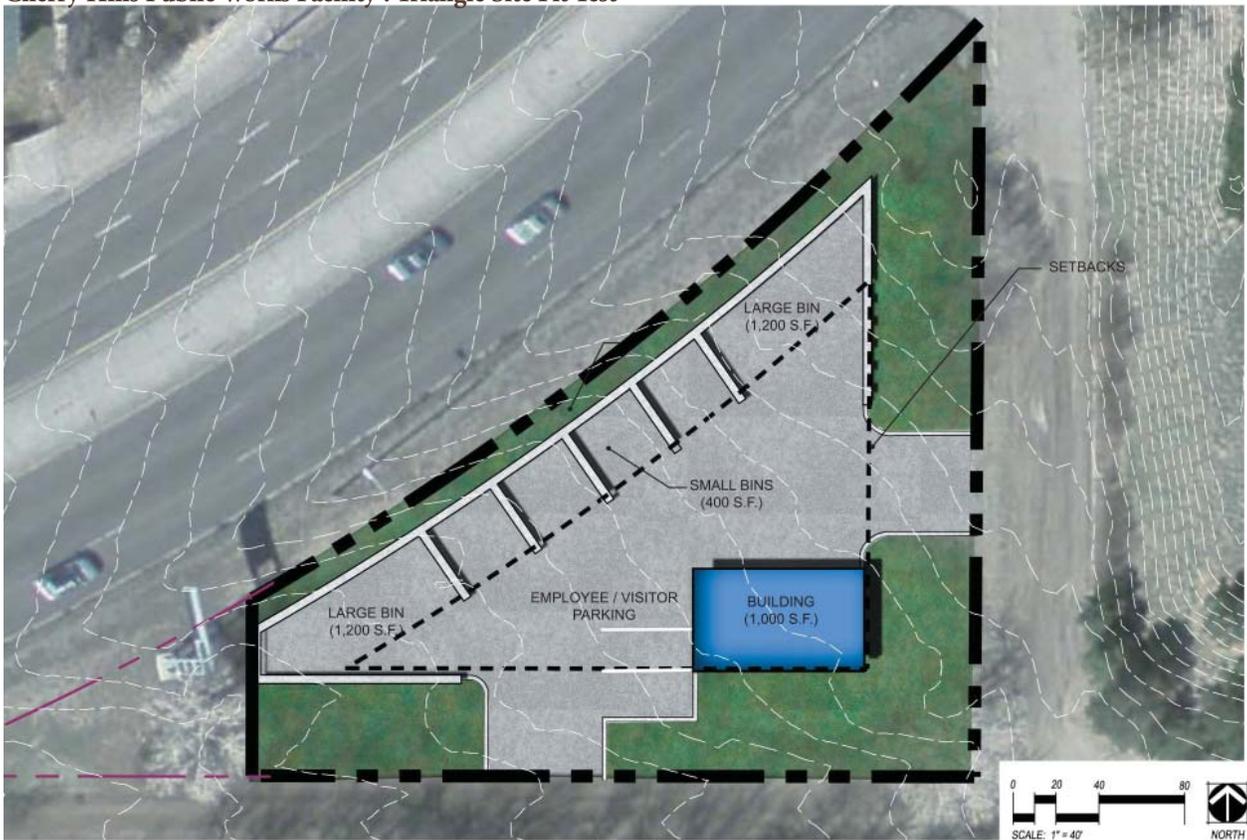


10.15.2013

7.2 Village Center – Split Facilities with Off-Site Storage

One of the options considered was to have seasonal storage areas moved off the Village Center site to another location. Below is a possible layout for off-site storage being accommodated at the previously discussed Triangle site. This site could accommodate a small portion of the Public Works facility needs. The Triangle site has the disadvantage of being a small .5 acre site with difficult access, not resulting in much benefit in relieving the crowding and land use conflicts at the existing Village Center site.

Cherry Hills Public Works Facility : Triangle Site Fit Test





Final Site Options

8





FINAL SITE OPTIONS

8.1 Existing Site

Several final site plans were developed for the existing Village Center site.

The final site layout below allows for a fully enclosed and screened facility at the northern end of the site closest to E. Quincy Avenue, therefore moving the Public Works facility farther away from the single family residential uses farther south on Meade Lane. It also provides for a new town hall to be located closer to the center of the site, with a more scenic location overlooking the Greenwood Gulch waterway.

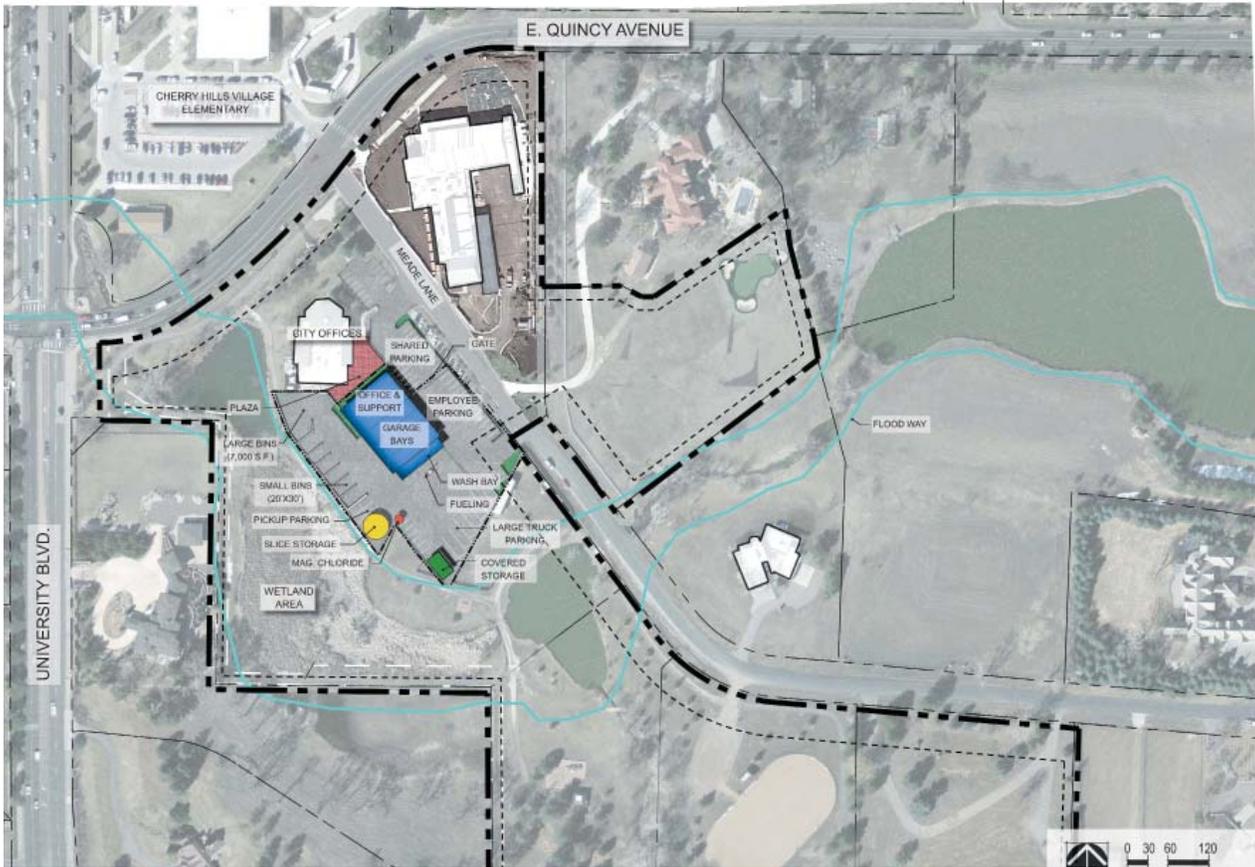
Cherry Hills Public Works Facility : Existing Site Plan



11.07.2013

This next two options show a phasing of the improvements on the existing Village Center site. In the first graphic, the existing administration building is shown remaining on site while a partial new Public Works facility is constructed. The last graphic shows a second phase where the old administration building is then removed and replaced with a new one along with the completion of the Public Works facility building.

Cherry Hills Public Works Facility : Existing Site



Cherry Hills Public Works Facility : Master Plan



Cost Factors

Following is an estimate to develop the Existing Village Center Site with a new Public Works Facility.



Cherry Hills Village Public Works Facility Opinion of Probable Sitework Costs

Existing Village Center Site				April 18, 2014
Item	Area	Cost	Total	Remarks
Site Demolition	5.0 ac	\$15,000 ac =	\$75,000	
Sitework and Pavement	4.0 ac	\$65,000 ac =	\$260,000	
Utility Services	3.0 ac	\$20,000 ac =	\$60,000	
Site Restoration, Landscaping	5.0 ac	\$10,000 ac =	\$50,000	
Storm Drainage Facilities	5.0 ac	\$20,000 ac =	\$100,000	
Earthwork, floodplain/floodway	5.0 ac	\$15,000 ac =	\$75,000	
Retaining Walls, floodplain/floodway	3.0 ac	\$25,000 ac =	\$75,000	
		Subtotal	\$695,000	
		Contingency	\$104,250	15% Construction Contingency
		Hard Cost Total	\$799,250	Construction Opinion of Costs
Civil Design Fees			\$47,955	6% of Hard Cost
Consultant Construction Administration			\$4,796	10% of Design Fees
Permitting & Fees			\$10,000	Building Permit Fees
Owner Contingency			\$39,963	5% of Hard Cost
		Soft Costs Total	\$102,713	
		TOTAL COSTS	\$901,963	
			\$159,850	Cost per Acre (Hard Cost/Total Area)

8.2 Denver Water Board - Hillcrest Site

Discussions were undertaken with the Denver Water Board regarding their nearby site at Happy Canyon Road and E. Quincy Avenue. This site has the advantage of being located only 1.2 miles east of the existing Cherry Hills Village Center site. The Denver Water board has indicated a willingness to consider a shared facility and have designated a 3 acres site at the southeastern part of their site as a possible location for the Cherry Hills Village Public Works Facility. The Denver Water Board is in the process of beginning the improvements to the site which include building three water tanks on the site. This process could take up to 5 years to complete after which time the Cherry Hill Village facility could then be relocated to the site. The existing zoning is OS B within the City of Denver, and a rezoning process would be required prior to construction of the Public Works facilities on the site.

Letters from the Denver Water Board expressing willingness to pursue joint use discussions with Cherry Hills Village, and the Major Tisdale's response are included in Appendix 8.

Below is a layout for the Denver Water Board's planned improvements at the Hillcrest site followed by a proposed site plan for the Cherry Hills Village Public Works Facility within the designated 3 acre site.

Cost Factors

Following is an estimate of the cost to improve the Denver Water Board Hillcrest site with a new Public Works facility.



Cherry Hills Village Public Works Facility Opinion of Probable Sitework Costs

Denver Water Board Hillcrest Site				April 18, 2014
Item	Area	Cost	Total	Remarks
Site Demolition	3.0 ac	\$20,000 ac =	\$60,000	
Sitework and Pavement	2.5 ac	\$70,000 ac =	\$175,000	
Utility Services	1.0 ac	\$30,000 ac =	\$30,000	
Site Restoration, Landscaping	3.0 ac	\$15,000 ac =	\$45,000	
Storm Drainage Facilities	3.0 ac	\$25,000 ac =	\$75,000	
Earthwork	3.0 ac	\$25,000 ac =	\$75,000	
Retaining Walls	0.0 ac	\$25,000 ac =	\$0	
		Subtotal	\$460,000	
		Contingency	\$69,000	15% Construction Contingency
		Hard Cost Total	\$529,000	Construction Opinion of Costs
Civil Design Fees			\$31,740	6% of Hard Cost
Consultant Construction Administration			\$3,174	10% of Design Fees
Permitting & Fees			\$10,000	Building Permit Fees
Owner Contingency			\$26,450	5% of Hard Cost
		<i>Soft Costs Total</i>	<i>\$71,364</i>	
		TOTAL COSTS	\$600,364	
			\$176,333	Cost per Acre (Hard Cost/Total Area)



Conclusions and Recommendations

9





CONCLUSIONS AND RECOMMENDATIONS

During this study, an exhaustive evaluation of available sites in or nearby Cherry Hills Village was conducted. The results indicated that there were very few viable options within the study area due to a number of reasons: the lack of non-residential vacant sites because of the developed nature of the area, the cost of those few available sites, and the issue of available sites being seriously hampered by physical constraints. The analysis also led to the conclusion that a split site solution would lead to unacceptably high long term additional cost of operations for the Public Works Department due to the high cost of travel between an off-site storage facility and the main site of the PW facility operations. The few sites that were available also had high purchase prices that would make the development of a new facility cost prohibitive.

Potential Initial Capital Cost				
	Existing Site	Triangle Site	St. George	Hillcrest
Purchase Price	+	++	+++	-
Site Improvements	++	++	+++	++
Building Improvements	+	+	+	+
Site Efficiency	+	++	++	+
Design Standard Requirements	++	-	+	++
Relocation Costs	-	+	+++	++
Entitlements	-	++	+	++
Operational Expenses (including Travel)	-	+	++	+
Operational Disruption (during Construction)	++	+	+	+
Potential Cost	+	++	+++	+

Cost Code Key	
-	Significantly lower than baseline
-	Slightly lower than baseline
+	Baseline
++	Slightly higher than baseline
+++	Significantly higher than baseline

The most promising option for a new facility location is that of a shared facility with the Denver Water Board. This option has been initiated as a result of this study and show signs of promise. This option should be actively pursued and could result in a final solution that would be a win for both entities.

In conclusion, this effort was conducted as a result of the CCCC report which clearly indicates a desire to relocate the Public Works Operation from the current location at the Village Center due to the conflicting surrounding uses. If the Hillcrest site does not come to fruition in the future, then it would be recommended that further study occur to find a suitable location if the PW operations are to be moved. Based on this extensive effort, it is critical that the Public Works operations be strategically located to ensure sustainable operations for the City and acceptable service levels for Cherry Hills Village Residents.



Appendices 10



APPENDICES

Appendix 1 – Department of Transportation Site Visit – Wellington Facility

On July 9th, 2013 the Cherry Hills Village Public Works staff toured the Colorado Department of Transportation's maintenance patrol prototype facility in Wellington, Colorado. The facility includes a similar program to the Cherry Hills facility based on the needs assessment, including but not limited to active patrols, signage and striping, roadway maintenance, solid and liquid deicer storage, and regular truck maintenance activities. The prototype facility provided the team with a visualization of a similar best-in-class facility. The Colorado Department of Transportation also provides as-builts to public agencies for this facility at no cost, which could reduce design expenses if the facility were deemed compatible as a prototype.





Appendix 2 – Public Works Programming Questionnaire – OZ Architecture

Cherry Hills Village PW Vehicle Maintenance Program Questionnaire

A. Basic Functions:

- a. What type vehicles are you maintaining?
 - i. What is the largest & the smallest vehicle you service?
 - b. How many lane miles do you plow?
 - c. How many miles do your vehicles annually drive? Large trucks, small trucks, other vehicles such as emergency equipment & police vehicles?
 - d. What services do you perform? (Circle all that apply)
 - i. Diagnostics, Lubricants, Brakes, Tires, Exhaust systems, Drivetrains, Engines, Shocks, Tune-ups, Wipers, Lights other?
 - e. Describe what happens in the maintenance area?
 - f. How many people will be using the space at a time and in total?
 - g. Is there an attached meeting or classroom?
 - h. Do you use a locker room?
 - i. What type of library do you have?
 - j. Do you do body work, upholstery, painting, etc.? (circle all that apply)
 - k. Do you repair or plan to repair hydrogen fueled vehicles?
 - l. Do you have several ongoing services requiring multiple bays?
 - m. Do you share space with anyone? What spaces?
 - n. Does any equipment, doors, computers hot lines, etc. need emergency power? (Circle all that apply)
 - o. Other
- Staffing & Visitors
- p. What is your organizational structure?
 - q. Who is at the site full time?
 - r. Who is at the site part time?
 - s. How many people observe the procedures at a time?
 - t. Do you have visitors or sales calls?

B. Equipment:

- a. What tools and equipment do you use? (See appendix B)
- b. Are you anticipated buying any new equipment?
- c. Do you need an overhead or jib crane?
- d. What type of vehicle lifts do you prefer?
- e. Do you use a welder?

Appendix 2 Public Works Questionnaire – OZ Architecture Cont.

- f. Do users bring their own tools?

- g. How many benches or work areas do you envision?
 - h. Do you need to clean the equipment before you work on it?
 - i. Do you use hazardous materials?
 - j. What fluids need to be accessed at the bays?
 - k. Do you need compressed air at the bays?
 - l. What computer access do you need?
- C. Storage:**
- a. How do you store your tools?
 - b. What do you store on site, Batteries, tires, other stock?
 - c. Please list and describe how do you store your working materials such as roto-millings, mulch, gravel, sand, signage, spare parts, etc.?
Please list quantities of each
 - d. Do you store hazardous materials?
 - e. How do you receive large deliveries?
 - f. Does some storage need to be secured and or manned?
 - g. How do you manage waste products, exhaust air,
 - h. How much product do you use weekly?
 - i. How do you maintain your facilities?
 - j. Do you store vehicles outside?
 - k. Do you store vehicle under and open canopy?
 - l. Do you need to store fuels, coolants, lubricants etc.?

Appendix 3 A - Owner's Project Requirements – Sign in Sheets – Stakeholder's Meeting #1



1612 Specht Point Road, Suite 105
Fort Collins, CO 80525
p 970.484.7477 | 970.484.7488

www.f-w.com | www.greennavigation.com

Sign-in Sheet
Owner's Project Requirements Workshop
June 25, 2013

ID#	Name	Organization/Title	Address	Email
1	Alex Brown	CHV	4245 S Forest Ct	brownegb@comcast.net
2	John Hogue	CHV - Public Works		jhogue@cherryhillsvillage.com
3	Josh English	Public Works	379 Fir Ln Broadfield 80020	Englishj@comcast.net
4	RALPH MASON	PUBLIC WORK STR.		rmason@cherryhillsvillage.com
5	Pat Weathers	Police Dept		pweath@cherryhillsvillage.com
6	Greg Wilkins	Public Works		gwilkins@cherryhillsvillage.com
7	Jay Goldie	CHV		jgoldie@cherryhillsvillage.com
8	Rob Zuccano	CIV		rzuccano@cherryhillsvillage.com
9	Scott Mueller	OWNERS REP	85 MEADE LANE	UNICOMSAM@YAHOO.COM
10	JOE LEVI			jlevie@ozark.com
11	Parvula Boyles	CHV Admin		parvula@cherryhillsvillage.com
12	Alice Abrams	President CHV	105 Meade Lane	ALYCONPRE@AOL.COM
13	DOUG TISDALE	MAJOR	4662 S. ELIZ CT	dtisdale@cherryhillsvillage.com
14	Chuck Reno	CHV		
15	Frank Rine	Resident	135 Meade Lane	frline@RV-ATM.com
16				
17				
18				

ENGINEERS | ARCHITECTS | SURVEYORS | SCIENTISTS

Appendix 3 A - Owner's Project Requirements – Sign in Sheets – Stakeholder's Meeting #1 Cont.



1612 Specht Point Road, Suite 105
 Fort Collins, CO 80525
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Sign-in Sheet
Owner's Project Requirements Workshop Error! Reference source not found.
 June 25, 2013

ID#	Name	Organization/Title	Address	Email
19	Kevin Johnson	CHV		
20	Kevin Johnson	CHV Parks		
21	Matt Krebsbach	CHV Parks		
22	Jeff Roberts	CHV Parks		
23	Katy Brown	CHV		
24	Scott Boswell	"		
25	Brad Alden	Resident CHV		
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ENGINEERS | ARCHITECTS | SURVEYORS | SCIENTISTS

Appendix 3B. - Owner's Project Requirements Results

Question A: What don't you like about the current Public Works Facility?

Response #	Responses	Rank	A/E	Owner	Occupant	User	Resident	Overall Score
A-7	Outdated	1		4.0	18.0	13.0		35.0
A-1	Proximity to park land, open space, and elementary school	2	2.0		5.0	5.0	14.0	26.0
A-2	Extreme industrial appearance in the middle of the village	3		10.0			12.0	22.0
A-4	Only one entrance that mixes PW / construction vehicles and general public	4			6.0	12.0		18.0
A-16	It's too small	5		2.0	7.0	7.0		16.0

Question B: What do you like about the current Public Works Facility?

Response #	Responses	Rank	A/E	Owner	Occupant	User	Resident	Overall Score
B-2	Convenient location and shorten response time for anywhere in the City	1	5.0	10.0	35.0	30.0		80.0
B-10	All City staff is on one campus	2		8.0	7.0	14.0		29.0
B-1	Having the ability with staff is a positive feature	3	4.0	4.0	4.0	8.0		20.0
B-15	Location, location, location	4		3.0	11.0	6.0		20.0
B-21	Has a fueling station – also benefits police and fire	5		4.0	5.0	9.0		18.0

Appendix 3B. - Owner's Project Requirements Cont.

Question C: What functions/features are most important for your day to day job?

Response #	Responses	Rank	A/E	Owner	Occupant	User	Resident	Overall Score
C-22	Ability to get an immediate response in an emergency or threat to public safety	1		4.0	12.0	14.0		30.0
C-8	To have enough facility capacity for all current and future needs	2			8.0	15.0	3.0	26.0
C-34	Have an enclosed yard or eliminated the yard and have everything closed	3	4.0	1.0		13.0	5.0	23.0
C-13	Conveniently located to all residents	4		5.0	5.0	9.0		19.0
C-36	One-way truck traffic	5			7.0	8.0		15.0

Question D: What is required for the project to be successful?

Response #	Responses	Rank	A/E	Owner	Occupant	User	Resident	Overall Score
D-1	Community buy-in	1	4.0	9.0	19.0	18.0	13.0	67.0
D-8	Satisfaction of as many of the residents as possible	2			9.0	8.0	9.0	26.0
D-10	Efficient building from an operation standpoint that surrounding neighbors are pleased with	3		4.0	8.0	7.0	3.0	22.0
D-5	Standard for quality service that meets or exceeds the current standard	4		5.0	12.0	5.0		20.0
D-9	On-time; in-scope; and on-budget	5		5.0		13.0		23.0

Appendix 4
2013 Public Works Survey
Final Report

Prepared for:



City of Cherry Hills Village
In Association with Norris Design
Village Center
2450 E. Quincy Avenue
Cherry Hills Village, CO 80113

By:



Pioneer Marketing Research
3725 Da Vinci Court.
Norcross, Georgia 30092
770-455-0114
www.pioneermarketingresearch.com

September 20, 2013

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1. INTRODUCTION

This final report presents the results of the *2013 Cherry Hills Village Public Works Survey* conducted by Pioneer Marketing Research through Norris Design. The methodology consisted of a web-based survey with postcard invitations. A total of 2,447 postcards were mailed -- reaching nearly every household in Cherry Hills Village. The web address for the survey was hosted on the Cherry Hills Village website (www.cherryhillsvillage.com) which had a link to access the survey.

The results of this final report are based upon data from a total of 189 Cherry Hills Village residents. The overall response rate of 8% is typical for surveys of this nature: a non-headline issue in an upscale community. The maximum statistical error for all study results is $\pm 7.1\%$ at the 95% confidence level. However, because of the relatively high levels of agreement among study respondents for a number of issues, the average statistical error for all questions is $\pm 6.5\%$ -- more than sufficient for directional research of this nature.

Rating scales are employed throughout the report. Almost all scales are 5-point measures from 1 = the lowest rating to 5 = the highest rating. Also, because of rounding, the percentages in some charts may not add up to exactly 100%.

A complete, categorized file of all verbatim comments is included in Appendix A. Reviewing these comments will provide the reader with a unique perspective on the views of Cherry Hills Village residents concerning relocating the Public Works facility and other issues of interest to citizens.

Pioneer would like to express our sincere gratitude to Leslie Lee of Norris Design for her valuable contributions during the entire research process. We appreciate this opportunity to be of service to the City of Cherry Hills Village. We stand ready to provide any additional assistance that may be needed on this or future research projects.

Charles L. Montgomery, Ph.D.
Pioneer Marketing Research
September 2013

2. SUMMARY

Our analysis of study data indicates that as whole, residents of Cherry Hills Village would prefer for the Public Works Facility to remain in its current location.

The key findings of the *Cherry Hills Village Public Works Survey* can be summarized as follows:

- Current Cherry Hills Village residents are generally satisfied with the services provided by the Public Works Department.
- Relatively few residents are dissatisfied with the current Public Works facility. A substantial majority were either satisfied or had a neutral opinion of the current facility.
- Significantly more Cherry Hills Village residents feel having a centrally located Public Works facility is important rather than unimportant.
- Overall, a majority of Cherry Hills Village residents are relatively unconcerned about issues surrounding the location of the current facility: traffic flow, aesthetics, noise, and odors.
- A majority of residents perceive the concept of “relocating the Public Works facility and re-purposing the old site for expansion of the adjoining John Meade Park” to be a poor or fair idea.
- Importantly, 71% of residents indicated they were not willing to pay for the higher operating costs associated with a less centrally located Public Works facility.
- Study respondents were split in their opinions of the value of expanding amenities at John Meade Park.
- Finally, a major negative concern among residents is the potential for longer response times for the delivery of Public Works services if the facility is moved to a less central location.
- Finally, the comments made by residents at the conclusion of the survey closely match the overall findings of this research: *As a community, residents of Cherry Hills Village want the Public Works facility to remain at its current location.*

3. RESPONDENT PROFILE

Our analysis of the demographic data indicates that the demographic profile of study respondents is similar to the profile of Cherry Hills Village residents presented in 2010 Census data. Comparisons are adjusted for non-responses and citizens 18 and over. The demographics of study respondents are shown in Table 1 through Table 4.

- Length of residence: Overall, study participants are long-time residents of Cherry Hills Village. Three fifths (62%) have lived in the Village for over ten years; 43% have been Cherry Hills Village residents for over 20 years.
- Age: The adjusted median age of study respondents is 45.5 years old.
- Gender: The study sample is basically one half male and one half female.
- Ethnic background: Almost all (96%) of the respondents answering reported their ethnicity to be “white alone.”
- Household Size: The average household size among study residents is 3.24 persons.
- Quadrant of Residency: The study sample is nearly evenly split between residents who live north and those who live south of the intersection of East Quincy Avenue and South University Boulevard.

Table 1
Respondent Profile

Category	Total
<i>Length of Residency in Cherry Hills Village</i>	
- Less than 2 years	8%
- 2 to 5 years	12%
- 6 to 10 years	16%
- 11 to 20 years	19%
- More than 20 years	43%
- Prefer not to answer	3%
<i>Age</i>	
- 25 to 34	3%
- 35 to 44	16%
- 45 to 54	26%
- 55 to 64	25%
- 65 to 74	19%
- 75 or older	7%
- Prefer not to answer	4%
<i>Gender</i>	
- Male	48%
- Female	44%
- Prefer not to answer	9%
<i>Ethnic Background</i>	
- White alone	80%
- Black alone	1%
- Two or more races	2%
- Hispanic origin (any race)	1%
- Prefer not to answer	17%
<i>Number of People Living in Household</i>	
1 – 2	40%
3 – 4	41%
5 – 6	15%
Prefer not to answer	4%
<i>Quadrant of Residency</i>	
- Northwest	7%
- Northeast	39%
- Southwest	21%
- Southeast	29%
- Prefer not to answer	4%

Table 2
Length of Residency in Cherry Hills Village

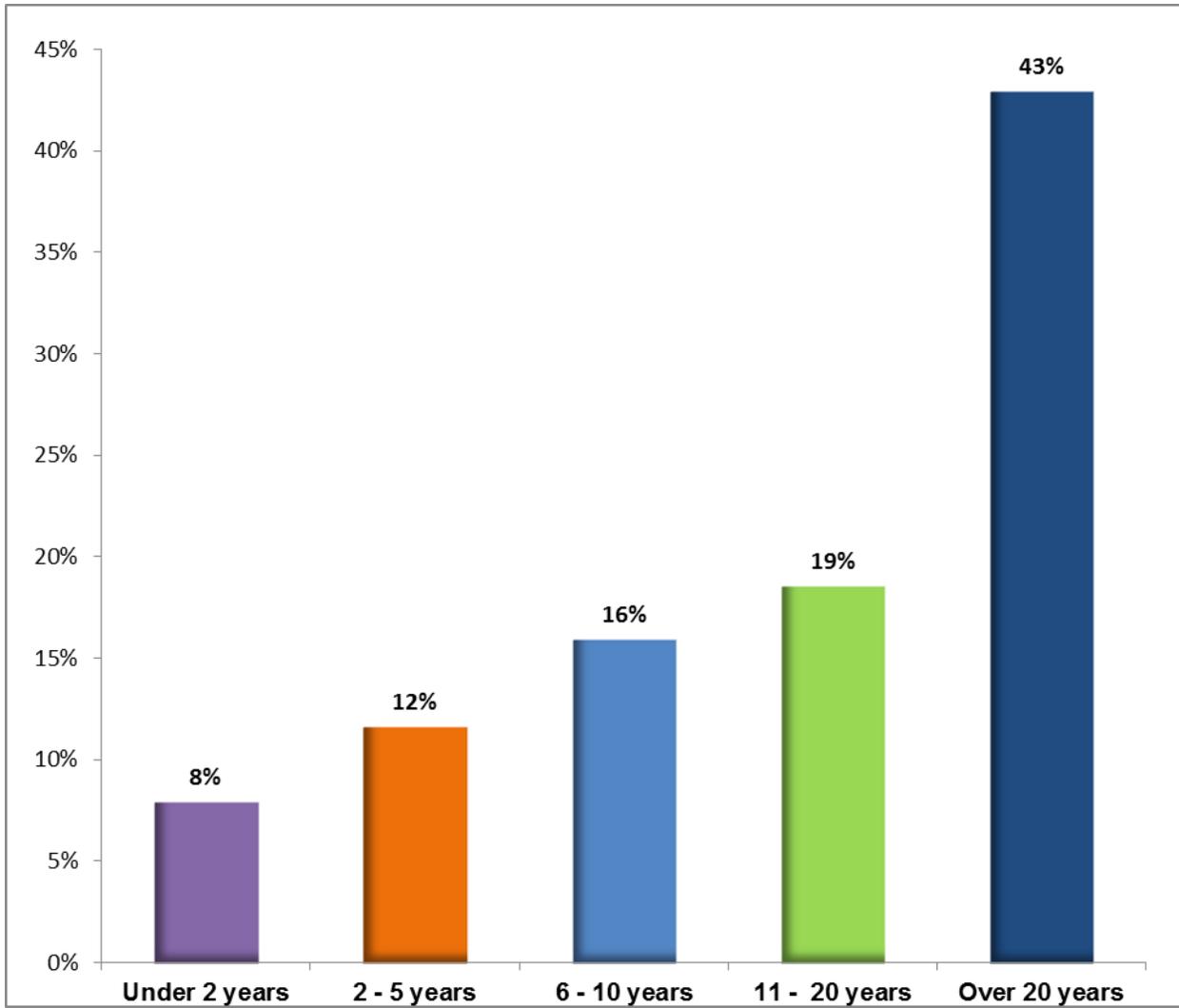


Table 3
Age of Respondents

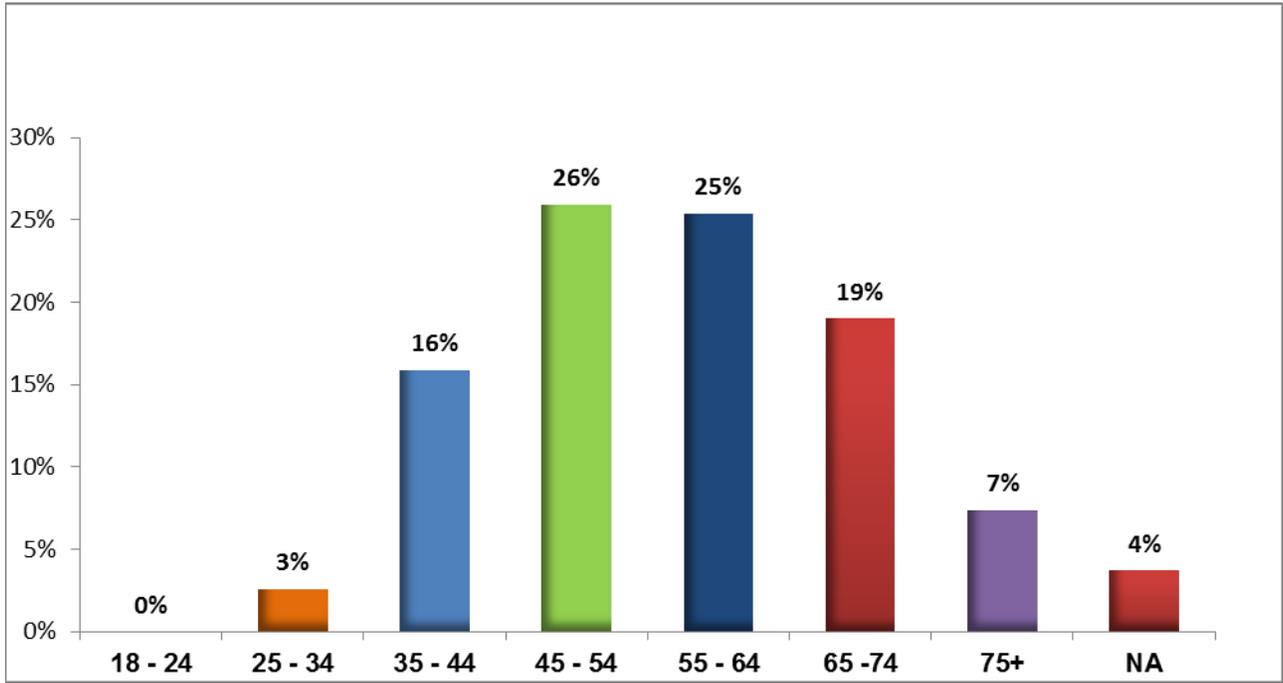
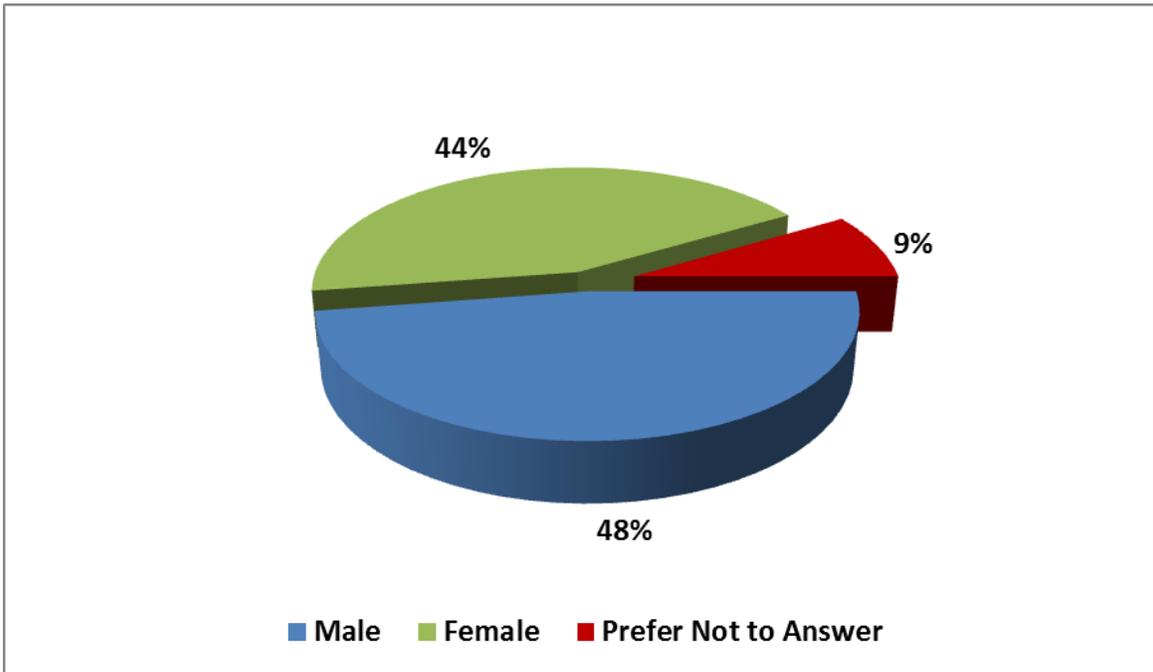


Table 4
Gender of Respondents



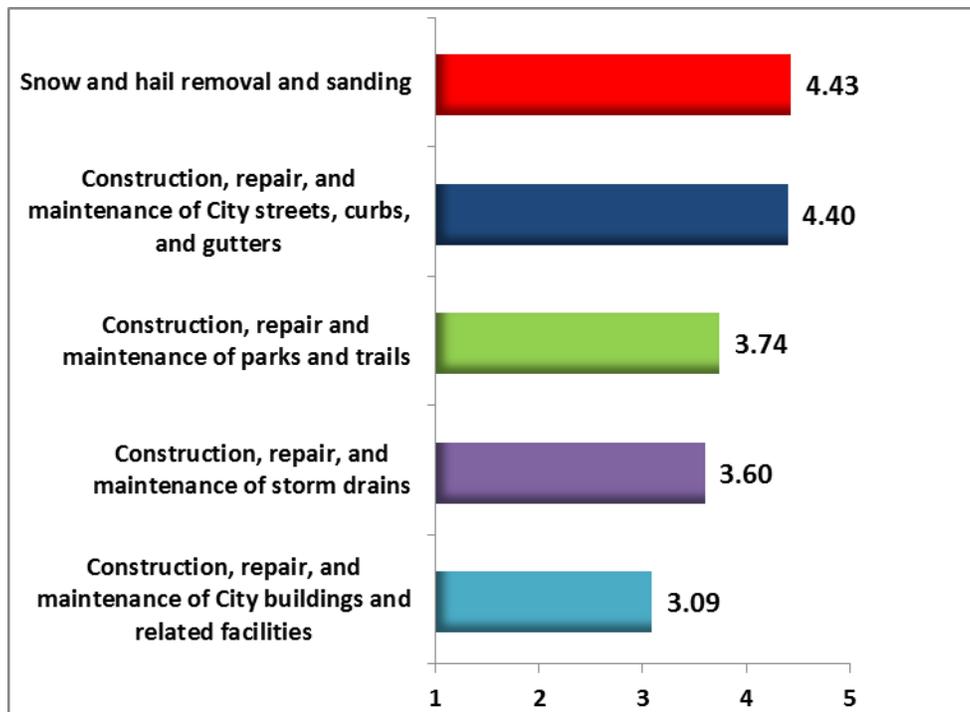
4. KEY RESEARCH FINDINGS

A. Perceptions of Public Works Department

1. Importance Rankings of Public Works Service Categories

- When asked to rate the relative importance of five individual services provided by the Public Works Department, study respondents ranked *snow and hail removal and sanding* (average rating = 4.43) and *Construction, repair, and maintenance of City streets, curbs, and gutters* (4.40) highest in overall importance.
- Public Works services judged significantly less important among study respondents were *construction, repair and maintenance of parks and trails* (3.74) and *construction, repair, and maintenance of storm drains* (3.60).
- Rated substantially lower in importance among the five services evaluated were *construction, repair, and maintenance of City buildings and related facilities* (3.09).

Table 5
Importance Ratings for Public Works Services



Scale: 1 = least important to 5 = most important

2. Levels of Satisfaction

- Overall, four-in-five (79%) of the residents surveyed were either *very satisfied* (37%) or satisfied (42%) with the Cherry Hills Public Works Department.
- The average satisfaction rating for the Public Works Department was 4.05.
- Very few (7%) study respondents indicated they were dissatisfied with the Public Works Department. Another 14% were neutral.
- Respondents' perceptions of the Public Works facility itself were essentially neutral – average rating = 3.35.

Table 6
Overall Satisfaction Rating for the Public Works Department

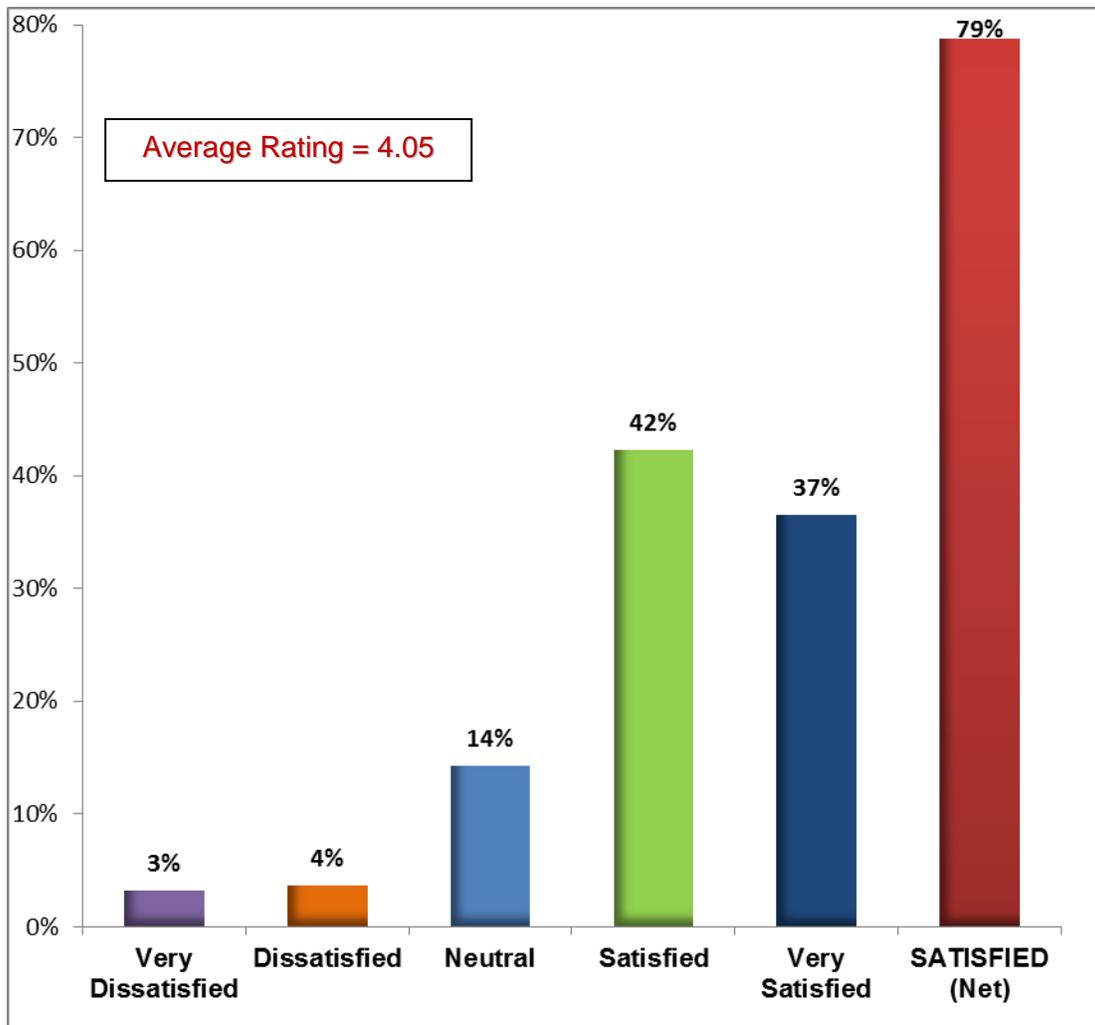
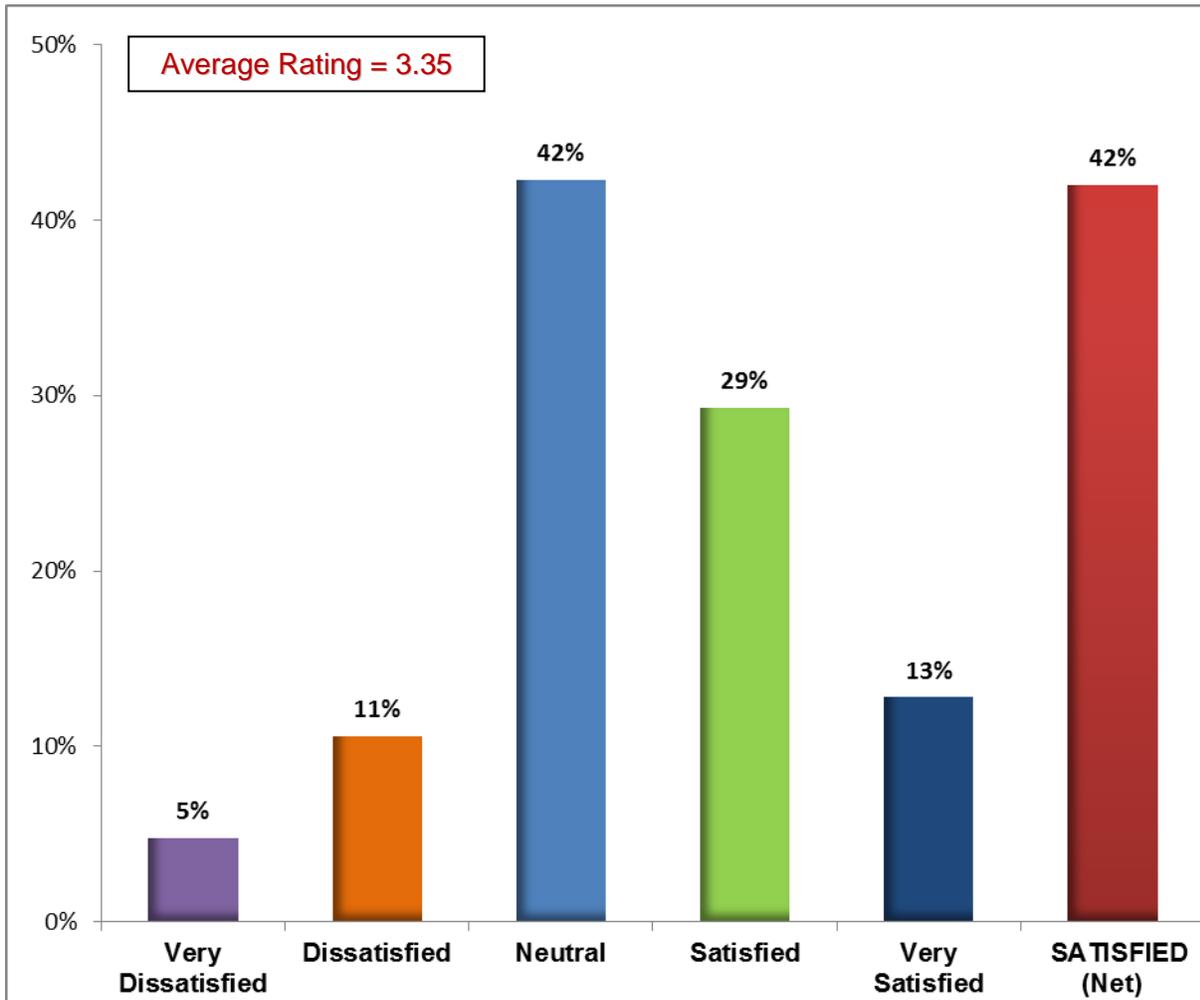


Table 7
Satisfaction Rating for the Public Works Facility

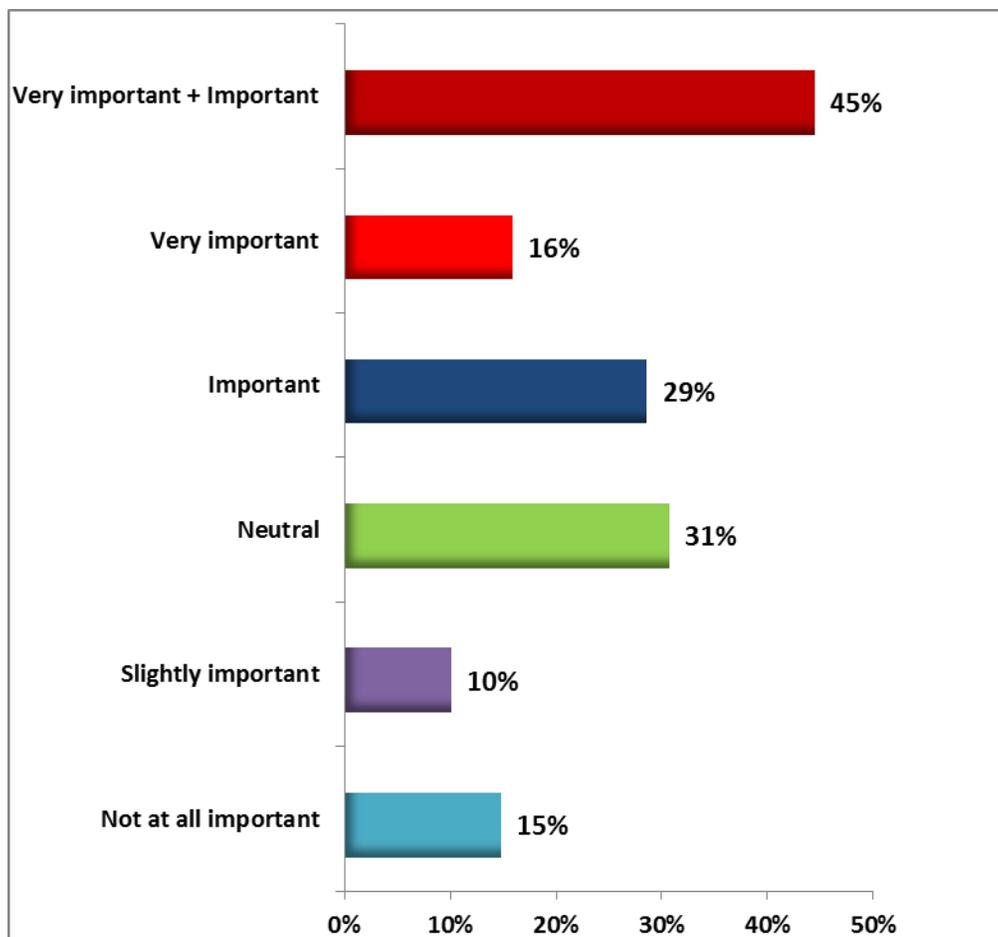


B. Centrally Located Facility

1. Importance Level of a Centrally Located Public Works Facility

- Just under one half (45%) of study participants rated having a centrally located Public Works facility to be in the “important” range: *very important* (16%) or *important* (29%).
- The average importance rating for having a centralized facility was 3.21.
- One-in-four (25%) respondents felt that a centrally located facility was relatively *unimportant*; while 31% were *neutral* on the topic..

Table 8
Importance of a Centrally Located Public Works Facility



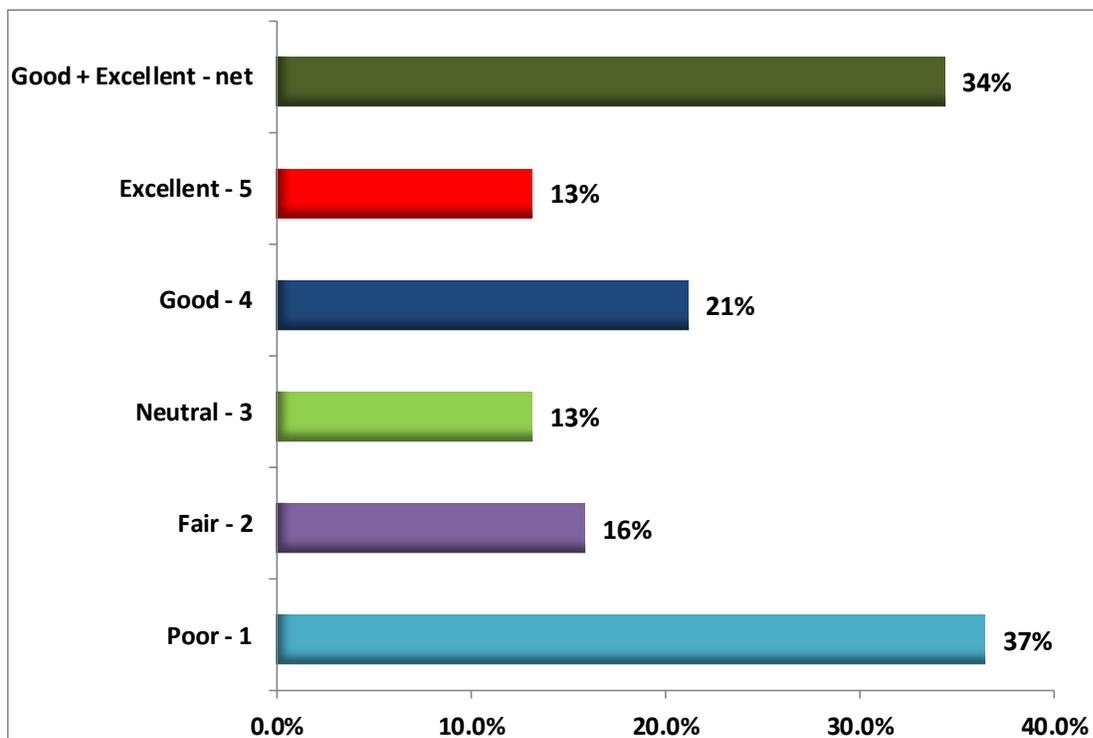
2. Moving the Public Works Facility to a Different Location / Re-purposing

- All study respondents were presented with the following question:

Moving the Public Works facility to a different location may result in additional costs to the City for land acquisition and site development. How would you rate the idea of relocating the Public Works facility and re-purposing the old site for expansion of the adjoining John Meade Park? This would include improvement of the site's aesthetics (appearance, noise, traffic etc.)?

- Overall, about one half (53%) of study respondents felt the concept of “relocating and re-purposing” was a *poor* (37%) or *fair* (16%) idea.
- Significantly fewer (34%) respondents judged the concept to be *excellent* (13%) or *good* (21%).

Table 9
Rating for Relocating Public Works Facility /
Re-purposing Site for Expansion of John Meade Park

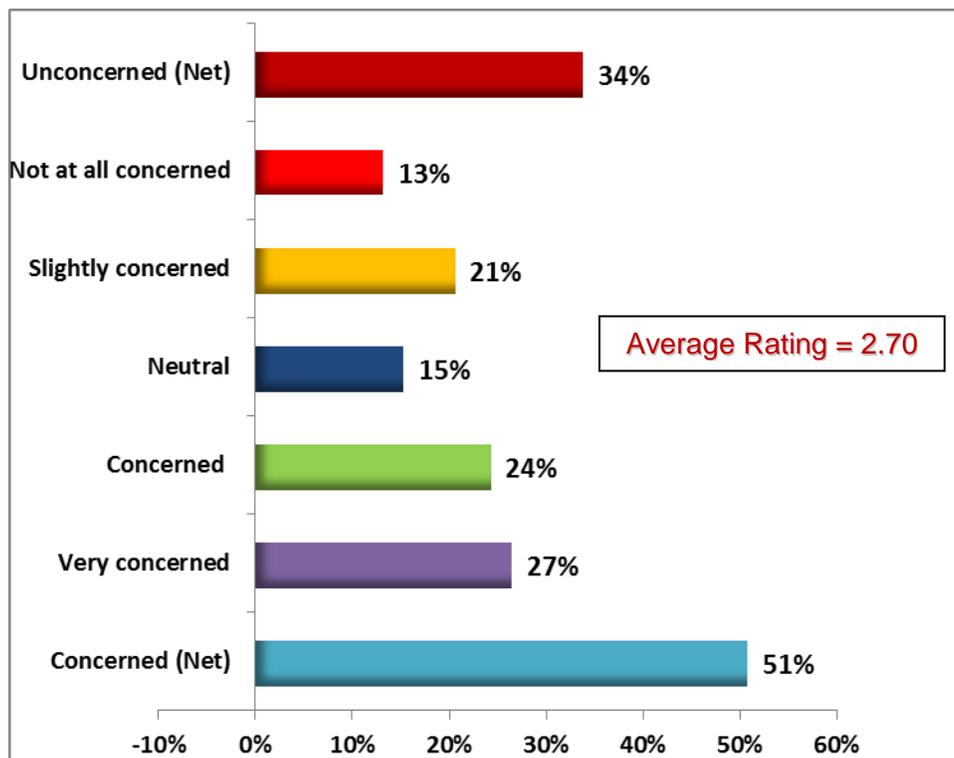


C. Issues Related to Relocation

1. Potential Increase in Response Times

- Just over one half (51%) of study respondents indicated some level of concern about increases in response time if the Public Works facility were relocated: *very concerned* (27%) / *concerned* (24%).
- The average rating was 2.70 – a lower average rating indicates a higher level of concern.
- About a third (34%) of study participants was relatively unconcerned about potential increases in response times if the Public Works facility relocated.
- Fewer (15%) had a neutral position on the potential of slower service responses.

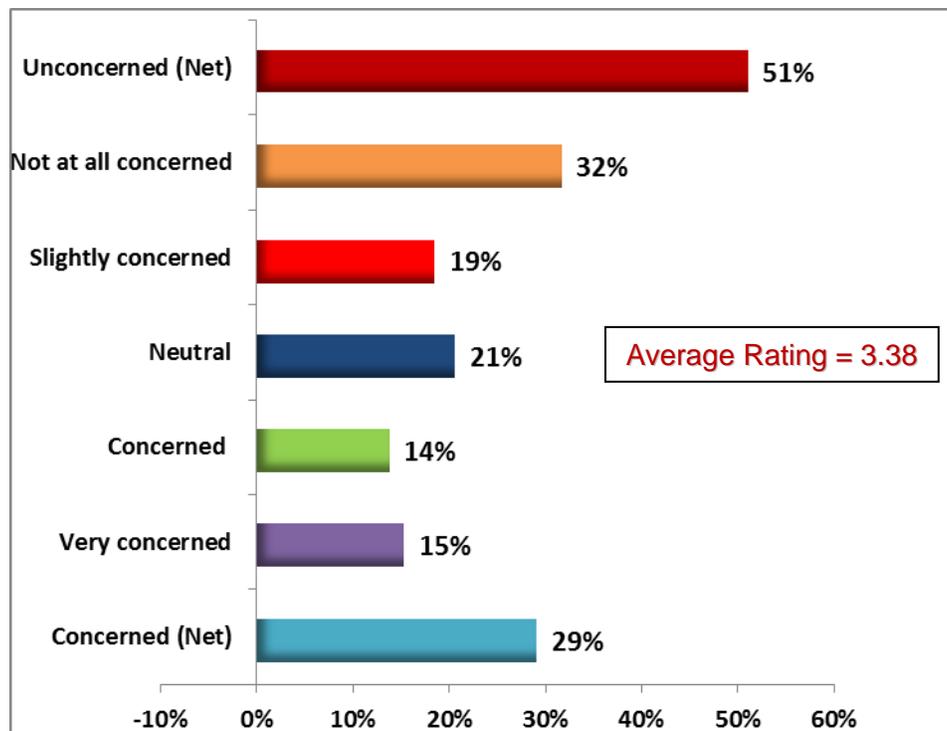
Table 10
Level of Concern for Potential Increase in Response Time



2. Concern for Traffic Flow, Aesthetics, Noise and Odors

- Only three-in-ten (29%) respondents expressed some level of concern for traffic flow, aesthetics, noise, and odors at the current Public Works facility.
- The average level of concern for these related issues was 3.38.
- Just over one half (51%) of study respondents were relative unconcerned about issues with the current location: *not at all concerned* (32%) / *slightly concerned* (19%).
- One-in-five (21%) reported a *neutral position* concerning issues related to the current location of the Public Works facility.

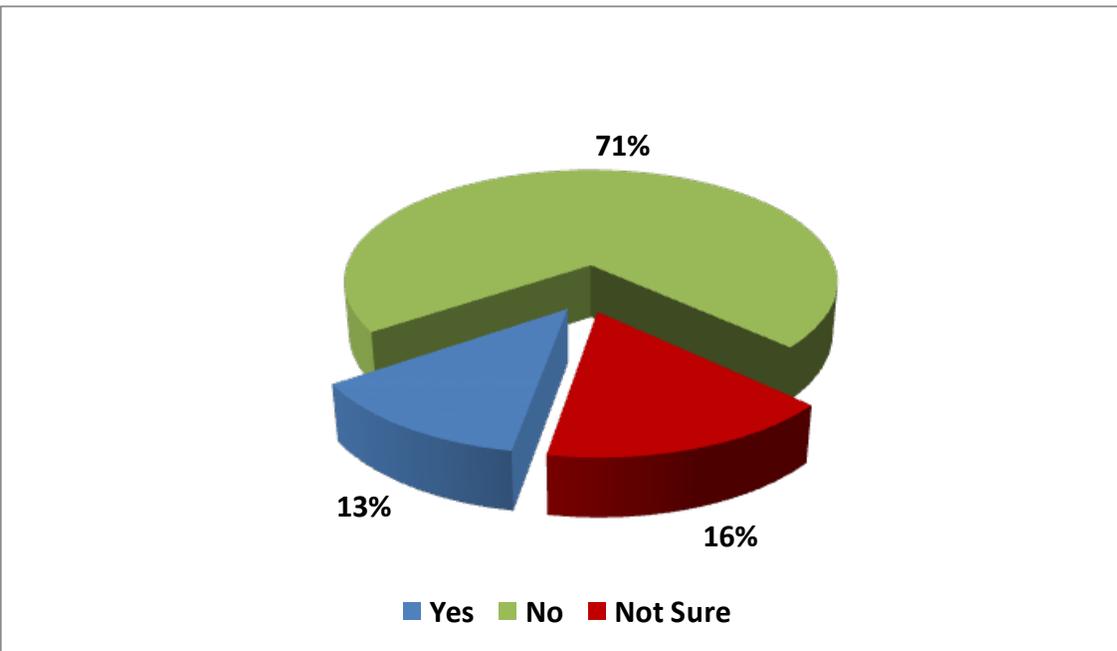
Table 11
Level of Concern for Traffic Flow, Aesthetics,
Noise and Odors at Current Location



3. Willingness to Pay for Possible Higher Operating Costs

- As a whole study respondents indicated they were not willing to pay potential higher operating costs associated with a less centrally located Public Works facility.
- When queried about their willingness to pay potentially higher operating costs for a less centrally located facility, seven-in-ten (71%) respondents answered *no*.
- Only 13% said *yes*; while 16% were *not sure*.

Table 12
Willingness to Pay Potentially Higher Operating Costs for Less Centrally Located Facility

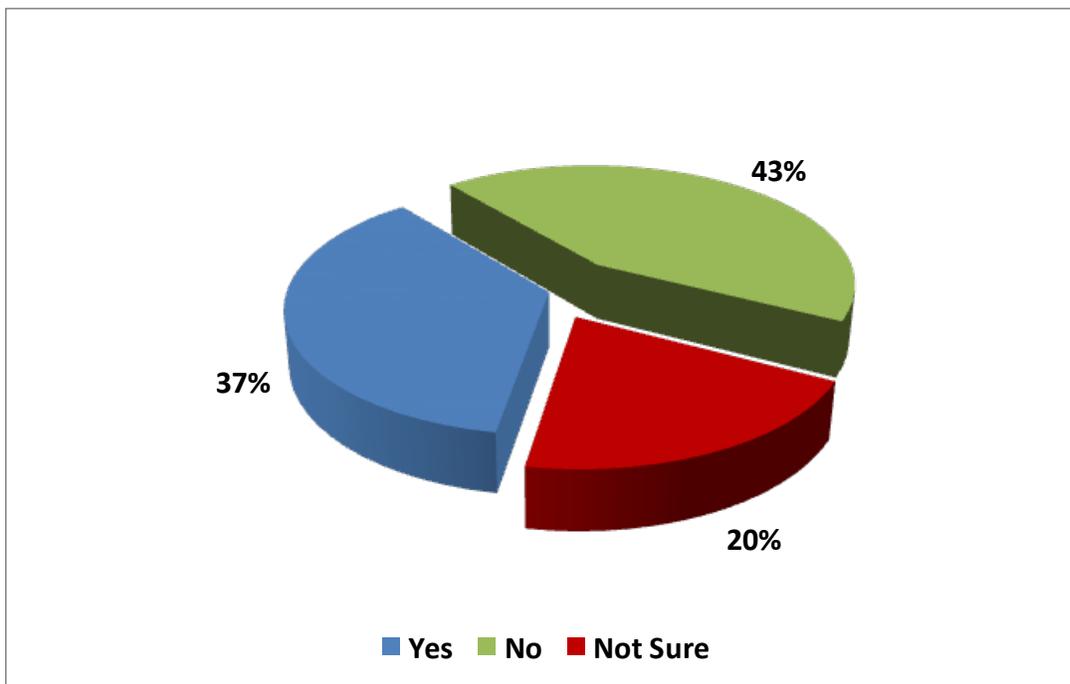


4. Expanding the Amenities Offered at John Meade Park if Facility Moves

- All study respondents were asked, “Do you see value in expanding the amenities offered at John Meade Park, if the Public Works Facilities are moved to a different site?”
- Study respondents were split in their opinions of the value of expanding amenities at John Meade Park: yes = 37% / no = 43%.
- Another one-in-five (20%) study participants were *neutral* on the issue.

Table 13

Value in Expanding the Amenities at John Meade Park if Public Works Facility is moved



D. Respondent Comments

- At the conclusion of the survey, study participants were given the opportunity to: *"Include any general comments you would like to make regarding the development of the Public Works improvement plan [Please be as specific as possible]."* A breakdown of study respondents' verbatim comments by category is presented in Table 14 on the following page. A categorized listing of all verbatim comments is listed in Appendix A beginning on page 20.
- It is not surprising that the comments made by respondents at the conclusion of the survey closely match the overall findings of this research:

As a community, residents of Cherry Hills Village want the Public Works facility to remain at its current location.

- Specifically, comments from respondents who support keeping the current location (41%) outnumber comments from those favoring relocation (11%) by a margin of nearly four-to-one.
- About one-in-five (18%) respondents had no comments to add.
- Of interest, one fourth of study participants suggested that the relocation *decision should be cost related/cost effective/fiscally responsible* (18%) or they needed *more information to make a decision* (8%).
- Comments among respondents who felt the facility should remain at its current location fell into four categories:

- *satisfied with current site* (31%)
- *Spruce up current site* (9%)
- *Prefer central location* (5%)
- *Keep current site - due to cost of relocation* (4%)

- Suggestions by respondents who supported relocating the Public Works facility were sorted into three categories:

- *Prefer moving site - general* (7%)
- *Favor relocation - better use of land* (4%)
- *Suggestions for new location* (4%)

- Several respondents took this opportunity to make comments not directly related to the Public Works facility.

- *Concerns about handling winter conditions/snow plowing* (4%)
- *Bury utility lines* (3%)

- (1%) *Consider outsourcing public works*
- (4%) *Comments about survey process*

Table 14
Respondents' Comments

Comment	Percent
Keep Current Location (Net)	41%
- Satisfied with current site	31%
- Spruce up current site	9%
- Prefer central location	5%
- Keep current site - due to cost of relocation	4%
Favor Relocation (Net)	11%
- Prefer moving site - general	7%
- Favor relocation - better use of land	4%
- Suggestions for new location	4%
Need more information to make decision	8%
Miscellaneous Comments	
- Decision should be cost related/cost effective/fiscally responsible	18%
- Concerns about handling winter conditions/snow plowing	4%
- Bury utility lines	3%
- Consider outsourcing Public Works	1%
- Comments about survey process	2%
Other Comments (Net)	6%
- Other issues related to Public Works	1%
-Other issues not related to Public Works	5%
No comment / None	18%
BASE: All Respondents	(189)

APPENDIX 5

NOT IN FAVOR OF RELOCATING

- I would like the facility to stay at the present site.
- Keep expenses down and use current facilities.
- Centrality of location is the MOST IMPORTANT issue for public works.
- Don't mess it up.
- Go with least expensive option. Current location is fine.
- I absolutely do not want to see the City spend money on new facilities or land acquisitions for any new projects other than acquiring open space and parks due to the tremendous overbuilding occurring in the City of Cherry Hills. The City has changed a lot since I was a kid and not for the better. There are houses everywhere and virtually no open space, which was once the major appeal of the city. If you choose to remodel the existing facilities please attempt to give it a classic look. The new modern fire/etc. facilities are an eyesore, do not complement any of the architecture of the homes throughout the City and is on land that should be open space. Furthermore, the modern art on Happy Canyon and Quincy is completely out of place for the classic style of our City. Please do not waste our money anymore. Snow removal appears to do more harm than good. It simply compact the snow on the street and forces it to stay around longer. Furthermore, the plows do tremendous damage to the curbs and simply "plow in" everyone by piling snow as high as possible in front of driveways. Please stick to snow removal only on the major roads and reduce this service offering dramatically. Any cost savings from cutting should be credited back to the citizens and reduce the size of Cherry Hills public works. Thank you.
- I can see the need for improvement at the current site. I do not see the need to expand the park or take on the expense of off-site buildings.
- I cannot support relocation costs to benefit the few citizens who use the park. Public works needs to stay close by.
- I don't think it's a necessary or good idea, especially based on the fact that you just built new buildings at that location. It would a waste of time and resources.
- I like the idea of keeping/improving the buildings at the existing location but moving maintenance material off-site
- I like things close by.
- I question whether there is a need for this (re)development.
- I think re-working and improving the current location offers the best option for serving the Village.
- I think the current location is fine and I do not see the need for additional costs and lost efficiencies.
- I, or my parents, have been a resident for going on 55 years. We are very happy with the way things are. PLEASE GET RID OF OUR SALES TAX.

- If the City were to locate any facility on land it did not own it would be a terrible mistake and likely cost significantly more than any option within the City long term. Public health and safety come before parks and recreation. Streets need plowed for emergency responders.
- If there is a longer a response time and more cost associated with relocating the site, then why do it? I am guessing people who live close by do not like the aesthetics, but residents knew the facility was there this when they moved in.
- It's nice that you are currently centrally located. It would be nice to make use of the property you are now using. I think residents would be happy to pay for improvements to the current facility but not on-going costs to be non-centrally located. Isn't there room for expansion now that the firehouse is across the street?
- Keep it where it is and consider getting rid of some of the horse facilities in the Village which are only used by a very few. We could use tennis courts and other facilities likely to be used by more residents
- Keep it where it is and weigh how much of your resources are going to people that ride horses and their percentage of the population
- Keep Public Works in CHV!
- Keep the facility centrally located, run the department as efficiently as possible. Contract out "heavy" projects. Keep costs down. Keep the project within the bounds of sanity. You are working for the taxpayer. The residents of the city are not your "servants". The wise use and conservation of community dollars needs to be first and foremost by working with the assets at hand.
- KEEP THE PUBIC WORKS WHERE IT IS!!!!!!
- Keeping all our public buildings and services centrally located is efficient and effective. It provides a "city center", where everyone knows to go with their questions, needs and concerns. Spreading out the location of these buildings and services is divisive. This may result in changes in morale of our city employees, which may result in higher turnover. It also puts physical space between various aspects of our city government and services, which will cause inefficiencies due to more difficult communications between them all.
- Keeping it where it is and maybe dressing it up a little, wouldn't be a bad thing if the traffic issues could be worked out...
- Minimizing ongoing operating costs is the most important. Creating fancy new buildings for the benefit of the politicians is a waste of taxpayers' money. Adding mileage and new costs is not acceptable.
- Moving offsite is only beneficial if there is a tax savings to the homeowners and/or a savings to the Village in costs. Given the survey's implication that moving off site will increase the costs to homeowners, and decrease the response time, moving the facility seems like a lose-lose proposition.
- Moving the public works to a different location is not what we are paying out tax dollars for! We need to keep the snow plows here in the city! Moving them makes no sense and I do NOT want to pay for this. The parks aren't all that great so expanding Meade Park is another really dumb idea.

- One of the original benefits for the concept of moving the Public Works department off site was the possible use of the land for community centered activities. With the recent addition of additional park amenities at the village center, this benefit for moving Public Works is no longer needed. Traffic is not a problem and seeing a few trucks very occasionally is certainly not a problem. Spending money needlessly is a problem.
- Please, don't spend any more money. The elegant fire house and other upgrades are enough.
- Public works is great as-is; don't mess with it. If nearby neighbors are complaining about the facility, too bad for them. It was there before they moved there, and they bought their properties with full knowledge of the proximity of their homes to the facility.
- Save money by using existing land. Don't expand the park!
- Spending additional public funds for improvement of the Public Works Facilities is a terrible idea and represents a complete lack of prioritization on the part of our elected officials. For the fifteen years I have lived in the village issues such as traffic mediation and burying electrical power lines have been discussed endlessly but not a single improvement in these areas has been implemented even though such efforts would yield an immediate and tangible improvement in the quality of life for village residents. Even relatively modest ideas such as speed bumps and flashing 'your speed is' signs have been ignored as 'costing too much'. The cost of burying power lines which obstruct views, literally million dollar views, throughout the village has continually been deemed too high to entertain. In this same time period, our elected officials have built a multi-million dollar City Office complex, spent hundreds of thousands of dollars in unproductive lawsuits with South Suburban and former employees, dramatically increased the size of government overhead and now want to spend additional funds on expanding and/or relocating another government facility. This represents a colossal misuse of public funds which should be used first and foremost for improving the overall quality of life in the entire village. Once these issues are adequately addressed it would be appropriate to discuss changing the existing infrastructure but not until that time.
- Stay and move plows etc. to another location
- The current location has never been a problem, even with our children having gone to Cherry Hills Elementary.
- The current location is not offensive to me.
- The current public works facility doesn't affect me personally.
- The facility should be located within the city. It makes no sense to move the facility and have to buy more land and possibly rezone to move this facility. Keep it where it is! With landscaping, it is reasonable to hide the facility and still maintain its usefulness.
- The new firehouse is beautiful but how fancy do we need to get? The current location is fine.
- The present location is probably the best overall choice location for all facilities.

- The Village Center is (fairly) well located for the town and should be maintained as such. My biggest 'gripe' is ice removal on tertiary streets and rain/run-off drainage. Stay local and central with necessary phone contacts and numbers on the front web page and monthly mailer.
- The Village is the same size as it always has been. Increased size to Public Works is not necessary.
- The work of the Public Works Dept. is important--in fact, vital to the health of our community. I would hate to see us use such a centrally located spot (that is also right across the street from our namesake elementary school) for a mostly "industrial" use. It just doesn't seem like a good zoning decision--or safe given all the kid traffic.
- Things are fine as they are. I am mostly concerned with the functioning of the department, and I feel it is great as-is.
- We have been very pleased with the interaction and services offered through CHV Public Works.
- We would prefer to keep the current site. I think improvements can be made to John Meade Park regardless. Our main concern is that CHV maintain a semi-rural resident and pet/barn animal friendly atmosphere though we're big fans of Kent Denver and would vote for lights on the field on FRIDAY nights! We have benefited from the proximity of the public services. Please don't move it.
- While I'd like to see more park space there around Meade, the cost of a complete relocation does justify that desire. It seems that using the existing space makes the most sense economically. Plus, more park space right next to University does not seem appealing.
- While the facilities could be "spruced up" a bit, I am happy with the current location.
- Work with the area you have - more efficient. I guess I don't understand why there would be a need to relocate. Is it hoity-toity self-entitled neighbors? Maybe they should move or not have purchased a house near the current facility if they don't like it there. My gosh, that area has been there since I think the early to mid-60's. Keep the city facilities and CHVE where they are - it's pretty central.
- Keep in all in CHV
- Keep it close
- Move the heavy stinky stuff. Keep the rest
- Overall we very pleased with the public works since moving here.....
- Paying as high taxes as we do we should get the most efficient and practical service
- Store seasonal equipment and materials off-site
- The centrality of location of the facility is the most important issue regarding the public works facility.
- The Public Works does an incredible job already. I hate to have them lose efficiency. I imagine the land value of the current parcel might exceed that of any potential relocation site. If sold, could that offset any of the costs?
- I think the location being nearer CHV is valuable.

- Don't want to be paying more \$\$ for public works esp. so soon after completion of the new police building
- Don't care about location, do care if costs go up
- Don't increase costs or reduce service levels
- I do not feel this would be a good use of our money.
- I know that I voice the concerns of many Cherry Hills Village residents when I say that it is very frustrating that during difficult financial times, when many residents are burdened by persistent financial pressures, we see the Village government spending excessively on unneeded and self-serving expenses. Many of us call the new municipal building the CHV Shrine to Civil Servants. Personally, we like the CHV government representatives, but you don't need another beautiful building that disrespects and insults the financial concerns of its citizens. Please remember that you are spending OUR money, and it is an insult to our hard work when you continue to waste money on making the CHV government employees happy, but less efficient.
- I personally don't feel that moving to another site is worth the expense and related delay in services. I think the existing site isn't that bad and it can be improved with screening or other modest improvements. I'm not at all in favor of incurring additional expenses. It's extremely expensive to live in CHV and I don't want to see those costs rise further.
- Do not want the improvement plans to raise taxes.
- Improve the existing site.
- I do believe the public works building does need a face lift to coordinate with the fire/police city hall building.
- I think the aesthetics of the property are important
- I think the facility has been neglected for far too long.
- Ideally I'd like to see the present site work with new landscaping, etc. If this isn't feasible, I would support an off-site location but not if it is cost prohibitive or too far from CHV
- Put a new building at the current location
- The current facility just needs some upgrades. I don't see a good reason to spend more public funds.
- We believe that the best course would be to make improvements as necessary to the current location
- We can make improvements on what we have without going to the expense of a new facility. I'm not in favor of incurring any additional costs to have the facility moved. To what purpose?
- Convert some of the building to conference room to be used by the residence for HOA meeting, use with the movie night event or the fireworks < etc. The council room is seldom available for such gatherings or meetings.
- I like the idea of moving the heavy equipment to an offsite location and using the existing building for offices, etc.

- I understand needs for upgrading, but the police/court building remains, and I believe a central business location for the city is a good idea. I would rather see additional "new" park or greenland areas in the Village rather than expand a park that is beneficial primarily to the immediate neighbors. For example, I've heard of "plans" to purchase the church land on E. Tufts as a goal, and converting it to green space. Multiple smaller parks throughout the village seems like a better idea to me. Is this drive to relocate the Public Works buildings being pushed primarily by those immediate residents around the facility who are offended by its appearance? Repair it, clean it up, if you are really short of space then get some offsite storage for seasonal equipment, but I'd rather see smaller parks as noted above, or even better, EXTENSIVE COYOTE EXTERMINATION FROM HIGH DENSITY RESIDENTIAL AREAS (we've lost one dog to coyotes in the last year!)

FAVOR RELOCATING

- Don't notice the Public Works area much, but it seems with the new building it would be nice to improve the overall look and feel of that area. I assume you would have to move the facility out of the village to a more industrial area. Any idea on cost to relocate?
- I don't mind paying for moving the public works and improving the current site as long as it is within reason.
- I would like to see the future site moved and expand facilities at the park.
- It would be nice to move the facility off site but not at an excessive cost.
- Make the move! Expansion of the park would be terrific - bottom line here, the highest and best use of this site is NOT a public works facility...that can be located elsewhere, with cost/time worth it to reclaim that land for a higher and better use.
- Move the facilities to leased facilities.
- Needs to move ASAP to a location of the City' choice.....
- Public Works is an extremely important part of the day-to-day operations of Cherry Hills Village; however, as we all know, the City has received high national marks for its open space, natural, country feel environment. We should do our very best to preserve the integrity of this unique community. If possible, we should move the Public Works Facility only 2-4 miles away with the intention of not polluting this bucolic community.
- The current public works facility and former fire station should be relocated and the area repurposed for better community use. Some ideas are: Retail/coffee shop/library and community center, outdoor amphitheater, open space/park (increase size of John Meade), dog park, playgrounds, ballparks/fields for resident permitted only events. Recommend a study to determine if outsourcing services is more cost effective so money can be allocated to purchasing more open space and parks for the community. Thank you for the opportunity for the input.
- The present public works facility is an eyesore to any who use the trails and/or the park. Its location is a detriment and hazard to Cherry Hills Elementary School. We think it should be relocated or partially relocated so that the park can be utilized for what it was originally intended by John Meade--a place for the residents of Cherry Hill to gather or relax or exercise on the trails in a beautiful and peaceful environment.
- We like the idea of moving the Public Works to a different location and maintaining a semi-rural feel to our beautiful neighborhood.
- We need to move these facilities out of the core of our city and expand our wonderful central campus for residents use and enjoyment! With the Hutto area, 90 Meade Lane and the removal of the old fire station this could be the gem of the City! So Santa Fe, Dayton facilities or an alternative location for the Public works group is an idea that must finally be implemented!

- We're in favor of relocating Public Works and are interested in learning more about the costs of the project.
- Relocate. How much longer would it take--5 minutes?
- Any sites on the edge or adjacent to CHV could work. St. George's church property? Possibility of sharing site with Greenwood Village? Police and Fire should be centrally located; Public Works perhaps does not need the quick response time. Relocating could provide more space for the Village campus.
- Buy 3600 S. Clarkson and remodel Episcopal church into 2 story Public works offices. Road base, gravel & materials can be stored on site and garage built on Kenyon Ave. Rent house to AA group as the church now does. This property has been on market for 3+ years!
- I liked the idea of using the old fire station building as a Public Works building. I don't like to see more building going on in CHV. Would prefer to keep rural atmosphere as much as possible.
- Locate heavy equipment and seasonal items and supplies away from the City Center. Explore using the City-owned property in Englewood for this function. Explore collaborative relationships with developers/builders to minimize cost to City.
- Please do not ruin the wonderful work that has been accomplished lately (e.g. having the new park expansion, the Hutto memorial, the orchard, the horse arena and the new Fire/Police station) by leaving or expanding the trashy looking public works piles and trucks on Meade Lane. Move all the stuff off-site to Oxford and Santa Fe, etc.
- Public works could take over old police station and part of old fire station while John Meade could still be expanded Please improve John Meade Park regardless of what happens with Public Works. I have lived here since 1998 and have found the park awkward and unusable for recreation.
- Renting equipment yard space over on Santa Fe cannot possibly cost very much not take more than a few minutes extra of drive time and fuel.

DECISION SHOULD BE COST EFFECTIVE

- Be fiscally responsible in your decision.
- Build it cheap
- Cost and efficiency are two very important issues. Everyone who currently owns land in the Village purchased their property knowing where it was in relation to our Village's offices. Moving Public Works nearby might negatively impact the value of the properties around the new site. Would love to see the money that would be spent in moving Public Works to a new property (whether all of PW or just 'storage`) put into the purchase of additional land through our Land Trust.
- I don't have much connection with the public works department so I am not in favor of spending more money unless there is a marked benefit to the services being offered.
- I have found the discussions regarding new public works facilities to be misplaced and discouraging. Our population has remained quite steady for decades, yet we seem to need more and better management facilities. Why is this? I believe it is because we were misled when the vote to disengage from South Suburban was passed. I voted to leave Suburban, but wish I had not. This move cost Villagers millions and millions for, in my opinion, a negative net gain in expenses, debt and benefits. I feel it is time to stop the bleeding and live with what we have until the lawsuits and debts abate. Or perhaps better efficiencies can be had by rejoining South Suburban, contracting out services, or simply with what we have until the debt is abated. How does a new facility directly benefit each Villager over what we currently have? I can see no positive benefits, at least none that are obvious. I strongly feel our efforts should be focused on direct and measurable benefits to each and every resident such as traffic control, power line burying, etc.
- I think that you should look at this improvement plan and the costs carefully. Do the costs outweigh the benefits? Is it easy to spend someone else's money? What would we gain if the Public Works were moved? It could be a big waste of other people's money. I would have to see, in black and white how the people in Cherry Hills would benefit this improvement.
- I would like the city to look at the most cost effective approach to this issue.
- It is most important to be fiscally responsible. To relocate would be a huge cost
- No comment except save money
- While an expansion of Meade Park would be nice, I wouldn't want the city to spend too much in relocating the public works facilities.
- I would probably be willing to pay a little bit more, but not a lot more.
- Our tax dollars should go towards creating efficiency whenever possible.
- Safety first, then cost, then aesthetics
- Safety most important, costs next. given the yard space at homes, public parks in CHV less important
- What would be the cost of such a plan? Let's not do another South Suburban.

- Considering the size of the Village and the recent expenditures for the new facility and the cost of settling with South Suburban (a great error on the part of the then Village leadership). I am not in favor of any expenditure for additional facilities within the next five years.

NEED MORE INFORMATION TO MAKE DECISION

- Hard to answer several questions with any confidence. For example, what extra amenities might we find in a new park, etc.
- Hard to be too specific with comments until I am able to review proposals.
- I don't feel I have enough knowledge to answer these questions intelligently.
- I don't have enough information to make an educated response.
- I don't know what the pros and cons are. It would have been more helpful if you had provided these before taking this survey. Also, I don't know what park you're referencing.
- I need more information as to plans if the three options.
- I would like to know how much it would cost to move the Public works before making a decision.
- It is extremely difficult to provide meaningful feedback when the potential sites, costs, scope of delays, and overall expenditures are not provided. My observations, from living in CHV for over twenty years, is that the present location is increasingly a traffic concern, as well as its larger presence with new building, all of which have a visual impact on the area. Without knowing how much John Meade is used, together with traffic implications, it is difficult to assess expansion. It appears to be somewhat popular for movies, equestrians and 4th of July parking. Costs are paramount, as is efficiency. As I do not foresee population expansion in CHV, my first question is what does the future hold regarding a change in services, equipment and facilities, and what are the cost benefit aspects of expansion, versus replacement with up to date facilities. The survey, imho, is rather likely to provided uneducated, emotional and potentially unrealistic responses without greater details being provided, even if only possibilities. Taxes are a great concern, as I know from serving on Hillcrest Sanitation Board, and, it seems too, that while there is a periodic change of age demographics, as well as income, older retired residents can be heavily impacted by taxes.
- It would be helpful to understand the pros and cons of moving and improving the facility.
- The need for moving has not been stated. I have lived in the Village since 1969 and at time have the need for moving facilities nor has any reason given for doing so. I have not noticed over my years here that Public Works were lacking in doing a good job. What is cost?
- The questions associated with this projects potential increased costs are not specific enough for me to answer accurately. "Pay more" for example, is that 5% more or 50% more? My answer would be different for each of those two options.
- The questions were too general. If the park were extended, what would that include? Hard to have an opinion when I don't know what the benefit is. Also, besides smell/noise, why does the public service building have to be moved?

Need more information.

- I haven't studied this issue closely.
- Rumor has it that there is talk of this facility being moved across the street from our home at 880 E. Kenyon St (in the old St. George's church site). We are technically 50 ft. off the dividing line of CHV and Englewood (our address is the Englewood site). We would much prefer a facility such as this to go in near us as opposed to a bar/restaurant/high traffic facility, but are, of course, concerned with the level of noise, odor, trucks hauling in and out, etc. We look forward to learning more and would like to participate in any meetings you may have concerning this improvement plan.

COMMENTS ABOUT THE SURVEY

- Good survey
- Meade Park Open Space and the Alan Hutto Commons...are the opening aesthetic statements representing Cherry Hills Village. The attractive and functioning Police and Fire Facility add to the image of a well thought out and planned environment, servicing a primarily residential community. Placing beautiful art sculpture at the entrances of our community and promoting a rural open space environment will be negated by a visual industrial expansion, though essential for our community, sends a message, by its location, contrary to the Blue Ribbon Committee's Report and its approval by our City Council. Cherry Hills Village already owns property in Englewood that could be utilized for this purpose, without any additional land purchase. This should have been made clear in your survey, instead of indicating that more tax revenue would be needed...a somewhat slanted survey.
- My immediate reaction is that this is a heavily biased questionnaire. For example: The question of time response if the facility were 3-4 miles away is immaterial. E.g. Waiting 10 minutes more for snow removal is not a significant problem. Also, when the village is the small size that it is, what is less centrally located than where it is now? The entire village is small compared to any other municipality and any location is probably closer than most Colorado city's facilities. Within or close to the city's boundary is near enough to serve. Furthermore, why should there be higher operating costs for a difference in location of 3-4 miles? This is another example of a weighted question against a move.
- Thank you for soliciting feedback from residents.
- Good job on letting us provide input
- Thank you for taking this on, long overdue
- Thanks for your work and for seeking input.

MISCELLANEOUS COMMENTS

- Continue good maintenance of winter roads
- Despite the central location snow removal is not completed as quickly as I would like to see
- It is critical that public works be able to get on the streets quickly during snow storms. Off-site storage of equipment would hinder this. If the contemplated relocation occurs and the existing location is added to the park, it will always be parkland. If we maintain the status quo, the land will remain available for a range of possible uses in the future, should our needs and circumstances change.
- My overall concern is with moving it and the wait time for clearing the roads when it snows. Other than that, I cannot think of an issue.
- I feel strongly that the best way to improve the visual appeal of the Village would be to bury all utility/power lines. Currently the lines are an eyesore and trees are being mutilated. I don't support buying more open space as the Village has an abundance right now and the projects tend to benefit a handful of free-riding neighbors at the expense of all of us. While you're at it, could someone please make the poles that support the new art at Quincy and Happy Canyon vertical?
- It is time to bury ALL power lines in the Village! Thanks, 72 Glenmoor Drive
- I think it's a waste of money to be developing our own PW equipment and employees. We should be outsourcing this work to an outside contractor. We're spending money on trucks and equipment and now have to spend to maintain and operate this equipment and of course house it all. This is an inefficient process and the services can be better performed at lower total costs by sub-contracting. Refurbishing the existing facility is an obvious example of this wasteful endeavor. I encourage city council to abandon this department and all of the employees, equipment, buildings, and overhead associated with it.
- I think one alternative has not been mentioned, and that would be to turn over to Greenwood Village the responsibility for the work being done in the Village, and concurrently the taxes we are paying for this work. They seem to be more efficient and certainly GV looks better overall than Cherry Hills.

OTHER

- Because residents change annually, Public Works Improvement Plans should be annually reviewed in light of five year strategic plans.
- We would enjoy having a larger park to take our kids to play that is in our neighborhood.
- I'm profoundly disappointed with the outcome of the speed posts at Quincy & S. Hudson Parkway. I have no idea why they were moved - the speeding in our neighborhood is a problem and it needs to be addressed immediately. Speeding, in general, all along the Quincy corridor especially at the corner of Holly, is horrendous.
- Let's keep CHV a premier rural community!
- Please focus a little on bike paths. Cyclists are unable to ride many sections along Quincy due to ruts created by roots and low hanging limbs forcing us out into the street.
- I live on Meade Lane so reduced traffic and aesthetics are most important to me and our neighbors.
- I think too much emphasis is on appearances - Cherry Hills used to be casual and friendly, unfortunately it has become pretentious and snobby.
- I worry about real estate values near Meade Park. I want to thank the public works department for doing an excellent job year round. Part of the reason we love living in Cherry Hills Village, is due to the high quality of maintenance of our common areas.
- It would be nice to have a neighborhood playground in CHV. Quincy is already very crowded, especially during school times so an increase in traffic, noise and congestion would not be good.
- The plan should be up to the City.
- We are new here in the Village. The only problem I have seen is the traffic back up on Quincy at University at certain time of the Day.
- I have no specific comments. We need the public works department to do their job in keeping Cherry Hills Village the premier place it is.

NO COMMENT

- There were 34 responses of "none" or "no comment."

Satisfied

5. Please indicate your opinion of the relative importance of each of the following services of the Cherry Hills Village Public Works Department. Use a 5-point scale from 1 = “least important” to 5 = “most important.” [Rotate Order]

Service	Rating
Construction, repair, and maintenance of City streets, curbs, and gutters	1 - 2 - 3 - 4 - 5
Construction, repair and maintenance of parks and trails	1 - 2 - 3 - 4 - 5
Construction, repair, and maintenance of storm drains	1 - 2 - 3 - 4 - 5
Construction, repair, and maintenance of City buildings and related facilities	1 - 2 - 3 - 4 - 5
Snow and hail removal and sanding	1 - 2 - 3 - 4 - 5

6. If the Public Works facility relocates to a completely different site, there may be decreases in efficiency including longer response times for service delivery. How concerned are you about a potential increase in response time if the Public Works facility relocates?

1-Very Concerned 2-Concerned 3-Neutral 4-Slightly Concerned 5-Not at All Concerned

7. If the facility remains at its current location, there may be ongoing issues related to traffic flow, aesthetics, noise, and odors. How much of a concern are these issues to you as a resident?

1-Very Concerned 2-Concerned 3-Neutral 4-Slightly Concerned 5-Not at All Concerned

8. Moving the Public Works facility to a different location may result in additional costs to the City for land acquisition and site development. How would you rate the idea of relocating the Public Works facility and re-purposing the old site for expansion of the adjoining John Meade Park? This would include improvement of the site’s aesthetics (appearance, noise, traffic etc.)?

1 - Poor 2 - Fair 3 - Neutral 4 - Good
5 - Excellent

9. Do you see value in expanding the amenities offered at John Meade Park, if the Public Works Facilities are moved to a different site?

1 - Yes 2 - No 3 - Not Sure

10. How important is a centrally located Public Works facility site to you?

1 - Not at All Important 2 - Slightly Important 3 - Neutral 4 - Important 5 - Very Important

11. Would you as a resident be willing to pay for possible higher operating costs associated with a less centrally located Public Works facility?

1 - Yes 2 - No 3 - Not Sure

12. Please include any general comments you would like to make regarding the development of the Public Works improvement plan. [*Please be as Specific as Possible*]

Comments:

Demographics

13. How long have you lived in Cherry Hills Village?
1. Less than 2 years
 2. 2-5 years
 3. 6-10 years
 4. 11-20 years
 5. More than 20 years
14. Which of the following categories includes your age?
1. 18-24
 2. 25-34
 3. 35-44
 4. 45-54
 5. 55-64
 6. 65-74
 7. 75 or older
 8. Prefer not to answer
15. What is your gender?
1. Male
 2. Female
 3. Prefer not to answer
16. How would you classify your ethnic background?
1. White alone
 2. Black alone
 3. American Indian alone
 4. Asian alone
 5. Pacific Islander alone
 6. Some other race alone
 7. Two or more races
 8. Hispanic origin (any race)

9. Prefer not to answer

17. Including yourself, other adults, and children, how many persons currently live in your household?

- | | | | | | |
|---|---|-----------|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| 7 | 8 | 9 or more | | | |

18. Using the intersection of East Quincy Avenue and South University Boulevard as a reference point, please indicate in which area of the City you live. *[Can Choose Only One]*

1. **Northwest** of East Quincy Ave and South University Blvd.
2. **Northeast** of East Quincy Ave and South University Blvd.
3. **Southwest** of East Quincy Ave and South University Blvd.
4. **Southeast** of East Quincy Ave and South University Blvd.

C. Invitation Postcard



City of Cherry Hills Village
2450 East Quincy Avenue
Cherry Hills Village, CO 80113

Name
Address Line 1
Address Line 2
Address Line 3

Invitation to Participate in the 2013 City Public Works Survey

THE CITY OF CHERRY HILLS VILLAGE NEEDS TO HEAR FROM YOU!

The City of Cherry Hills Village is preparing an improvement plan for its Public Works facilities. Several options are being studied including improving the current site, relocating the entire facility, or relocating a portion of the Public Works operations. I invite you to share your opinions by participating in our *2013 Public Works Survey*. To protect your privacy, an independent research firm is conducting the survey for the City which will insure your responses will remain anonymous and confidential. Please take just a few minutes to provide your candid feedback as soon as possible; it will help us decide how to move forward.

All respondents will be entered into a drawing to **win one of three \$100 Visa gift cards** as a token of the City's appreciation for your time and input. Please respond by no later than August 30, 2013.

To take the online survey, go to the link listed below. *Be sure to type the survey link in your computer's address bar (usually located near the top left of your screen), and not in a search engine like Google, Bing, or Yahoo.*

Survey link: <http://www.cherryhillsvillage.com>

For more information, contact cmontgomery@pioneermarketingresearch.com, or call 800-742-6122. If you prefer a printed copy to return by mail, call Pamela Broyles at (303) 783-2744.

Thank you in advance for your input and participation!

Mayor Doug Tisdale

Appendix 5B - Community Meeting - Oct. 24, 2013 - Comment Cards

Cherry Hills Village Public Works Facility Plan
Community Meeting October 24, 2013

Comments:

OFFER citizens more information about possible options "off site" - 50 yr lease off of State Fe? etc.

- "Response Times" - Needs to be defined in detail. WHAT ARE YOU REALLY SAYING - GIVE SOME STATISTICS? TRAFFIC ACCIDENTS? - How many require more than police and fire call attend to?

- Give option of passing out fire house and plant a lawn. Maybe contract with Greenwood to address issues?

Contact information (optional)
Address: JOE KOWARIK 60 MERGE LN.
Email: JKOWARIK@SILVERDALEBOYS.COM

Cherry Hills Village Public Works Facility Plan
Community Meeting October 24, 2013

Comments:

Develop a plan where the village organizes the consolidation of trash pickup so that the level of heavy truck traffic could be reduced and improve the cost of services to the residents via a large public competition as opposed to individual bidding against the bid of the big corporation.

Contact information (optional) Joseph D. Bobbia
Address:
Email:

Appendix 5B – Community Meeting – Oct. 24, 2013 - Comment Cards Cont.

Cherry Hills Village Public Works Facility Plan
Community Meeting October 24, 2013

Scanned 3/25/14

Comments:

Personal Recommendation

Keep the public works department at the City Center

Reasons:

- 1. Cost efficiencies having all city staff at one location*
- 2. Better communication between city departments*
- 3. Minimal neighbor impact because of adjacent buffer zones (rail, school, bus)*
- 4. Present temporary facility to meet temporary needs*

Opportunity to improve:

- 1) Build a thoughtful new facility at the site. (Keep Green Blvd)*
- 2) Build aesthetic buffers and borders around the facility*

Contact information (optional): *Mike Gallagher*

Address: *4440 S. Clarkson St*

Email: *galla51@gmail.com*

Cherry Hills Village Public Works Facility Plan
Community Meeting October 24, 2013

Comments:

Why continue to pursue moving the facility when you have already heard from the community that we do not want it moved and are not willing to pay to do so?

Please listen to the people of CHV who are affected. Leave it where it is for fastest response time.

It seems like you are ignoring the results of your surveys.

Consider and follow up surveys please. Store what isn't needed elsewhere. What would ease the space where the survey responses are. It's be fiscally responsible and extend the budget amount possible with still paying millions for the South Suburban fiasco.

Contact information (optional):

Address:

Email:

Appendix 6A - Public Works Program Needs Assessment – On-Site Program

PROGRAM FOR SINGLE SITE									
Year	2005				2013				Notes
BUILDING	SF	Qty	total	%	SF	Qty	total	%	
Repair Bays									
High Work Bay	490	8	3,920		800	8	6,400		45 x 16' bays + end space; 14' doors
subtotal			3,920	49%			6,400	66%	
Support									
Workspace/tools	1000	1	1,000		250	2	500		welding , work tables
Tool Crib					200	1	200		
Woodshop/Sign sto					250	1	250		
Gen sto	250	1	250		250	1	250		
Fluids Rm					120	1	120		
Mud Rm	50	1	50		50	1	50		
Men's Locker	265	1	265		265	1	265		16 lkr 2x2; 2 WC; 1 ur; 1 shr; coat boot sto
Women's Locker	195	1	195		195	1	195		4 lkr, 2 full 2 1/2ht; 1 WC; 1 Shr; coat bt sto
subtotal			1,760	22%			1,830	19%	
Offices									
Director office	165	1	165		165	1	165		
Crew Chief	80	1	80		80	2	160		
Shared worksp	60	4	240		60	4	240		
Conf	150	1	150		250	1	250		14 occ
Parks & Trails Off	120	1	120		120	1	120		
Gen Sto	100	1	100		100	1	100		
Break	400	1	400		400	1	400		20 -25 occ
Visitor Tlt	45	1	45		45	1	45		
Boiler	80	1	80			1	0		
Elect	80	1	80			1	0		
Teleco	10	1	10			1	0		
JC	100	1	100			1	0		
subtotal			1,570	20%			1,480	15%	
bldg. Subtotal			7,250				9,710		
Multiplier	0.1		725		0.15		1,457		
Total			7,975				11,167		

Appendix 6A - Public Works Program Needs Assessment – On-Site Program Cont.

Year	2005				2013				Notes
SITE	SF	Qty	total SF	%	SF	Qty	total SF	%	Notes
Wash Bay	800	1	800		900	1	900		23 x 40
Misc.	23,200	1	23,200				0		
Fueling					1200	1	1,200		6000 gal unlead; 4000 diesel 2 disp.
Covered Bins					2000	4	8,000	*	200 tns Rd base; 650 tns spoils; 800 tons microseal= 2000cy; 8' tall bins
Slice					1500	1	1,500		600 tns 40' dia
Mag Cl w/ containment					225	1	225		6000 gal 9' dia
Metal & wood storage					160	2	320		
Outdoor Break					300	1	300		
Covered Truck Park					490	8	3,920		Spaces 14 x35
Employee Parking					180	15	2,700		Spaces 9 x20
Mower small equip storage					300	1	300		
Misc. Storage					800	1	800		
HAZ Storage Shed					180	2	360		
Pickup Truck parking					200	5	1,000		Spaces 10 x20
subtotal			24,000				21,525	20%	
Site Circulation					2.00		43,050	41%	
Subtotal			24,000				64,575		
neighborhood buffer					0.33		21,310	20%	20' buffer all sides
Subtotal							85,885		
Contingency					0.1		8,588		
Site Total			24,000				94,473		
Site and Building			31,975				105,640		
acres			0.73				2.42		

* Bin calculations

200 tons of road base = 133 CY		20 x25	500
650 tons of spoils =	1333CY	3) @30 x40	3600
800 tons of micro seal =	533CY	50 x 40	2000
misc. landscape	300CY	30 x40	1200
1 CY = 4 SF of 8'tall bin			7300

Appendix 6B - Public Works Program Needs Assessment – On-Site/Off-site (Split Facility)

PROGRAM FOR SPLIT SITE									
Location	Meade Lane & Quincy				Hampden & Lafayette				
SITE	SF	Qty	total SF	%	SF	Qty	total SF	%	Notes
Wash Bay	900	1	900						23 x 40
Fueling	1200	1	1,200						6000 gal unlead; 4000 diesel 2 disp.
Covered/uncovered Bins								*	200 tns Rd base; 650 tns spoils; 800 tns microseal= 2000cy; 8' tall bins
wood chips	200	1	200		400	1	400		
topsoil	200	1	200		400	1	400		
crusher fines	200	1	200		1600	1	1,600		open storage
spoils/trash	400	1	400		3000	1	3,000		open storage
road base	200	1	200		400	1	400		
misc.	200	1	200		400	1	400		
Slice	1500	1	1,500						600 tns 40' dia
Mag Cl w/ containment	225	1	225						6000 gal 9' dia
Metal & wood storage	160	1	160		160	1	160		
Outdoor Break	300	1	300						
Covered Truck Park	490	8	3,920		490	1	490		Spaces 14 x35 uncovered @ Hampden
Employee Parking	180	15	2,700		180	2	360		Spaces 9 x20
Mower small equip story	300	1	300		300	1	300		swap w/ plow blades
Misc. Storage	800	0.5	400		800	1	800		some overlap
HAZ Storage Shed	180	2	360						
Pickup Truck parking	200	5	1,000		200	2	400		Spaces 10 x20
Site subtotal			14,365				8,710	8%	
Site Circulation	2.00		28,730		2.00		17,420	16%	
Main Building			11,167						
Subtotal			54,262				26,130		
Neighborhood Buffer	0.33		17,906		0.33		8,623	8%	20' buffer all sides
Subtotal			72,168				34,753		
Contingency	0.1		7,217		0.2		6,951		
Site and Building			79,385				41,703		
acres			1.82				0.96		

* Bin calculations

200 tons of road base = 133 CY		20 x 25	500
650 tons of spoils =	1333CY	3) @30 x40	3600
800 tons of micro seal =	533CY	50 x 40	2000
misc. landscape	300CY	30 x40	1200
1 CY = 4 SF of 8'tall bin			7300

Appendix 6C – Public Works Needs Assessment - Public Works Facility Review Operation Report

How often during the day does each employee enter and leave the current facility?

The Streets Division monitored activities for one week. The activity depends on the current operations in the field. The following was recorded:

- On the day that the crew worked on gravel road maintenance and needed to mobilize equipment, haul out 26 loads of road base, and 4000 gallons of mag chloride, they accessed the yard approximately 60 times. The crew also had fall leaf sweeping operations going that day. Between dumping loads and loading water the sweeper accessed the yard approximately 10 times. The total access for this day was approximately 70 trips.

The operational challenge on this particular day, if the division had to mobilize the equipment and materials from an offsite location, could have turned the one day gravel road repair job into a three or four day job. Additionally, if the sweeper had to transport its four loads of sweepings that day straight to the landfill, instead of an inner City staging area, the sweeper would have only completed half the production on that day.

- On the day the division worked on routine maintenance operations, the crew entered and exited the Village Center approximately 6 times each, equaling about 30 visits for daily operations. This total is for the Streets operations only. The Parks crew averaged 8 visits per day per man, equaling roughly 40 visits per day. The total access for routine maintenance was approximately 70 trips.

The average of 70 trips per day x 4 days per week x 52 weeks = 14,560 visits into and out of the Village Center per year for both Parks and Streets Division personnel.

The equipment, materials, and miscellaneous support tools needed to do daily operations depends on job scheduling.

Following is a list of the many materials that came into and out of the yard or City limits in 2012. Because the City's trucks are only allowed to legally haul 5 tons at one time, all totals must be divided by 5.

Asphalt in 528 tons =	106 loads
Asphalt out 684 tons =	137 loads
Road Base 1,256 tons =	252 loads
Concrete demo 312 tons =	63 loads
Salt Sand 400 tons =	80 loads
Construction Debris 370 tons =	74 loads
Sweepings 296 tons =	60 loads
Misc. (tree trimmings, landscape rocks, mulch, topsoil, etc.) =	40 loads
Parks Division total =	114 loads
Total everything =	926 loads

Out of the 926 loads, around 700 of the loads came into and out of the yard for staging and storage convenience for maintenance operations.

Appendix 6C – Public Works Needs Assessment - Public Works Facility Review Operation Report Cont.

How long would it take to commute to Englewood shops?

At 8:00 a.m. it took 51 minutes to make the drive to and from the Englewood shops on dry pavement. This time included spending 10 minutes at their shop to simulate loading a dump truck with sand.

During the November 21, 2013 minor snow storm, staff drove the load limit route a dump truck would have to travel and it took 1 hour and 12 minutes at 8:00 a.m. to make the round trip between Englewood shops and the Village Center. This time included the 10 minute simulated loading time for the dump truck.

If the City were to have a sub-station for emergency operations (snow/ice storms, utility emergencies such as broken water mains, downed regulation or directional signage, or other police or fire requests) it would need, at minimum, a four bay heated garage. Three of the bays would be used for housing two plow ready dump trucks and one front end loader for loading the trucks. The fourth bay would be needed as a small work area and for housing a minimal amount of tools and replacement/emergency signage, cones, and storm water materials. In addition to the sub-station garage there would need to be a covered salt/sand storage bin with at least a 200 ton storage capacity and a minimum 2000 gallon magnesium chloride (2 load) tank.

The Public Works Department performs all phases of street maintenance, parks and trails maintenance, and right of way maintenance operations. A list of all activities performed by the Department includes:

- Asphalt Demo and Repairs
- Concrete Demo and Repairs
- Gravel Road Maintenance and Rebuilds
- Snow Removal and Ice Control
- Street Painting
- Sign Installation and Repairs
- Storm Drain Cleaning
- Culvert and Ditch Cleaning
- Street Sweeping / after storm sand, fall leaf, and spring cleanup
- Shouldering all non-curb and gutter streets
- Tree Trimming around signage and right of ways
- Crack Sealing streets and bike paths
- Weed Spraying right of ways
- Building Maintenance / minor repairs / light bulbs / etc.
- Vehicle Maintenance
- Landscape Repairs / follow up to concrete and asphalt projects
- Overseeing Capital Improvement Projects
- Overseeing Utility Installation and Repairs
- Overseeing Resident Contractors
- Citywide Spring Cleanup
- Truck Hauling / loads to dump / demo concrete and asphalt to recycle plant
- Mow and Weed Wack all City right of ways
- Mow and Weed Wack all City parks and open spaces
- Mow, Weed Wack, and Landscape all City entry features and flower beds
- Mow, Weed Wack, and Landscape Village Center lawns and flower beds
- Maintain all City Equestrian Trails and Riding Arenas
- Maintain all City Irrigation Systems

Appendix 5 – Needs Assessment Continued

Appendix 6C – Public Works Needs Assessment - Public Works Facility Review Operation Report Cont.

Maintain Citywide Tree Inventory
Tree Trimming right of ways and parks
Public Works Facility Review Operation Report cont.

Fertilize and Aerate all improved areas
Maintain all granite sand trails
Snow Plow Village Center and Joint Safety Buildings parking lots
Shovel Snow from all building walkways
Snow Plow all concrete and asphalt bike paths
Sweep all concrete and asphalt bike paths
Assist Streets Division with snow plowing sections
Empty Trash and Refill Doggie bags on all trails and parks
Weed Spray right of ways, parks, and open spaces
Coordinate, Set Up and Clean Up all Holiday and Special Events
Maintain and Repair miles of trail fencing
Oversee Capital Improvement Repairs
Maintain all shelter and playground structures
Maintain all pedestrian bridges on City's trail systems

This is a list of the Department's primary responsibilities in the field. This list does not include the many extra improvements or unscheduled tasks that arise throughout the year. These unplanned jobs happen regularly for both Divisions within the Department.

If there are any additional questions concerning the challenges the Department faces performing any of these tasks please feel free to contact Ralph Mason at 303-591-4746 or email at rmason@cherryhillsvillage.com

APPENDIX 7 – SITE SELECTION PROCESS

Cherry Hills Village
Site Selection Matrix

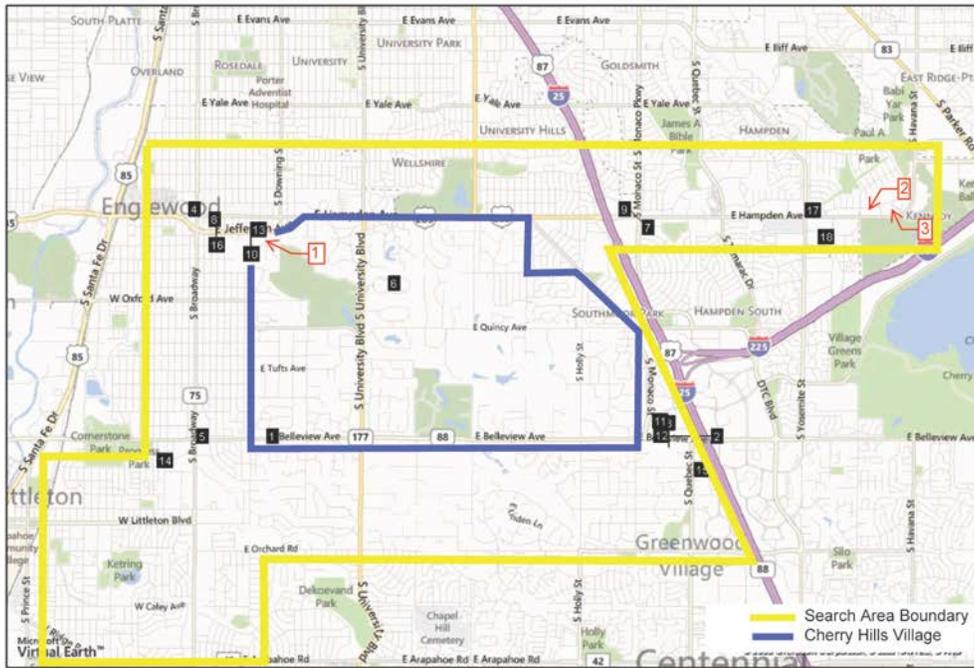
Possible Options

Description	Acceptable Criteria	Criteria Weight	Existing Buildings					Vacant Land - For Sale					Vacant Land - Not on the Market											
			3800 S Clarkson St.	4193 E Hampden Ave	19173 E Hampden Ave (Same as #16)	707 E Jefferson Ave	20900 S & Jefferson Ave	428 W Pinecroft Ave	3300 S Sherman St	1913 E Schlenger Ave	4725 E Bellevue	8901 E Fellows Ave	3455 S Broadway	5550 S Broadway	30 Cherry Hills Park Dr	4381 E Grand Pt	5229 E Hampden Ave	4700 S Pinecroft St	4700 S Pinecroft St	5211 S Rocky M St	Yosemite	3600 S Foothills		
Map ID			1	2	3	8	10	13	14	16	1	2	3	4	5	6	7	9	11	12	15	17	18	
Price			3.0M	1.5M	1.4M	1.8M	Not Listed	1.3M	AM	1.9M	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant	Vacant		
Price per SF			252.96	177.24	123.58	20.67	NA	27.42	7.24	26.65	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA		
Required Criteria																								
Is/Is Not Required Location Boundaries	See Location Boundaries Attached		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Property Size	0.66 AC + 4.01 AC		0.59AC	0.59AC	1.12 AC	1.31 AC	1.14 AC	1.08 AC	1.11 AC	1.88 AC	1.03 AC	3.51 AC	2.8 AC	1.85 AC	1.79 AC	2.42 AC	2.0 AC	1.01 AC	3.77 AC	2.2 AC	2.0 AC	1.8 AC	3.03 AC	
Adequate Site Infrastructure: Wet Utilities	1.1 FT		Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
Adequate Site Infrastructure: Power Requirements	XMPR		Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
Adequate Site Infrastructure: Natural Gas	Required		Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
Adequate Site Infrastructure: Fire/Police Service	Required		Y	Y	Y	Y	Y	Y	Y	Y	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
Cellphone Reception	Vendor Required		Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown	
Physical Size Available (Existing Bldg Only)	5,000 + 10,000 SF		11,842	8,422	11,229	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Age of Building (Existing Bldg Only)	< 999		1989	1975, Penn 2006	1990	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Zoning Requirements	None		R3	R3	R3	None Listed	MU-F08	MU-2	R-6	MU-B-1	CR3	T30	RDD0M	MU-B-1	MU-B-2	CR-1	R4	R4	R4	R4	TC-PUD	R2	S-CC-R	
Variable Criteria																								
Proximity to Cherry Hills Village Police Department	3.0 MI		4	5	1	1	5	5	5	3	5	4	1	3	5	4	5	5	5	3	3	2	3	3
Access to Arterial Road	1/4 MI		5	5	5	5	5	5	5	3	5	5	5	5	5	5	2	5	5	5	5	5	5	4
Variable Criteria Total (45 Max)			45	29	29	45	45	45	27	45	41	29	37	45	41	30	45	45	37	37	33	37	32	
CBRE Comments			Religious Center	Tenant Occupied (church/restaurant)	Current use not suitable for building site. Location at very edge of boundary. Tenant Occupied	Current use not suitable for building site. Location at very edge of boundary. Tenant Occupied	Same Property as #16. Brochure & pending information.	Possible synergistic challenge with existing community. Waiting additional price information.	Hampden Heritage. Consent of community path back in planning.	Residential Use	Commercial, Retail, Office, Medical, etc.	On hold for Development	TOO Development Not Suitable Use	TOO Development Not Suitable Use	Security on lease	Bank Site. On Hold for Development	Residential Not Suitable Use	Medical Not Suitable Use	Under Development	TOO Development Not Suitable Use	TOO Development Not Suitable Use	TOO Development Not Suitable Use	Owned by Public Service Co. Information Not Readily Available.	Lease Opportunity Not Suitable Use
Discussion 09/11/2013			St. George's Church	Current use not suitable for building site. Location at very edge of boundary. Tenant Occupied	Current use not suitable for building site. Location at very edge of boundary. Tenant Occupied	Same Property as #16. Brochure & pending information.	Possible synergistic challenge with existing community. Waiting additional price information.	Hampden Heritage. Consent of community path back in planning.	Residential Use	Commercial, Retail, Office, Medical, etc.	On hold for Development	TOO Development Not Suitable Use	TOO Development Not Suitable Use	Security on lease	Bank Site. On Hold for Development	Residential Not Suitable Use	Medical Not Suitable Use	Under Development	TOO Development Not Suitable Use	TOO Development Not Suitable Use	TOO Development Not Suitable Use	Owned by Public Service Co. Information Not Readily Available.	Lease Opportunity Not Suitable Use	



Red	Not Viable
Yellow	Potential Option
Green	Preferred Option

Possible Options Map



Existing Buildings - Cherry Hills Village 1-4 AC

1 3600 S Clarkson St



<p>Location: Southeast Denver Cluster East Hampden Submarket Arapahoe County Englewood, CO 80113</p> <p>Landlord Rep: - Developer: - Management: - Recorded Owner: The Bishop & Diocese Of Colorado</p> <p>Sales Company: Unique Properties, Inc: Greg H. Knott (303) 321-5888, Brad Gilpin (303) 321-5888 X225</p> <p>For Sale: For Sale at \$2,995,000 (\$252.96/SF) - Active</p> <p>Parcel Number: 2077-02-2-08-047</p> <p>Parking: Ratio of 4.00/1,000 SF</p>	<p>Building Type: Specialty/Religious Facility</p> <p>Status: Built 1969</p> <p>Stories: 1</p> <p>RBA: 11,840 SF</p> <p>Typical Floor: 11,840 SF</p> <p>Total Avail: No Spaces Currently Available</p> <p>% Leased: 0%</p>
---	--

Existing Buildings - Cherry Hills Village 1-4 AC

2

9755 E Hampden Ave - Crystal Rose



Location: Crystal Rose
 Central Ret Cluster
 Central Ret Submarket
 Denver County
 Denver, CO 80231

Building Type: Retail/Restaurant
Bldg Status: Built 1975, Renov 2006
Building Size: 8,402 SF
Typical Floor Size: 8,402 SF
Stories: 1
Land Area: 0.90 AC

Landlord Rep: -
Developer: -
Management: -
Recorded Owner: Crystal Rose Management Co Inc
Expenses: 2012 Tax @ \$3.36/sf

Total Avail: 8,402 SF
% Leased: 100%
Total Spaces Avail: 1
Smallest Space: 8,402 SF
Bldg Vacant: -

Parcel Number: 6343-00-200
Sales Company: Fuller Western Real Estate: Robert Leino (720) 287-5402, Ian Elfner (720) 287-5405, Andrew Dodgen (720) 670-0377
For Sale: For Sale at \$1,490,000 (\$177.34/SF) - Active
Street Frontage: 110 feet on Hampden Ave(with 1 curb cut)
Parking: 45 free Surface Spaces are available; Ratio of 5.36/1,000 SF

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Sys	Occupancy	Term	Type
	8,402	8,402	8,402	Withheld	60 Days	TBD	Direct
Fuller Western Real Estate / Robert Leino (720) 287-5402 / Ian Elfner (720) 287-5405 / Andrew Dodgen (720) 670-0377							

Building Notes

Mill Levy: 66.202



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Existing Buildings - Cherry Hills Village 1-4 AC

3

10175 E Hampden Ave



<p>Location: Central Ret Cluster Central Ret Submarket Denver County Denver, CO 80231</p> <p>Landlord Rep: Omar Robles Developer: - Management: - Recorded Owner: La Curva Del Bandolero, Inc Expenses: 2011 Tax @ \$2.41/sf</p> <p>Parcel Number: 6345-00-061</p> <p>Sales Company: Omar Robles: Omar Robles (303) 458-7093 For Sale: For Sale at \$1,400,000 (\$123.58/SF) - Active Amenities: Corner Lot</p> <p>Street Frontage: 300 feet on E Hampden Ave 195 feet on S Galena St</p> <p>Parking: 75 Surface Spaces are available; Ratio of 6.61/1,000 SF</p>	<p>Building Type: Retail/Freestanding Bldg Status: Built 1980 Building Size: 11,329 SF Typical Floor Size: 11,329 SF Stories: 1 Land Area: 1 AC Total Avail: 11,329 SF % Leased: 100% Total Spaces Avail: 1 Smallest Space: 11,329 SF Bldg Vacant: -</p>
---	---

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
Omar Robles / Omar Robles (303) 458-7093	11,329	11,329	11,329	Withheld	30 Days	TBD	Direct

Building Notes

Property Description: Restaurant
Access to Wells Plaza parking.



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Vacant Land - Cherry Hills Village 1-4 AC

1

1013 E Belleview Ave - Vacant Land



Location: Vacant Land Southeast Denver Cluster Arapahoe Rd Submarket Arapahoe County Littleton, CO 80121	Type: Land Proposed Use: Hold for Development Zoning: CR-3 Density: -
Landlord Rep: - Developer: - Management: - True Owner: -	Parcel Size: 1.03 AC Lot Dimensions: - Improvements: - On-Site Improv: Finished lot
Recorded Owner: Holly F Martino	
Parcel Number: 2077-11-3-17-003	

Vacant Land - Cherry Hills Village 1-4 AC

2

6735 E Belleview Ave



Location: Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Englewood, CO 80111

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: Belquince Ltd Liability Co

Parcel Number: 7084-00-149

Type: Land
Proposed Use: -
Zoning: T30
Density: -

Parcel Size: 3.51 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Vacant Land - Cherry Hills Village 1-4 AC

3

6900 E Belleview Ave



Location: Southeast Denver Cluster
Greenwood Village Submarket
Arapahoe County
Greenwood Village, CO 80111

Type: Land
Proposed Use: Retail, Office
Zoning: RDCOM
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: Abilene Station Llc
Parcel Number: 1975-07-2-18-002

Parcel Size: 2.60 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Rough graded

Building Notes

Plat Map Not Available

Vacant Land - Cherry Hills Village 1-4 AC

4

3405 S Broadway



Location: Southwest Denver Cluster
Southwest Denver Submarket
Arapahoe County
Englewood, CO 80113

Type: Land
Proposed Use: -
Zoning: -
Density: -

Landlord Rep: City Of Englewood Community Develop
Developer: -
Management: -
True Owner: -
Recorded Owner: Englewood City

Parcel Size: 1.85 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Previously developed lot

Parcel Number: 1971-34-3-17-002, 1971-34-3-17-003, 1971-34-3-17-019,
1971-34-3-17-022, 1971-34-3-17-024, 1971-34-3-17-026

Vacant Land - Cherry Hills Village 1-4 AC

5

5050 S Broadway - Bank Site



Location: **Bank Site**
Southeast Denver Cluster
Arapahoe Rd Submarket
Arapahoe County
Englewood, CO 80113

Type: **Land**
Proposed Use: **Commercial, Hold for Development**
Zoning: **MUB-2**
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -

Parcel Size: **1.79 AC**
Lot Dimensions: -
Improvements: -
On-Site Improv: **Previously developed lot**

Recorded Owner: **Net Lease Development LLC**

Parcel Number: **2077-10-4-22-051**

Vacant Land - Cherry Hills Village 1-4 AC

6

20 Cherry Hills Park Dr



Location: Southeast Denver Cluster
East Hampden Submarket
Arapahoe County
Englewood, CO 80113

Type: Land
Proposed Use: -
Zoning: CR-1
Density: -

Landlord Rep: -
Developer: -
Management: -

Parcel Size: 2.42 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

True Owner: Century Communities
Recorded Owner: 20 CHP LLC

Parcel Number: 2077-01-3-13-004

Vacant Land - Cherry Hills Village 1-4 AC

7

6383 E Girard Pl - Highpointe Assisted Living & Memory Care



Location:	Highpointe Assisted Living & Memory Care Future Assisted Living Facility Southeast Denver Cluster East Hampden Submarket Denver County Denver, CO 80222	Type:	Land
Landlord Rep:	-	Proposed Use:	Medical
Developer:	-	Zoning:	B4
Management:	-	Density:	-
True Owner:	-	Parcel Size:	2.00 AC
Recorded Owner:	Spectrum Acquisition-hampden L	Lot Dimensions:	-
Parcel Number:	6323-07-040	Improvements:	-
		On-Site Improv:	-

Vacant Land - Cherry Hills Village 1-4 AC

8

E Hampden Ave



Location: Southeast Denver Cluster
East Hampden Submarket
Arapahoe County
Englewood, CO 80113

Type: Land
Proposed Use: -
Zoning: -
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -

Parcel Size: 1.31 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Recorded Owner: Masons Dev Llc

Parcel Number: 2077-03-1-25-001
Sales Company: Simha Group: Albert Bagdadi (303) 363-7800 X208
For Sale: For Sale at \$1,750,000 (\$30.67/SF) - Active

Vacant Land - Cherry Hills Village 1-4 AC

9

6325 E Hampden Ave



Location: Southeast Denver Cluster
East Hampden Submarket
Denver County
Denver, CO 80222

Type: Land
Proposed Use: Restaurant
Zoning: B4
Density: -

Landlord Rep: -
Developer: -
Management: -

Parcel Size: 1.01 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

True Owner: Jim 'n Nick's Bar B Q Riverchase, Inc.
Recorded Owner: J & N Denver Lic

Parcel Number: 6323-07-045

Vacant Land - Cherry Hills Village 1-4 AC

10

707 E Jefferson Ave - Development Site



Location:	Development Site NWC Jefferson Ave & S Clarkson St Southeast Denver Cluster East Hampden Submarket Arapahoe County Englewood, CO 80113	Type:	Land
Landlord Rep:	-	Proposed Use:	Commercial, Retail, MultiFamily, Medical
Developer:	-	Zoning:	MU-R3B
Management:	-	Density:	-
True Owner:	-	Parcel Size:	1.14 AC
Recorded Owner:	DBR Englewood, LLC	Lot Dimensions:	-
Parcel Number:	2077-03-1-01-018	Improvements:	-
Sales Company:	Legend Retail Group: Adam Rubenstein (720) 529-2999, Peter Pavlakis (720) 529-2990	On-Site Improv:	-
For Sale:	For Sale - Active		

Building Notes

This landmark site takes up the full block along Jefferson between Washington and Clarkson Street, one block south of Swedish Hospital and Craig Rehabilitation Center. Cherry Hills Village is immediately south of the site. There is a full-motion signalized intersection at Washington. The traffic count on Jefferson is over 65,000 vehicles per day.

The zoning is currently MU-R3B. Medical, retail and residential uses are allowed.

Vacant Land - Cherry Hills Village 1-4 AC

11

4700 S Monaco St



Location: Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Type: Land
Proposed Use: Hotel
Zoning: B4
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 3.77 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Parcel Number: 7084-00-140

Vacant Land - Cherry Hills Village 1-4 AC

12

4700 S Monaco St



Location: Southeast Denver Cluster
Denver Tech Center Submarket
Denver County
Denver, CO 80237

Type: Land
Proposed Use: Commercial
Zoning: B4
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 2.00 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Parcel Number: 7084-00-120

Vacant Land - Cherry Hills Village 1-4 AC

13

NEC Clarkson St & Jeffers Ave



Location: Southeast Denver Cluster
 East Hampden Submarket
 Arapahoe County
 Englewood, CO 80113

Type: Land
 Proposed Use: Retail, Office, MultiFamily, Medical
 Zoning: MU-2
 Density: -

Landlord Rep: -
 Developer: -
 Management: -
 True Owner: -
 Recorded Owner: Lone Star

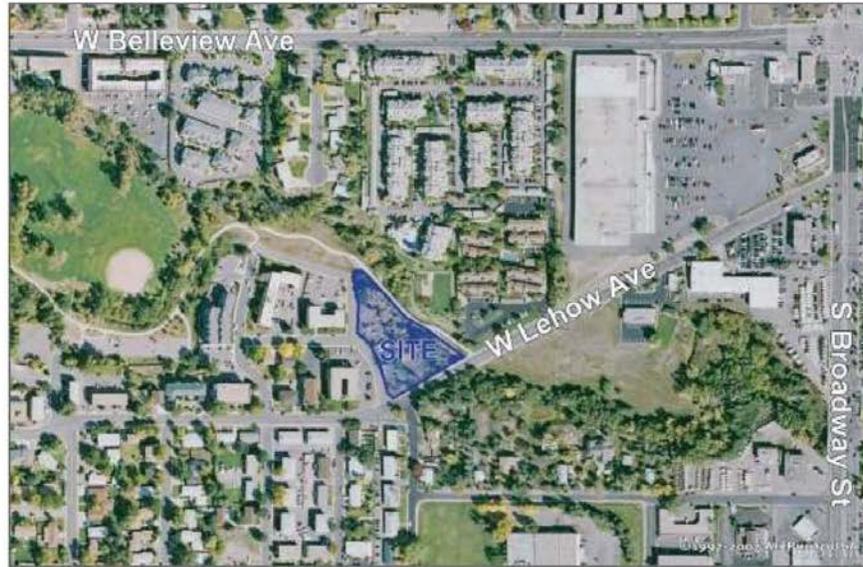
Parcel Size: 1.05 AC
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: Raw land

Parcel Number: 2077-02-2-07-017
 Sales Company: Cassidy Turley Colorado: Tim Gilchrist (303) 312-4259
 For Sale: For Sale at \$1,250,000 (\$27.42/SF) - Active

Vacant Land - Cherry Hills Village 1-4 AC

14

405 W Prentice Ave - Development Land



Location: **Development Land**
NEC Lehow Ave & Prentice Ave
Southwest Denver Cluster
Southwest Denver Submarket
Arapahoe County
Littleton, CO 80120

Type: **Land**
Proposed Use: **MultiFamily**
Zoning: **R-5**
Density: **-**

Landlord Rep: -
Developer: -
Management: -

Parcel Size: **1.11 AC**
Lot Dimensions: **397x247**
Improvements: **1,957-SF SFR**
On-Site Improv: **Previously developed lot**

True Owner: **Scott M & Connie J Robb**
Recorded Owner: **Scott M & Connie J Robb**

Parcel Number: **2077-15-2-01-064, 2077-15-2-01-065**
Sales Company: **West Peak Properties: Brad C. Uhlig (303) 779-7979**
For Sale: **For Sale at \$355,000 (\$7.34/SF) - Active**

Building Notes

High density, residential, infill parcel on 4 lots in Littleton. Near parks and shopping. Backs to park pathway. Perfect for apartment development. Existing home can be converted to a triplex. Owner financing available.

Vacant Land - Cherry Hills Village 1-4 AC

15

5351 S Roslyn St



Location:	Southeast Denver Cluster Greenwood Village Submarket Arapahoe County Greenwood Village, CO 80111	Type:	Land
Landlord Rep:	-	Proposed Use:	Commercial, Retail, Restaurant
Developer:	-	Zoning:	-
Management:	-	Density:	-
True Owner:	-	Parcel Size:	2 AC
Recorded Owner:	Landmark Offices Llc	Lot Dimensions:	-
Parcel Number:	2075-16-2-04-029	Improvements:	-
		On-Site Improv:	-

Building Notes

Approximately 2 acre parcel available due north of prestigious Landmark Development in Greenwood Village. Rare restaurant opportunity for ground lease or build-to-suite in tight southeast restaurant market.

Vacant Land - Cherry Hills Village 1-4 AC

16

3500 S Sherman St - Masons Square Subdivision



Location: Southeast Denver Cluster
East Hampden Submarket
Arapahoe County
Englewood, CO 80113

Type: Land
Proposed Use: Commercial, Retail, Office, Mixed Use,
Medical, Storefront, Storefront
Retail/Office

Zoning: MU-BJ
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -

Parcel Size: 1.68 AC
Lot Dimensions: -
Improvements: Building
On-Site Improv: Previously developed lot

Recorded Owner: Emc Dev Co Lic

Parcel Number: 2077-03-1-25-001
Sales Company: Denver Equities LLC.: Neil Macey (303) 389-0000
For Sale: For Sale at \$1,950,000 (\$26.65/SF) - Active

Building Notes

This outstanding and rare development opportunity formerly owned by the Englewood Masonic Lodge is located two blocks west of Swedish Medical Center, a level 1 trauma center and acute care hospital, and four blocks west of Craig Hospital recognized as one of the top rehabilitation and research hospitals in the world.

Preliminary entitlements are in place to develop the site as medical, however, the site has flexible mixed-use zoning that allows many diverse uses.



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Vacant Land - Cherry Hills Village 1-4 AC

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Yosemite St @ Hampden



Location: Yosemite St and Hampden
Southeast Denver Cluster
East Hampden Submarket
Denver County
Denver, CO 80231

Type: Land
Proposed Use: Retail
Zoning: B2
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: Public Service Co
Parcel Number: 6343-00-194

Parcel Size: 1.80 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Building Notes

Not Geocoded in zip code 80022. Believe 80022 to be incorrect, but do not know actual zip code.

Vacant Land - Cherry Hills Village 1-4 AC

18

3600 S Yosemite St



Location: Southeast Denver Cluster
East Hampden Submarket
Denver County
Denver, CO 80237

Type: Land
Proposed Use: Commercial
Zoning: -
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 3.05 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: 7032-01-044, 7032-01-050, 7032-01-051

Vacant Land - Cherry Hills Village 1-4 AC

17

Yosemite St @ Hampden



Location: Yosemite St and Hampden
Southeast Denver Cluster
East Hampden Submarket
Denver County
Denver, CO 80231

Type: Land
Proposed Use: Retail
Zoning: B2
Density: -

Landlord Rep: -
Developer: -
Management: -
True Owner: -
Recorded Owner: Public Service Co
Parcel Number: 6343-00-194

Parcel Size: 1.80 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Building Notes

Not Geocoded in zip code 80022. Believe 80022 to be incorrect, but do not know actual zip code.

APPENDIX 8 – DENVER WATER BOARD – HILLCREST SITE CORRESPONDENCE



Denver Board of Water Commissioners

H. Gregory Austin, President
John R. Lucero, 1st Vice President
Penfield W. Tate
Thomas A. Gougeon
Paula Herzmark

James S. Lochhead, CEO/Manager

1800 W 12th Avenue
Denver, CO 80204-3412
Phone: 303-328-6200
Fax: 303-628-5509
j.s.lochhead@denverwa.us.org
www.denverwater.org

March 4, 2014

Doug Tisdale, Mayor
Cherry Hills Village
2450 East Quincy Avenue
Cherry Hills Village, CO 80113

Dear Mayor Tisdale,

Thank you for initiating discussions with Denver Water concerning the potential for the City of Cherry Hills Village to locate public works facilities at Denver Water's Hillcrest site, near the intersection of East Quincy Avenue and Happy Canyon Road. Denver Water is always eager to explore partnering with other public entities in our service area to provide better and more efficient service to the citizens we serve, and we value our working relationship with the City of Cherry Hills Village.

Denver Water's current plan for the Hillcrest site is to expand our use of the site, and update our water storage facilities to meet the needs of our customers. This project is currently planned for completion in 2019, and of course that plan and timeline is subject to change depending on our capital and operational priorities. All available space on the property will be needed by Denver Water until this project is complete.

However, we anticipate the possibility that even with these expanded facilities, after project completion there could be an opportunity for Cherry Hills Village to locate its own, separate public works facility at this location, depending on size, configuration, access and other considerations. Denver Water is open to discussions with the City of Cherry Hills Village to investigate this possibility, subject to the considerations discussed above.

As our staffs cooperate in investigating this potential, please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink that reads "James S. Lochhead".

James S. Lochhead
CEO/Manager

cc: Tom Roode, Director of Operations and Maintenance

CONSERVE

**DOUG TISDALE
MAYOR
CHERRY HILLS VILLAGE, COLORADO**

4662 S. Elizabeth Ct.
Cherry Hills Farm
Cherry Hills Village, CO 80113

Telephone: 303.789.0758
Mobile Phone: 303.589.0758
Pager: 201.589.0758

Email (Official): dtisdale@CherryHillsVillage.com

Email (Personal): Doug@TisdaleCherryHills.com

March 18, 2014

James S. Lochhead
CEO/Manager
Denver Board of Water Commissioners
1600 W. 12th Avenue
Denver, CO 80204

Via Email: Jim.Lochhead@DenverWater.org

Re: Your Letter of March 4, 2018 to Mayor Tisdale

Dear Jim,

This letter will acknowledge receipt of your letter to me dated March 4, 2014, which we greatly appreciate. Your letter expresses the willingness of Denver Water to cooperate in investigating the opportunity for Cherry Hills Village to locate its own, separate public works facility at Denver Water's Hillcrest site, located near Happy Canyon and Quincy, in conjunction with Denver Water's expansion of that site between now and a preliminarily scheduled completion date in 2019.

Jim, your stewardship of Denver Water has been characterized by a remarkable commitment to regional cooperation and community service that is unprecedented in the history of Denver Water, while at the same time preserving and protecting the interests of the residents of the City and County of Denver. That approach will continue to forge positive relationships with all of the communities and customers who are served by Denver Water.

Thank you very much for your most kind attention to this matter and for your pledge of cooperation in investigating this potential.

Very truly yours,

/s/ Douglas M. Tisdale, Esq.

Doug Tisdale
Mayor

Cc: Hon. Mayor Michael B. Hancock

