



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Meeting Agenda

City Council

Tuesday, January 24, 2017

6:30 PM

Community Room

Study Session

1. Study Session

- a) [ID# 17-25](#) Littleton Crossing / Summit Housing Group
- Attachments:** [SMHO - CHFA study session](#)
[CHFA Presentation](#)
- b) [ID# 17-22](#) Chatfield Water Purchase Consideration/Discussion
- Attachments:** [Chatfield Res - Environmental Pool - Facts](#)
[Greenway Found-Denver Water Env Pool letter](#)
[Chatfield Environmental Pool](#)
[Water Correspondence](#)
- c) [ID# 17-26](#) City Manager Update
- i) City Manager Recruitment - Schedule & Compensation
- ii) Future Council Calendar Priorities

Adjournment

The public is invited to attend all regular meetings or study sessions of the City Council or any City Board or Commission. Please call 303-795-3780 at least forty-eight (48) hours prior to the meeting if you believe you will need special assistance or any reasonable accommodation in order to be in attendance at or participate in any such meeting. For any additional information concerning City meetings, please call the above referenced number.



Staff Communication

File #: ID# 17-25, **Version:** 1

Agenda Date: 01/24/2017

Subject:
Littleton Crossing / Summit Housing Group

Presented By: Mark Relph, Acting City Manager

In preparation for the study session with CHFA, staff is providing this memo as background material. As an attachment to this communication is a memorandum providing some information from the South Metro Housing Options (SHMO) as it relates to this issue.

Background

In 2013, Littleton City Council approved the rezoning of 5591 South Nevada Street from R-5/PDO to PD-R increasing the density to allow for the development of 72 multiple family residential units on the property. Previously, the property was zoned for density up to 37 units per a Planned Development Overlay (PDO). The property originates from the former site of St. Mary's School which was broken into an east (5592 South Nevada) and west (5591 South Nevada) parcel by Camelback Development, who purchased the property from St. Mary's. In 2007, Camelback obtained PDO approval to develop both parcels into three-story multiple family residential buildings. Phase I (the east parcel) was developed with 31 units, but Phase II (the west parcel) was never completed.

In 2012, Camelback sought to rezone the remaining property to allow for higher density. Camelback requested a rezoning to allow for 72 multiple family one-bedroom units which it planned to market to "young professionals." The Planning Board (the "Board") reviewed the proposed rezoning and planned development plan and voted to recommend that Council deny the Project by a 5-2 vote. The Board cited concerns related to parking impacts and the lack of two-bedroom units as reasons for an unfavorable recommendation.

In contrast, Planning Staff recommended the rezoning stating that "[the] proposal will provide housing for a younger population who desire smaller housing units and closer proximity to transit." They further asserted that the rezoning would support a diverse mix of housing options for residents of all ages, incomes, and family structures, and the size and density of the project was consistent with "the desired character of the Mixed-Use District." Staff also recommended as a condition of approval that the developer conduct a parking study to evaluate the Project's impact on "on-street parking in the R-5 zoned area" before a building permit could be granted for the Project. Under that condition, the City of Littleton will be required to implement residential permit parking district if the impact on the "Old Downtown Neighborhood" exceeds 30 additional cars during the peak parking period.⁽¹⁾ Council approved the rezoning with the condition recommended by staff 6-1.

The west parcel was never developed. Recently, Camelback entered into an agreement with Summit to develop the remaining undeveloped parcel. The proposed Project meets all of the zoning criteria from the 2013

rezoning of the parcel. Notably, only two aspects of the Project have changed from the 2013 presentation to Council: the addition of two bedroom units and the fact that the targeted demographic is now mixed income with some units being eligible for Section 8 housing vouchers. The change in demographics, in particular, seems to be a primary source of community opposition to the Project. Letters from concerned citizens have been sent to Council and Staff urging them to halt the project (collectively “citizen letters”). Most of the cited concerns involve a fear of crime caused by the addition of the low-income residents to the neighborhood and a resulting decline in property values.

Citizens have also complained that the process undertaken by the Colorado Housing and Finance Authority (“CHFA”) was flawed and that CHFA’s decision was based upon faulty and/or misleading information. Citizens have questioned whether a reconsideration of CHFA’s approval is possible. Many of those concerns have been addressed in a confidential memo to council from the Acting City Attorney due to potential legal consequences. Below are a series of other issues raised by area residents that are most appropriately addressed as part of this communication.

An Agreement Exists Between the Property of 5590 South Curtis Street and Camelback for the Barrier and the City has No Ability to Enforce It

Another alleged justification for rescinding the zoning of the property is that Camelback has allegedly reneged on its promise to construct a barrier between 5590 South Curtis and the Project to dampen the sound of noise/foot traffic from the proposed parking garage on Curtis (“the Agreement”). This allegation, however, is patently false. The Agreement does exist for the construction of the barrier. Planning staff has a copy of the agreement in its files. Furthermore, the City is not a party to that agreement and thus has no ability to enforce the Agreement. The possibility of conditioning the rezoning of the property on the City enforcing the Agreement was discussed during the 2013 rezoning hearing, and the Council expressly rejected this approach. Consequently, the issue of this agreement is irrelevant for multiple reasons.

The Parking Study Required in the Rezoning Is Currently Underway

The citizen letters also cite the need for a parking study as another reason to rescind the zoning of the property. The rezoning of the property in 2013 was conditioned upon Camelback obtaining a parking study. This study was to take place in two phases. First, the parking impacts of any project built on the property will be studied pre-construction. Second, the parking will be reassessed once the Project has been completed and occupied. If the second phase of the study shows that the, “in the sole discretion of Staff,” that the Project negatively effects the parking in the “Old Downtown Neighborhood,” the City of Littleton will be required to implement a residential permit parking district.(2) Summit is complying with this condition and the first phase of the study is currently underway. Because Summit is complying with the requirements of the zoning condition, there is no avenue for the City to halt the Project for alleged non-compliance with this condition.

(1) The exact language of the condition recommended by staff and approved by Council is:

Developer shall cause to be prepared an evaluation of on street parking in the R-5 zoned area defined as the “Old Downtown Neighborhood” in the city’s Downtown Neighborhood Plan. Said study shall determine the conditions before construction of Phase 2 of Nevada Place and conditions after the construction and leasing of 80% of Phase 2, excluding land use changes that have occurred in the interim unrelated to Nevada Place, Phase 2. The independent consultant and parameters of the evaluation shall be agreed to by the staff. If, in the sole discretion of staff, it is determined Phase 2 negatively impacts the on-street parking supply beyond the frontage of Phase, the City of Littleton will implement a residential permit parking district as described in Section 9-1-11 of the Littleton Municipal Code, for the purpose of restricting non-resident street parking.

(2) The relevant language of the condition is as follows: “If, in the sole discretion of staff, it is determined Phase 2 negatively impacts the on-street parking supply beyond the frontage of Phase, the City of Littleton will implement a residential permit parking district as described in Section 9-1-11 of the Littleton Municipal Code, for the purpose of restricting non-resident street parking.”

Recommendations/Options

Staff provides a few options for the council to consider depending upon the outcome of the discussion. Depending upon council’s interest, further discussion would be necessary to define the direction.

If council wishes to be more proactive with the issue of affordable housing, staff would suggest the council engage the South Metro Housing Options (SMHO) more directly on at least an annual basis to establish specific direction. A typical approach would be a joint goal setting process where goals and actions steps would be established. This could provide a more collaborative approach and allow SHMO to develop a specific, measureable work plan to achieve those goals. Council has also authorized the pursuit of a housing study. This information could be very useful in providing data for the existing condition and context for goal setting.

Another action the council could consider is a broader discussion of the challenges and problems the residents, business owners and property owners experience in the downtown area. The Littleton Crossing project may have its own issues specific to parking and the impact to the surrounding area, but the aggregate of development over the past few years has created at least a perception of a parking problem. In the next few weeks, staff will be proposing more detail on a broader discussion of such issues in the downtown area. Staff’s methodology for this process will be similar to last year’s West Mineral Avenue Traffic Study where affected interests were engaged upfront to help define the problem or opportunity.

MEMORANDUM

To: City Council
From: Mark Relph, Acting City Manager
Date: January 19, 2017
RE: South Metro Housing Options – background information

In preparation for the council's study session with CHFA on January 24th, I thought some background information from the South Metro Housing Options may be useful on their mission and how they participate in the issue of affordable housing. What follows is information directly from Ms. Jo Hamit, Executive Director of SMHO.

WHO WE ARE

- Littleton Housing Authority, doing business as South Metro Housing Options, is a local organization that is authorized to exist by state statute. It was formed in 1971 and operates in the following areas:
 - As direct owner/provider of moderate to low income housing;
 - As developer of moderate to low income housing;
 - As manager of moderate to low income housing, including properties and programs subsidized by the Department of Housing and Urban Development (HUD) and tax credit programs monitored by the Colorado Housing and Finance Authority;
 - As construction manager of homeownership homes for moderate income families, whenever possible.
- Policy decisions are made by a 7-member board of commissioners appointed for five-year staggered terms.
- The mission of SMHO is to “strengthen our community by creating opportunities for diverse housing alternatives.”
- Our intent is to provide affordable, quality housing that is responsive to the community's needs.
- We strive to uphold the ethical stewardship of public funds and assets.
- Our philosophy is to provide a stepping stone to self-sufficiency and to promote dignity, diversity and individuality.
- SMHO has an annual budget of approximately \$10 million.

- We provide subsidy to private landlords in the community in the amount of approximately \$1.7 million annually.
- SMHO has 32 employees; Libby Bortz Assisted Living Center has 40 employees.
- SMHO is committed to upgrading and modernizing its housing stock as much as possible with the funding it receives from HUD and from available grant funds and other sources of funding and partnerships.

SMHO PORTFOLIO

- SMHO owns or manages just under 1,200 units of rental housing, including:
 - 143 public housing units (Bradley House—a high-rise consisting of 72 one-bedroom senior/disabled units—and 71 family single-family and duplex scattered sites in the city);
 - 260 units under HUD's multi-family program (240 senior/disabled and 20 family units);
 - 111 units at LBALC—an assisted living center constructed in 1991 with tax credits);
 - 500 Section 8 Housing Choice Vouchers in Littleton and Arapahoe County (288 in Littleton; 212 in Arapahoe County);
 - 69 tax credit apartments on Powers Circle designated for tenants at 50 and 60 percent of area median income (AMI);
 - 28 senior units at Geneva Village—a city owned complex that is non-subsidized, but has very low rents set by the City. SMHO manages the complex for the City.

WAITING LISTS

- SMHO currently has 2,379 individuals or families on our combined waiting lists for housing:
 - Section 8: 1,322 (DOH); 272 (Littleton)—total of 1,594
 - Senior/Disabled: 176
 - Geneva Village: 148
 - Family Housing (2-5 bedrooms): 431
 - Powers Circle (0-3 bedrooms): 30
- SMHO maintains a preference for all subsidized waiting lists for elderly and disabled applicants. These applicants will move to the top of the waiting list ahead of other non-preference applicants. NOTE: In April, 2016, there was a devastating fire at the Southview Apartments on South Windermere. The SMHO Board implemented a temporary preference for qualified residents to move to the top of our waiting lists in order to provide long-term shelter for them. We were able to relocate approximately 16 residents from the building.

RESIDENT SCREENING PROCESS

- For properties owned/managed by SMHO, we conduct a 4-part screening process:
 - Criminal background check
 - Credit check
 - Home visit
 - Landlord references
- For Section 8, SMHO screening is basic only
 - Income verification
 - Criminal background check
 - We encourage landlords to do their own screening of residents

HOW THE SECTION 8 VOUCHER PROGRAM WORKS

- Applicants are briefed by SMHO as to family obligations and HUD regulations and payment standards (the amount of rent allowed);
- Following the briefing, participants are provided with a voucher and they begin their search for housing;
- Participants' rents are based on their incomes—generally 30% of their income. The remainder of the rent is paid in the form of subsidy to the landlord;
- Landlords are limited to asking rent, in most cases, that is within the payment standard.
- When a participant finds a unit to rent, there is a three-way agreement:
 - A lease between the landlord and tenant;
 - A family obligations agreement between the participant and SMHO;
 - A Request for Tenancy Approval (RFTA) between SMHO and the landlord.
- If a tenant is evicted by a landlord, they lose their voucher;
- SMHO maintains a list of landlords in the community who rents to Section 8 participants; however, any landlord in the community can rent to a Section 8 participant;
- SMHO does not steer participants to any particular landlord or development; this would violate fair housing laws;
- Vouchers are portable and participants in good standing can move from one jurisdiction to another.

FUNDS FOR THESE SUBSIDIZED PROGRAMS ARE ALLOCATED BY CONGRESS—IT IS UNLIKELY THAT THERE WILL BE AN INCREASE IN FUNDING IN THE NEAR FUTURE.

RESIDENT SERVICES

- Affordable housing is more than just physically placing a person into a house or apartment. Often times, residents have many other needs in addition to housing. Once someone moves into their new home, they are contacted by a Resident Services staff member to orient them to our programming and resources available;
- Staff consists of a Resident Services Manager, Resident Services Coordinators and a Case Manager;
- Services provided:
 - Health and Wellness
 - Nurse Practitioner on site
 - Flu shot clinic
 - Physical activity classes
 - Food assistance—commodities, food banks
 - Health Navigator referrals (mental health, primary care)
 - Housing and Financial Stability
 - Lease education
 - Eviction prevention—work closely with Property Management to address issues or behaviors of a resident
 - Benefit acquisition
 - Employment referrals to Arapahoe-Douglas Works
 - Workshops on Medicare, Identity Theft, etc.
 - Other
 - Promote volunteerism in the community
 - Community events at the properties (Pack the Backpacks; National Night Out)
 - Holiday Programs (Adopt-a-Family; Thanksgiving Dinners)
 - Sneaker Fund—assists low-income students with school-related costs, including supplies and fees for extra-curricular activities (sports, field trips, etc.)
- SMHO also sponsors or participates in community activities, such as:
 - Hosts an annual Spaghetti Dinner fundraiser at LBALC that benefits the Omnibus and Shopping Cart.
 - Assists the City with the annual Twilight Criterium event—portion of the proceeds go toward our scholarship fund, which assisted nine students in 2016.

chfa lhtc basics

littleton city council study session

January 24, 2017

what is chfa?

- chfa's mission
 - we strengthen colorado by investing in housing and community development
 - three lines of business

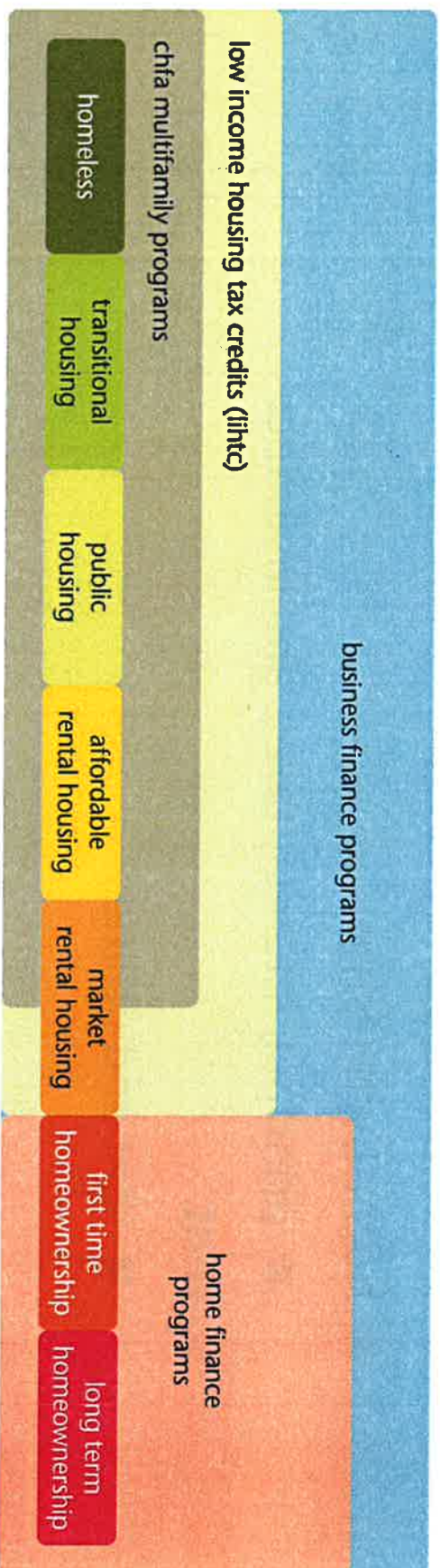
homeownership

affordable
rental housing

business finance



how chfa serves colorado's housing continuum



what is affordable housing?

■ you should spend no more than 30% of your gross income on housing costs

■ homeownership

■ principal, interest, taxes, and insurance

■ rent

■ rent and utilities

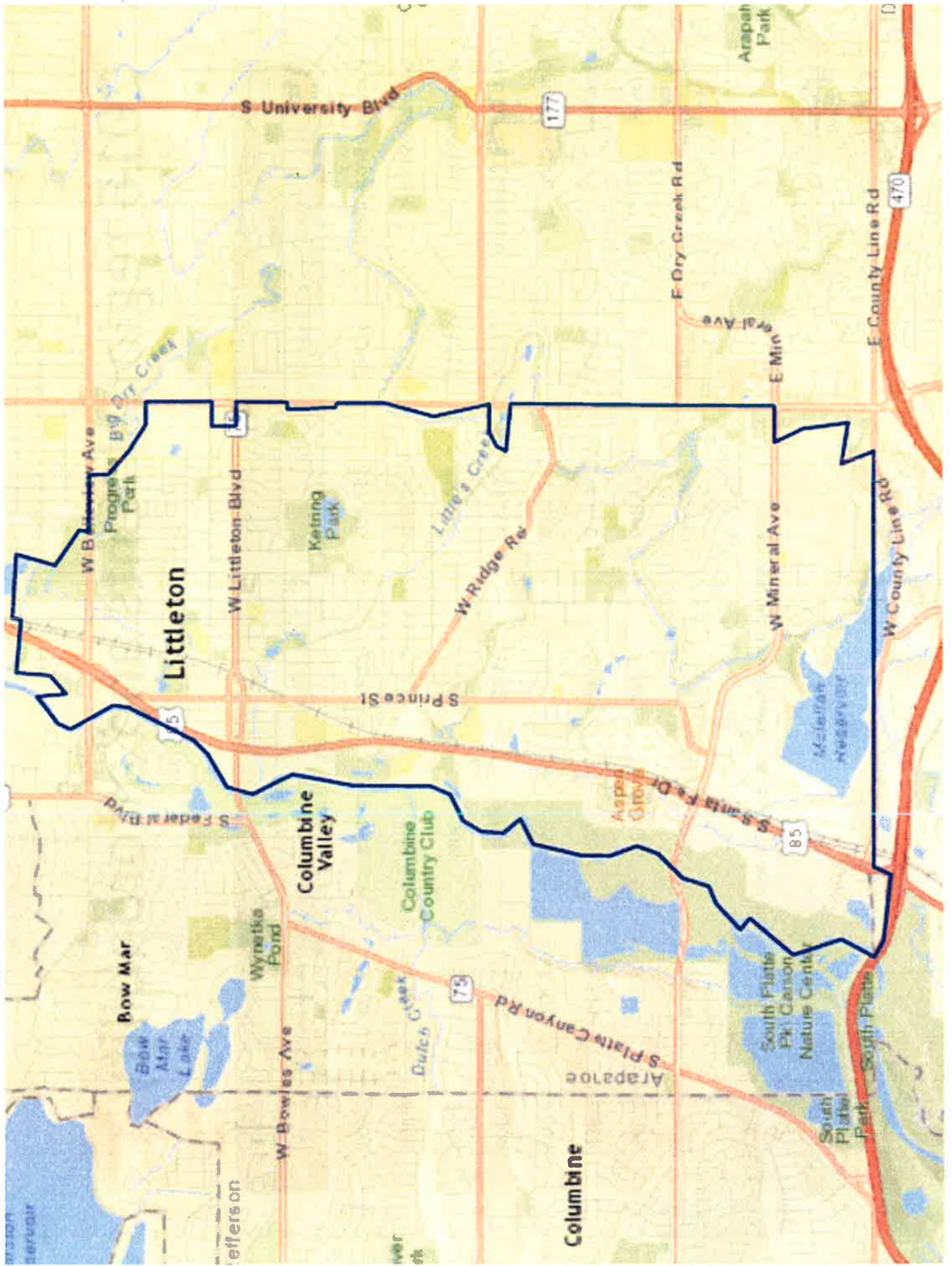


2016 regional rents and affordability

region	median rent Q3 2015	salary needed to afford median rent	hourly wage needed to afford median rent	AMI needed to afford median rent (2 person AMI)	apartment vacancy Q3 2016	apartment vacancy Q3 2015
Boulder / Broomfield	\$1,467	\$57,760	\$27.77	98%	5.20%	3.60%
Colorado Springs	\$903	\$40,880	\$19.65	69%	4.20%	4.00%
Denver Metro	\$1,251	\$53,160	\$25.56	90%	5.10%	5.00%
Fort Collins / Loveland	\$1,254	\$51,200	\$24.62	87%	2.40%	4.00%
Grand Junction	\$554	\$23,240	\$11.17	39%	3.70%	1.10%
Greeley	\$959	\$40,440	\$19.44	68%	5.70%	3.80%
Pueblo	\$579	\$24,920	\$11.98	42%	6.10%	2.30%
statewide	\$1,187	\$50,680	\$24.37	86%	4.80%	5.00%

source: apartment vacancy and rent report (Throupe and Von Stroh)





littleton zip code 80120 (map on previous slide) rents and vacancy

Year/Qtr	1 Bdrm	2 Bdrm/1	2 Bdrm/1+	Total/Avg.	Vacancy Rate
2010/4	\$803	\$814	\$1,244	\$956	5.43%
2016/4	\$1,237	\$1,375	\$1,582	\$1,384	4.14%

includes properties with 50 or more units

source: colorado apartment insights

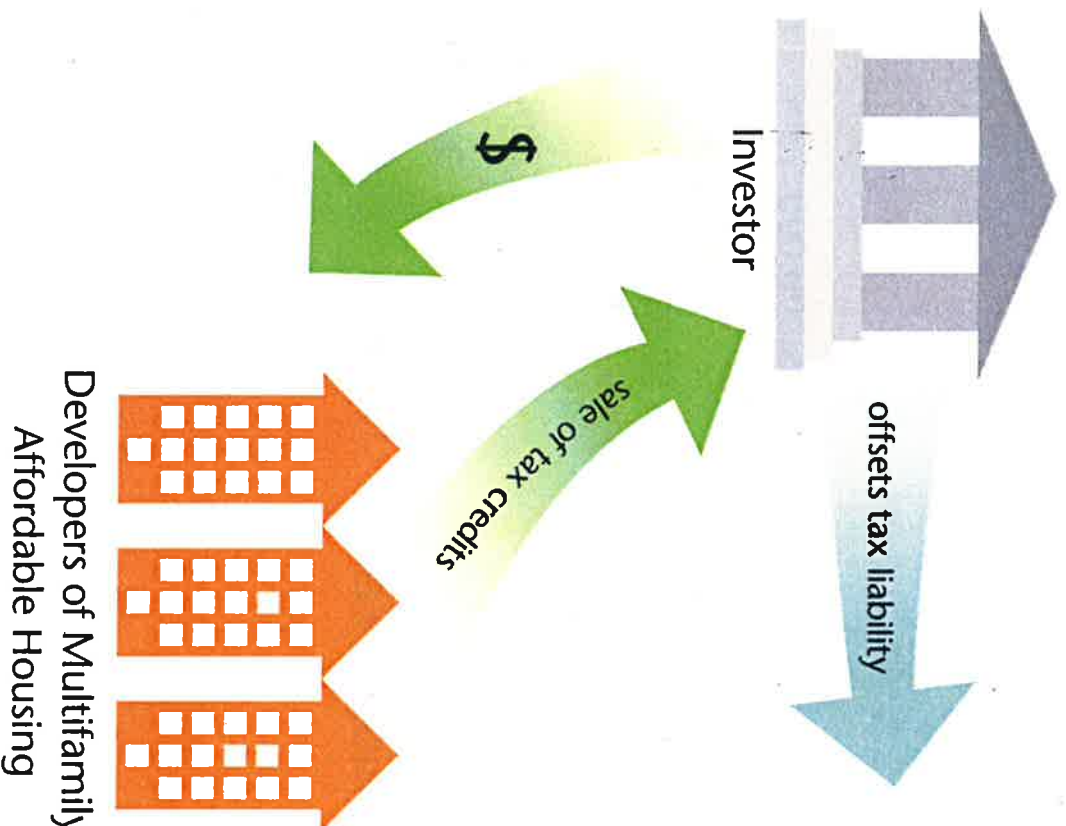


lihtc allocation process



 Affordable Homes Next to the Yale Station Light Rail in Denver

low income housing tax credits



example: impact of tax credits @ \$.95

Total Project Costs \$15,000,000

Tax Credit Equity

\$9,932,692 66%

Project Debt

\$4,167,308 28%

Grants

\$500,000 3%

Deferred Developer Fee

\$400,000 3%

chfa's qualified allocation plan (qap)

- describes the process for allocation of lihtcs
 - application process
 - selection process for awards of lihtcs
- developed and revised annually after considering public input
 - public hearings across the state
 - feedback from the Governor's staff



qap guiding principles

- help meet the diverse affordable housing needs throughout colorado
- geographic locations
- project types
- different populations
- four priorities



gap guiding principles - priorities

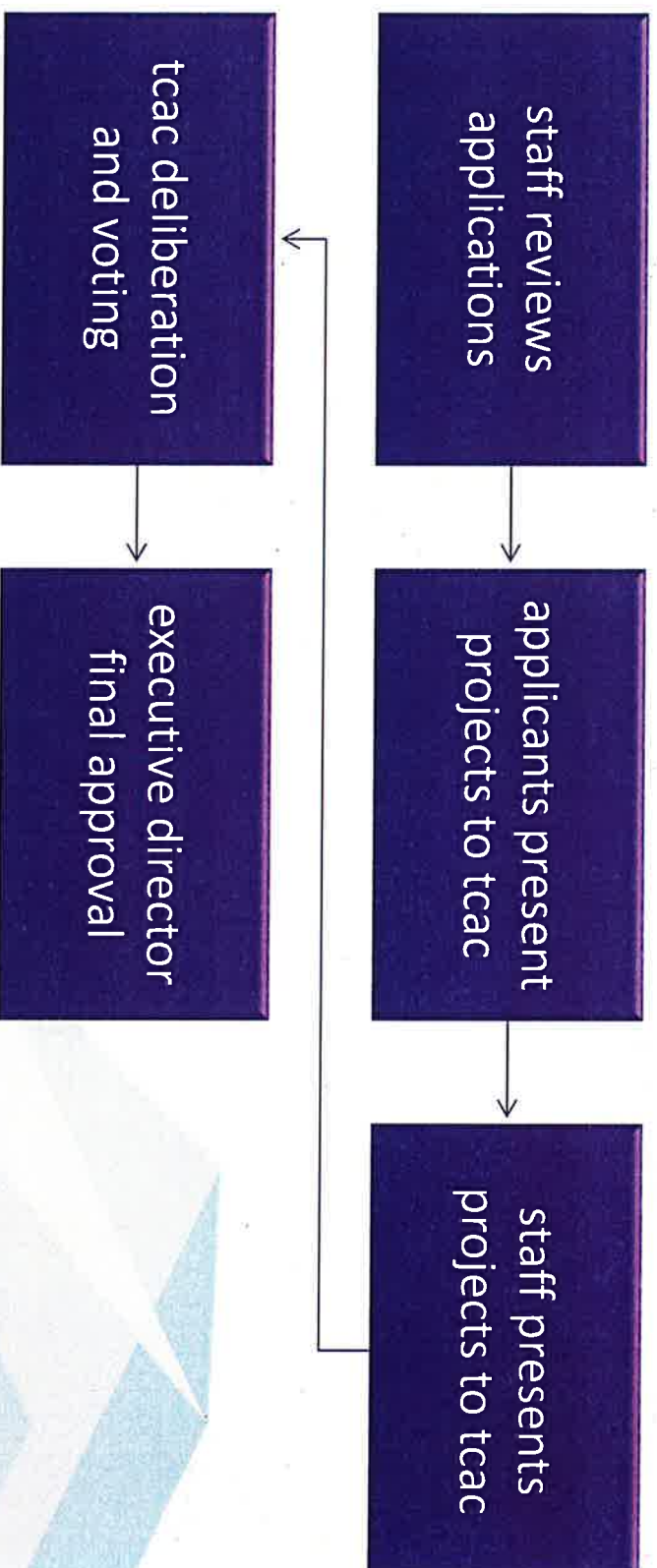
- priorities are created to incent development of projects that are more difficult to develop. 2016 priorities included:
 1. projects serving homeless
 2. projects serving persons with special needs
 3. projects in counties with <175,000 in population
 4. projects in counties impacted by a natural disaster
- projects are not required to meet a priority to receive an award of credits

qap criteria for approval

- market conditions
- readiness to proceed
- financial feasibility & viability
- experience/[track](#) record of project team
- proximity to other [lihtc](#) projects
- [site suitability](#)
- project costs



lihtc review and approval process



questions



Staff Communication

File #: ID# 17-22, **Version:** 1

Agenda Date: January 24, 2016

Subject:
Chatfield Water Purchase Consideration/Discussion

Presented By: Debbie Brinkman, Mayor Pro Tem
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POLICY QUESTION:

Does city council support participating in the purchase of shares in the Environmental Pool of Chatfield Reservoir?

BACKGROUND:

The Chatfield Reallocation discussion has brought forward a rare opportunity to collaborate with other governmental and non-governmental entities to purchase shares in the Environmental Pool as a means to address low/no flow periods in the South Platte River. In addition to Littleton, other South Platte Working Group partners are [also](#) considering purchasing shares too.

STAFF ANALYSIS:

N/A

FISCAL IMPACTS:

If city council wants to participate in the purchase of shares in the Environmental Pool, there is approximately \$220,000 of unallocated City Open Space funds available for 2017.

Partnership to finance 500 acre feet of the Chatfield Environmental Pool

Facts -

- Environmental pool is 2100 acre feet (not subject to the right of exchange)
- Cost for an acre foot is \$10,000 (75% for mitigation and 25% operation and maintenance)
- Colorado Parks and Wildlife (CPW) has committed to 1000 acre feet
- Colorado Water Conservation Board (CWCB) has committed to 600 acre feet
- Central water is picking up the O & M costs for all 2100 af

Remaining 500 acre feet - (15-20 af not yet accounted for)

- 250 - Denver Water partnership (matching)*
- 10 - Greenway Foundation*
- 10 - Colorado Parks*
- 10 - Shoemaker Family*
- 40-45 - Walton Trust*
- 10 - Gates Family Trust**
- 50 - City of Denver***
- 25 - Adams County***
- 25 - Weld County***
- 50 - Arapahoe County***

* committed

** anticipated

***asked

SPWG working on how to divide the cost of the 50 acre feet (\$375,000) among the members.
Speculation - Littleton's share to be no less than \$62,500

Need commitments by end of 2017

Need money mid 2018

Water available late 2019



October 20, 2016

We are pleased to share with you that the Denver Board of Water Commissioners ("Board") has agreed to participate in a pledge drive partnership with The Greenway Foundation to finance 500 Acre Feet (AF) of the Chatfield Environmental Pool.

The Board will purchase 250 AF of storage space in the Environmental Pool, at a maximum cost of \$7,500 per AF, provided that The Greenway Foundation obtains the matching funding to purchase the remaining 250 AF, again, at a maximum cost of \$7,500 per AF. A companion component of this partnership is the agreement by Central Colorado Water Conservancy District (CCWCD) to 1) cover the costs of Operations and Maintenance for the 500 AF at a maximum cost of \$2,500 per AF and, 2) allow the use of its senior 1984 water right for the 500 AF.

Together, this partnership will ensure an additional 500 AF of storage space is made available for release of water into the South Platte River below Chatfield Reservoir during critical times of the year to enhance the environmental, health and recreational values of the River. After providing these environmental benefits, releases from the environmental pool will be used again by agricultural interests downstream of Denver. When combined with the 1600 AF provided by Colorado Parks and Wildlife and the State of Colorado for a total of 2100 AF, this Environmental Pool is a perfect example of a collaborative, multi-benefit project that maximizes benefits from every drop of water for the river ecosystem, recreation, and agricultural users downstream.

Jeff Shoemaker
Executive Director
The Greenway Foundation

Jim Lochhead
CEO/Manager
Denver Water



FREQUENTLY ASKED QUESTIONS – CHATFIELD ENVIRONMENTAL POOL

(As of January 20, 2017)

(These answers refer specifically to funding for the 500AF of storage being funded through the combined efforts of The Greenway Foundation and Denver Water. NOTE – Denver Water has put forward a challenge to The Greenway Foundation to obtain the needed funding for 250 AF of the overall 500 AF. Upon meeting said challenge, Denver Water will provide the funding for the final 250 AF.)

1. What does a financial contribution of \$7,500 pay for?

. A donation of \$7,500 pays for one-acre foot of storage space for the Environmental Pool (EP) in the Chatfield Reallocation Project. The money goes towards the mitigation costs needed to pay for the replacement of environmental and recreational amenities within Chatfield Reservoir and Chatfield State Park that will be impacted due to the height of storage within the Reservoir being raised by 12 feet when the reallocation pool becomes a reality. The entire Park/Reservoir is being reconstructed to one extent or another. The height of the dam is NOT being raised/increased. Rather, 12' of flood control capacity is being converted to water storage.

The actual cost of mitigation is being finalized, but there is an agreement with CWCB/DNR/CCWCD/ TGF and DW that the MAXIMUM amount/AF of mitigation costs related to the 500 AF "in play" will be \$7,500/AF. If the actual cost is less, DW/TGF and supporters will pay the lesser amount.

2. What are "O&M" costs?

. The O&M costs refer to the estimated financial amount/AF that will be set aside in a holding account with USACE over a 50 year basis once the mitigation work is completed and the reallocation pool is in place to cover the ongoing operation and maintenance costs involving both Chatfield Reservoir and Chatfield State Park's amenities. Funding contributors to the EP do not need to pay the O&M costs. The O&M costs on the 500 AF "in play" are being paid for by Central Colorado Water Conservancy District (CCWCD) in Weld County in exchange for CCWCD having "first right of recapture" of the overall 2,100 AF of the EP for agricultural and livestock related benefits, after it is released for environmental benefits. Having this commitment from CCWCD allows their 1984 water right to be used to store water in the EP. The actual



costs of these O&M costs are being finalized but there is also an agreement with CWCB/DNR/CCWCD/TGF and DW that the MAXIMUM amount/AF involving the mitigation costs related to the 500 AF will be \$2,500/AF. If the actual cost is less, CCWCD will pay the lesser amount

3. Where will the Environmental Pool releases be redirected from the South Platte River by CCWCD?

. The releases will remain in the South Platte River through the Denver Metro area through Arapahoe, Denver and Adams Counties to a location along the River near Brighton, where CCWCD will divert the water into storage pools to be used at the most strategic times for agricultural and livestock related benefits. In this way, every drop of water in the EP will provide multiple benefits to the both the river environment and agriculture. This creative and collaborative water project makes efficient use of Colorado's scarce water resources.

4. What happens in dry years?

. Not all water rights are equal, and more junior water rights get curtailed during dry years. It is possible that in dry years Central's 1984 storage right would not yield enough water to fill the Environmental Pool. However, during a dry year there may be remaining water in the EP from previous years which could be used for environmental and water quality purposes even in a dry year.

5. What are the criteria for release?

. Environmental and water quality benefits will be the primary criteria for releases. Recreational benefits will be ancillary, i.e. boating, fishing, etc. Per the formal agreement between the USACE and the State of Colorado regarding the Chatfield Reallocation Project, Colorado Parks and Wildlife (CPW) has been tasked to manage the Environmental Pool. There is an ongoing study to determine the best way to manage the Environmental Pool releases. Scheduling Environmental Pool releases will be determined through a collaborative process between CPW and Environmental Pool supporters. The makeup of the group and structure and basis for decision making will be established during 2018.

6. Could the EP ever get bigger than 2100 AF?

. Long term, there may be opportunities to add additional AF to the pool through negotiations and additional funding, but no such efforts will be initiated until the full

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funding of the current 2,100 AF Environmental Pool has been obtained and the uses and related benefits of the Pool are realized.

7. What is the construction schedule for the Reallocation Project and when will the Environmental Pool be available for releases?

. The initiation of construction of the environmental and recreational improvements to Chatfield Reservoir and Chatfield State Park to allow for the storage of the additional 20,600 AF, including the 2,100 AF of the Environmental Pool, is currently scheduled to begin in August of 2017 with a completion date currently scheduled for August / September of 2019. Assuming this projected schedule is realized, and also assuming a lack of drought conditions, this will allow the Environmental Pool to be filled and available for use during 2019/2020, depending on snowpack and hydrologic conditions.

8. What is the current status of the efforts of TGF to obtain the funding for the 250 AF of the Environmental Pool to meet the challenge from Denver Water?

As of the date of this memo, the following progress has occurred regarding the obtainment of needed 250 AF:

COMMITTED:

. City and County of Denver	= 50 AF
. The Greenway Foundation	= 10 AF
. The Colorado Parks Foundation	= 10 AF
. The Shoemaker Family	= 10 AF
. Walton Family Foundation	= 45 AF
. Rinehart Family	= 1 AF
. Capitol Representatives	= 1 AF

UNDER PURSUIT:

. Arapahoe County	= 50 AF
. Adams County	= 25 AF
. Weld County	= 25 AF
. Gates Family Foundation	= 16 AF
. Denver Trout Unlimited	= 10 AF
. CityWild	= 5 AF

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Key to Acronyms:

CCWCD = Central Colorado Water Conservancy District

CPW = Colorado Parks & Wildlife

CWCB = Colorado Water Conservation Board

DNR = Colorado Department of Natural Resources

DW = Denver Water

TGF = The Greenway Foundation



January 18, 2017

Mr. Jeff Shoemaker, Executive Director
The Greenway Foundation
1855 South Pearl, #40
Denver, CO 80210

Dear Mr. Shoemaker:

I am writing in response to your email of January 7, 2017 requesting that Denver contribute to the creation of an environmental pool within Chatfield reservoir. I am pleased to inform you that Denver is committing to the purchase of 50 acre feet of water at the price of \$7500 per acre foot for a total contribution of \$375,000. It is my understanding that the actual transaction will not take place until 2018.

Denver will require the execution of a formal agreement with The Greenway Foundation before this transaction can take place. Please provide contact information for whomever on your staff will work with the City to develop and execute the necessary agreement. Please contact either Elizabeth Zollo (Elizabeth.zollo@denvergov.org) or Barbara Puls (Barbara.puls@denvergov.org) to begin work on the contract.

Thank you for your correspondence. I look forward to seeing this initiative become a reality.

Sincerely,



Jose M. Cornejo, P.E.
Public Works Executive Director

Denver Public Works/Office of the Executive Director
201 West Colfax Avenue, Dept 608 | Denver, CO 80202
www.denvergov.org/dpw
p. 720.865.8630 | f. 720.865.8795

311 | POCKETGOV.COM | DENVERGOV.ORG | DENVER 8 TV



Founder
Joe Shoemaker

Chairman
Larry Elrod

Vice Chairman
Jon Bridges

Secretary
Kip Stastny

Carolyn Armstrong
Ron Beane
Courtney Benson
Caroline Clark
Steve O'Neal
Scott Southworth
Jack Welch

Executive Director
Jeff Shoemaker

Administrative Assistant
Michelle Brady

Monday, January 23, 2017

Mr. Larry Elrod, Chairman

Colorado Parks Foundation

1855 S. Pearl St., Suite 40

Denver, CO 80210

Dear Mr. Elrod:

Thank you for the Colorado Parks Foundation Trustee's unanimous decision to have the Colorado Parks Foundation commit to the purchase of 10 shares of the Chatfield Reservoir Environmental Pool at a maximum cost of \$7,500/share or \$75,000.

In my role as Executive Director of The Greenway Foundation, I will be engaging with the State of Colorado, specifically the Colorado Water Conservation Board as well as Colorado Parks and Wildlife to allow this financial commitment to be remitted over a 5 year period, beginning in 2017 with full funding remitted no later than December 31, 2021.

As Chairman of the Board of the Colorado Parks Foundation, I know you will endorse that it is an honor to be involved with this historic and singular opportunity to create a sustainable source of much needed water storage in Chatfield Reservoir that will, in turn, provide ongoing opportunities to improve the environmental health of the South Platte River watershed below the reservoir.

With Regard;

Jeff Shoemaker

Cc: David Bennett, Denver Water

JEFF SHOEMAKER
3456 E. Cornell Ave.
Denver, CO 80210
303.818.8078
wjshoemaker@comcast.net

Monday, January 23, 2017

Mr. Kip Stastny, Chairman
The Greenway Foundation
1855 S. Pearl St., Suite 40
Denver, CO 80210

Dear Mr. Stastny:

It is with excitement that I share with you that the family members of Joe and Penny Shoemaker are committed to purchasing 10 shares of the Chatfield Reservoir Environmental Pool at a maximum cost of \$7,500/share or \$75,000.

In my role as Executive Director of The Greenway Foundation, I will be engaging with the State of Colorado, specifically the Colorado Water Conservation Board as well as Colorado Parks and Wildlife, to allow this financial commitment to be remitted over a 5 year period, beginning in 2017 with full funding remitted no later than December 31, 2021. Recognition of this commitment should be in the name of Esther O. Benson, Joe and Penny's great granddaughter.

The Shoemaker family is honored to be involved with this historic and singular opportunity to create a sustainable source of much needed water storage in Chatfield Reservoir that will, in turn, provide ongoing opportunities to improve the environmental health of the South Platte River watershed below the reservoir.

With Regard;



Jeff Shoemaker

Cc: David Bennett, Denver Water



FOUNDER

Joe Shoemaker

CHAIRMAN

Kip Stastny

VICE CHAIRMAN

Bar Chadwick

SECRETARY

John Moran

Brent Applebaum

Jon Bridges

Larry Elrod

Fabby Hillyard

Katie Navin

Lesley Roper

Paula Sandoval

Pete West

Jason Winkler

EXECUTIVE DIRECTOR

Jeff Shoemaker

Monday, January 23, 2017

Mr. Kip Stastny, Chairman

The Greenway Foundation

1855 S. Pearl St., Suite 40

Denver, CO 80210

Dear Mr. Stastny:

Thank you for The Greenway Foundation Board of Director's unanimous decision to have The Greenway Foundation commit to the purchase of 10 shares of the Chatfield Reservoir Environmental Pool at a maximum cost of \$7,500/share or \$75,000.

In my role as Executive Director of The Greenway Foundation, I will be engaging with the State of Colorado, specifically the Colorado Water Conservation Board as well as Colorado Parks and Wildlife to allow this financial commitment to be remitted over a 5 year period, beginning in 2017 with full funding remitted no later than December 31, 2021.

As Chairman of the Board of The Greenway Foundation, I know you will endorse that it is an honor to be involved with this historic and singular opportunity to create a sustainable source of much needed water storage in Chatfield Reservoir that will, in turn, provide ongoing opportunities to improve the environmental health of the South Platte River watershed below the reservoir.

With Regard;

Jeff Shoemaker

Cc: David Bennett, Denver Water

"A RIVER IS MORE THAN AN AMENITY, IT IS A TREASURE" - JUSTICE OLIVER WENDELL HOLMES

The Greenway Foundation is supported in part by a gift from the Estate of Robert V. and Billie Mae Behrent.

1855 S. Pearl St, Suite 40, Denver, CO, 80210 - (303) 455-7109 - www.greenwayfoundation.org



City of Littleton

Littleton Center
2255 West Berry Avenue
Littleton, CO 80120

Staff Communication

File #: ID# 17-26, **Version:** 1

Agenda Date: 01/24/2017

Subject:
City Manager Update

Presented By: Mark Relph, Acting City Manager
