

REQUEST FOR RESOLUTION FOR MAJOR ENCUMBRANCE PERMIT

TO: Karen Walton, City Attorney's Office

FROM: Robert J. Duncanson, P.E.
Manager 2, Development Engineering Services

ROW NO.: 2013-0609-05

DATE: November 24, 2012

SUBJECT: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to The Denver Rescue Mission, a Colorado nonprofit corporation, their successors and assigns, to encroach into the right-of-way with a concrete entry ramp and steps, steel handrail, and entry canopy with lights and signage at 2222 Lawrence Street.

It is requested that the above subject item be placed on the next available Mayor Council Agenda.

This office has investigated the request from Andrea Nicholl of Eidos Architects, PC dated September 16, 2014, on behalf of The Denver Rescue Mission, a Colorado nonprofit corporation, for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Comcast Corporation; Commission For People With Disabilities; Councilperson Montero; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Fire Department; Metro Wastewater Reclamation District; Office of Emergency Management; Office of Telecommunications; Parks and Recreation; Public Works: City Engineer, DES Construction Engineering, DES Engineering, DES Survey, IPP Infrastructure Engineering, and Street Maintenance; Qwest Corporation; Regional Transportation District; and Xcel Energy, all of whom have returned our questionnaires indicating their agreement.

As a result of the investigations, it has been determined that there is no objection to the granting of the revocable permit.

Therefore, you are requested to initiate Council action for the granting of a revocable permit, subject to certain terms and conditions, The Denver Rescue Mission, a Colorado nonprofit corporation, their successors and assigns, to encroach with a concrete entry ramp and steps, steel handrail, and entry canopy with lights and signage into Lawrence St.

INSERT PARCEL DESCRIPTION ROW 2013-0609-05-001 HERE

STANDARD PROVISIONS

The revocable permit ("Permit") granted by this resolution is expressly granted upon and subject to each and all of the following terms and conditions:

- (a) Permittee shall obtain a street occupancy permit from Public Works Permit Operations at 2000 West 3rd Avenue, 303.446.3759, and prior to commencing construction.
- (b) Permittee shall be responsible for obtaining all other permits and shall pay all costs that are necessary for installation and construction of items permitted herein.
- (c) If the Permittee intends to install any underground facilities in or near a public road, street, alley, right-of-way or utility easement, the Permittee shall join the Statewide Notification Association of Owners and Operators of Underground Facilities by contacting the Utility Notification Center of Colorado, 12600 West Colfax Ave, Suite B-310, Lakewood, Colorado, 80215 at 303.232.1991. Further, Permittee shall contact the Utility Notification Center at 1-800-922-1987 to locate underground facilities prior to commencing any work under this permit.
- (d) Permittee is fully responsible for any and all damages incurred to facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver due to activities authorized by the permit. Should the relocation or replacement of any drainage facilities for water and sewage of the City and County of Denver become necessary as determined by the Manager of Public Works, in the Manager's sole and absolute discretion, Permittee shall pay all cost and expense of the portion of the sewer affected by the permitted structure. The extent of the affected portion to be replaced and relocated by Permittee shall be determined by the Manager of Public Works. Any and all replacement or repair of facilities of the Water Department and/or drainage facilities for water and sewage of the City and County of Denver attributed to the Permittee shall be made by the Water Department and/or the City and County of Denver at the sole expense of the Permittee. In the event Permittee's facilities are damaged or destroyed due to the Water Department's or the City and County of Denver's repair, replacement and/or operation of its facilities, repairs will be made by Permittee at its sole expense. Permittee agrees to defend, indemnify and save the City harmless and to repair or pay for the repair of any and all damages to said sanitary sewer, or those damages resulting from the failure of the sewer to properly function as a result of the permitted structure.
- (e) Permittee shall comply with all requirements of affected utility companies and pay for all costs of removal, relocation, replacement or rearrangement of utility company facilities. Existing telephone facilities shall not be utilized, obstructed or disturbed.
- (f) All construction in, under, on or over the Encroachment Area shall be accomplished in accordance with the Building Code of the City and County of Denver. Plans and Specifications governing the construction of the Encroachments shall be approved by the Manager of Public Works and the Director of the Building Inspection Division prior to construction. Upon completion, a reproducible

copy of the exact location and dimensions of the Encroachments shall be filed with the Manager of Public Works.

- (g) The sidewalk and street/alley over the Encroachment Area shall be capable of withstanding an HS-20 loading in accordance with the latest AASHTO Specifications. The installations within the Encroachment Area shall be constructed so that the paved section of the street/alley can be widened without requiring additional structural modifications. The sidewalk shall be constructed so that it can be removed and replaced without affecting structures within the Encroachment Area.
- (h) Permittee shall pay all costs of construction and maintenance of the Encroachment. Upon revocation of the permit or upon abandonment, Permittee shall pay all costs of removing the Encroachment from the Encroachment Area, and return the Encroachment Area to its original condition under the supervision of the City Engineer.
- (i) Permittee shall remove and replace any and all street/alley paving, sidewalks, and curb and gutter, both inside the Encroachment Area and in the rights-of-way adjacent thereto, that become broken, damaged or unsightly during the course of construction. In the future, Permittee shall also remove, replace or repair any street/alley paving, sidewalks, and curb and gutter that become broken or damaged when, in the opinion of the City Engineer, the damage has been caused by the activity of the Permittee within the Encroachment Area. All repair work shall be accomplished without cost to the City and under the supervision of the City Engineer.
- (j) The City reserves the right to make an inspection of the Encroachments contained within the Encroachment Area. An annual fee, subject to change, of \$200.00 shall be assessed.
- (k) This revocable permit shall not operate or be construed to abridge, limit or restrict the City and County of Denver in exercising its right to make full use of the Encroachment Area and adjacent rights-of-way as public thoroughfares nor shall it operate to restrict the utility companies in exercising their rights to construct, remove, operate and maintain their facilities within the Encroachment Area and adjacent rights-of-way.
- (l) During the existence of the Encroachments and this permit, Permittee, its successors and assigns, at its expense, and without cost to the City and County of Denver, shall procure and maintain a single limit comprehensive general liability insurance policy with a limit of not less than \$500,000.00. All coverage's are to be arranged on an occurrence basis and include coverage for those hazards normally identified as X.C.U. during construction. The insurance coverage required herein constitutes a minimum requirement and such enumeration shall in no way be deemed to limit or lessen the liability of the Permittee, its successors or assigns, under the terms of this permit. All insurance coverage required herein shall be written in a form and by a company or companies approved by the Risk Manager of the City and County of Denver and authorized to do business in the State of Colorado. A certified copy of all such insurance policies shall be filed with the Manager of Public Works, and each such policy shall contain a statement therein or

endorsement thereon that it will not be canceled or materially changed without written notice, by registered mail, to the Manager of Public Works at least thirty (30) days prior to the effective date of the cancellation or material change. All such insurance policies shall be specifically endorsed to include all liability assumed by the Permittee hereunder and shall name the City and County of Denver as an additional insured.

- (m) Permittee shall comply with the provisions of Article IV (Prohibition of Discrimination in Employment, Housing and Commercial Space, Public Accommodations, Educational Institutions and Health and Welfare Services) of Chapter 28 (Human Rights) of the Revised Municipal Code of the City and County of Denver. The failure to comply with any such provision shall be a proper basis for revocation of this permit.
- (n) The right to revoke this permit is expressly reserved to the City and County of Denver.
- (o) Permittee shall agree to indemnify and always save the City and County of Denver harmless from all costs, claims or damages arising, either directly or indirectly, out of the rights and privileges granted by this permit.

SPECIAL CONDITIONS FOR THIS PERMIT

- (p) insert special conditions if any

A map of the area is attached hereto.

RJD: acp

cc: Asset Management, Steve Wirth
City Council Office, Shelley Smith
Councilperson D9 Montero and Aides
Department of Law, Karen Aviles
Department of Law, Brent Eisen
Department of Law, Shaun Sullivan
Department of Law, Karen Walton
Public Works, Alba Castro
Public Works, Nancy Kuhn
Project File

Property Owner:
The Denver Rescue Mission, a
Colorado nonprofit corporation,
c/o David Schunk
3501 East 46th Avenue
Denver, CO, 80216

Agent:
Andrea Nicholl
Architect
Eidos Architects, PC
5400 Greenwood Plaza Blvd.
Greenwood Village, CO 80111

ORDINANCE/RESOLUTION REQUEST

Please email requests to the Mayor's Legislative Team
at MileHighOrdinance@DenverGov.org by 3:00pm on Monday.

Date of Request: November 24, 2014

Please mark one: Bill Request or Resolution Request

Is this request: A new contract* A contract amendment* or Neither

*If this request is a contract or an amendment, is it:

A revenue agreement or An expenditure agreement

Contract Control Number:

Contract Terms/Dates:

Costs (if this is a contract amendment please include the original cost, additional cost and new total. *Failure to provide this information may delay processing*):

1. **Bill Description for the City Council Agenda:** (please give a one sentence description of the ordinance request. Describe if the request is a contract, amendment, lease, grant, change to code, rezoning, etc. and any other information that Council needs to approve the request)

A Resolution granting a revocable permit, subject to certain terms and conditions, to The Denver Rescue Mission, a Colorado nonprofit corporation, their successors and assigns, to encroach into the right-of-way with a concrete entry ramp and steps, steel handrail, and entry canopy with lights and signage at 2222 Lawrence Street.

2. **Requesting Agency:** Public Works Engineering Regulatory & Analytics

3. **Contact Person:** (Subject Matter Expert on the request)

- **Name:** Adam Perkins
- **Phone:** 720.865.3036
- **Email:** adam.perkins@denvergov.org

4. **Contact Person:** (Please list the person who will read this item at Mayor Council and attend first and second reading to answer questions)

- **Name:** Nancy Kuhn
- **Phone:** 720-865-8720
- **Email:** nancy.kuhn@denvergov.org

5. **Background on the request:**

A revocable permit to The Denver Rescue Mission, a Colorado nonprofit corporation, to encroach into the right-of-way with a concrete entry ramp and steps, steel handrail, and entry canopy with lights and signage at 2222 Lawrence Street.

6. **Please complete the following fields:**

- A. **Location:** 2222 Lawrence St
- B. **Affected Council District:** D9 Montero
- C. **Benefits:** N/A

7. **Is there any controversy surrounding this ordinance? Please explain.**

The approvals for the zoning use permit and design development phase application for 2222 Lawrence Street were appealed to the Board of Adjustment by the Ballpark Neighborhood Association, and the Board of Adjustment upheld the approvals of the Zoning Administrator.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2013-0609-05 Lawrence Street Community Center

Description of Proposed Project: A revocable permit to The Denver Rescue Mission, a Colorado nonprofit corporation, to encroach into the right-of-way with a concrete entry ramp and steps, steel handrail, and entry canopy with lights and signage at 2222 Lawrence Street.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: The public right of way is being utilized in order to enhance human scale with canopies along the Lawrence Street façade and provide handicap accessible entry to the Community Center. There is an elevation change from the street side to the alley side of the property of about 13". In order to maximize the square footage within the property lines for the programmatic needs of the public space with bathrooms, showers and dining, the handicap accessibility is in the public right of way at the main entrance. The clientele that will use the Community Center come in wheel chairs, crutches and sometimes with carts. The location of the ramp and stairs in the right of way allows for easy visibility and access to the Community Center.

Has a Temp MEP been issued, and if so, what work is underway: No

What is the known duration of an MEP: N/A

Will land be dedicated to the City if the vacation goes through: N/A

Will an easement be placed over a vacated area, and if so explain: N/A

Will an easement relinquishment be submitted at a later date: N/A

Additional information: None.

EXHIBIT "A"

Legal Description:

A parcel of land situated in the Northwest ¼ of Section 34, Township 3 South, Range 68 West, of the 6th Principal Meridian, being a part of Lawrence Street Public Right-of-Way, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the Northwesterly corner of Lot 1, Block 82, East Denver, said point lying on the Southeasterly R.O.W. Line of Lawrence Street; Thence S44°56'36"W along the Northwesterly Line of said Block 82 and said Southeasterly R.O.W. Line a distance of 62.61 feet to the **Point of Beginning**;

Thence continuing S44°56'36"W along said Northwesterly Line of said Block 82 and said Southeasterly R.O.W. Line a distance of 139.25 feet'

Thence N45°03'24"W a distance of 3.67 feet;

Thence N44°56'36"E parallel with said Northwesterly Line of said Block 82 and said Southeasterly R.O.W. Line a distance of 139.25 feet;

Thence S45°03'24"E a distance of 3.67 feet to the **Point of Beginning**.

Parcel Contains (511 Square Feet) 0.0117 Acres.

Bearings are based on the Southeasterly Right-of-Way Line of Lawrence Street bearing S44°56'36"W monumented by a Chiseled "X" at the Northwesterly corner of the South Half of Lot 3, Block 82, East Denver and a Nail & ¾" Tag L.S. No. 14_42 at the Southwesterly corner of Lot 16, Block 82, East Denver.

Date Prepared: November 7, 2014

Date Of Last Revision: November 11, 2014

Prepared By: Charles N. Beckstrom, Pls No. 33202

For And On Behalf Of
Engineering Service Company
1300 South Potomac Street, Suite 126
Aurora, Colorado 80012
Phone: (303) 337-1393

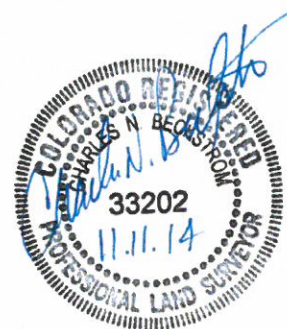
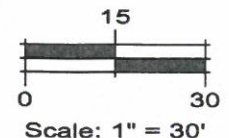
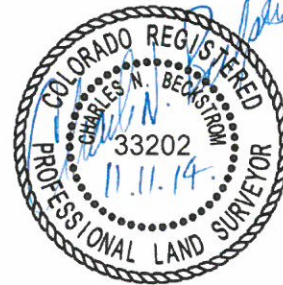
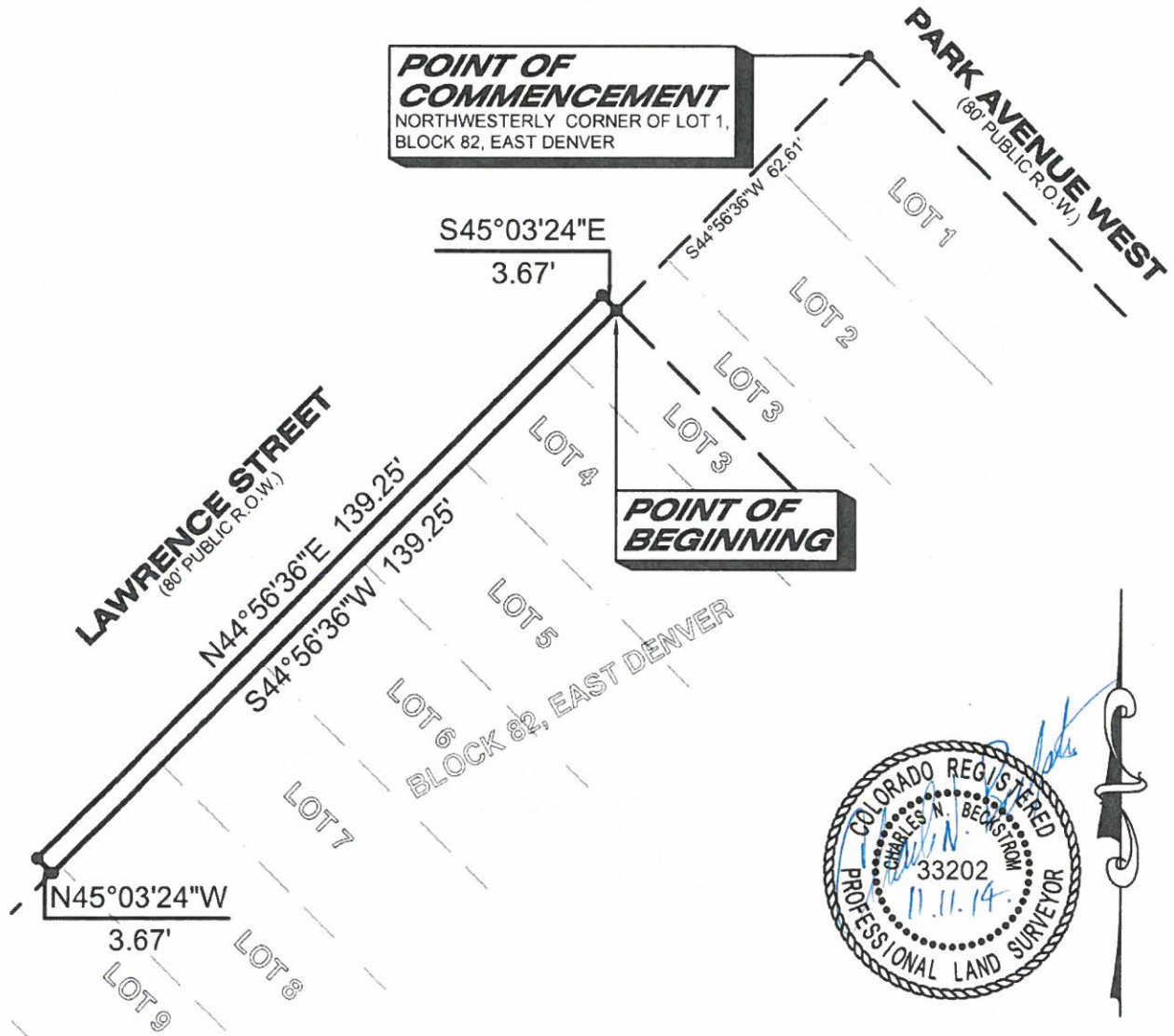


ILLUSTRATION FOR "EXHIBIT A"



PREPARED BY:

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC STREET, SUITE 126
AURORA, COLORADO 80012

PARCEL CONTAINS
511 SQUARE FEET
0.0117 ACRES

CITY AND COUNTY OF DENVER

NOTE: THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

DRAWN BY: SAM	SCALE: 1"=30'	R.O.W. FILE#
CHECKED BY: SAM	DATE: 11/07/2014	

ENCROACHMENT EASEMENT

A PART OF LAWRENCE STREET PUBLIC RIGHT-OF-WAY
SITUATED IN THE NW 1/4 OF SECTION 34,
TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH P.M.
CITY AND COUNTY OF DENVER, STATE OF COLORADO