



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.: 2012-0310-01
DATE: December 12, 2012
SUBJECT: Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Coughlin and Company, Inc., their successors and assigns, to encroach into the right-of-way with steps and alterations of existing walkway accessing the building with ramp, railing and stairs at 1550 Wynkoop 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 Carley Fazzone of OZ Architecture of Denver, Inc. dated July 17, 2012, on behalf of Coughlin and Company, Inc. for the granting of the above-subject permit.

This matter has been checked by this office and has been coordinated with Asset Management; Colorado Department of Transportation (if required); Comcast Corporation; Commission For People With Disabilities; Councilperson Judy Montero; CPD: Building & Construction Services, Planning Services, and Zoning & Development Review; Denver Water Board; Environmental Services (if required); Fire Department (if required); 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, to Coughlin and Company, Inc., their successors and assigns, to encroach with steps and alterations of existing walkway accessing the building with ramp, railing and stairs at 1550 Wynkoop Street.

INSERT PARCEL DESCRIPTION ROW 2012-0310-01-001 HERE
INSERT PARCEL DESCRIPTION ROW 2012-0310-01-002 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) None

A map of the area is attached hereto.

RJD: LRA

cc: Asset Management, Steve Wirth
City Council Office, Gretchen Williams
Councilperson Judy 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 # 2012-0310-01

Property Owner:
Coughlin and Company, Inc.
C/O Mike Coughlin
140 East 19th Ave. Ste. # 700
Denver, CO 80203

Agent:
OZ Architecture of Denver, Inc.
C/O Carley Fazzone/Rob Rydel
3003 Larimer St.
Denver, CO 80205

ORDINANCE/RESOLUTION REQUEST

Please email requests to Nancy Kuhn at
Nancy.Kuhn@Denvergov.org by **NOON on Monday.**

**All fields must be completed.*
Incomplete request forms will be returned to sender which may cause a delay in processing.*

Date of Request: December 12, 2012

Please mark one: ☐ Bill Request or ☒ Resolution Request

1. Has your agency submitted this request in the last 12 months?

☐ Yes ☒ No

If yes, please explain:

2. **Title:** *(Include a concise, one sentence description – please include name of company or contractor and contract control number - that clearly indicates the type of request: grant acceptance, contract execution, amendment, municipal code change, supplemental request, etc.)*

Request for a Resolution granting a revocable permit, subject to certain terms and conditions, to Coughlin and Company, Inc., their successors and assigns, to encroach into the right-of-way with steps and alterations of existing walkway accessing the building with ramp, railing and stairs at 1550 Wynkoop Street.

3. **Requesting Agency:** PW Right of Way Engineering Services

4. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution.)*

- **Name:** Lisa R. Ayala
- **Phone:** 720-865-3153
- **Email:** lisa.ayala@denvergov.org

5. **Contact Person:** *(With actual knowledge of proposed ordinance/resolution who will present the item at Mayor-Council and who will be available for first and second reading, if necessary.)*

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

6. **General description of proposed ordinance including contract scope of work if applicable:**

Encroach with steps and alterations of existing walkway accessing the building with ramp, railing and stairs at 1550 Wynkoop Street.

****Please complete the following fields:** *(Incomplete fields may result in a delay in processing. If a field is not applicable, please enter N/A for that field.)*

- a. **Contract Control Number:** NO
- b. **Duration:** Permanent
- c. **Location:** 1550 Wynkoop Street
- d. **Affected Council District:** Judy Montero
- e. **Benefits:** N/A
- f. **Costs:** N/A

7. **Is there any controversy surrounding this ordinance?** *(Groups or individuals who may have concerns about it?)* Please explain.

To be completed by Mayor's Legislative Team:

SIRE Tracking Number: _____

Date Entered: _____



DENVER
THE MILE HIGH CITY

EXECUTIVE SUMMARY

Project Title: 2012-0310-01 MEP at 1550 Wynkoop Street.

Description of Proposed Project: Encroach into the right-of-way with steps and alterations of existing walkway accessing the building with steps, ramp, railing and stairs.

Explanation of why the public right-of-way must be utilized to accomplish the proposed project: To improve accessibility within the building by leveling the existing slabs within the building and raising the surface of the existing walkway to meet the revised slab elevations at the existing entry ways.

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

What is the known duration of an MEP: Permanent

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: This request to alter the existing walkway adjacent to the building along the Wynkoop Street and 16th Street.

**EXHIBIT A
PARCEL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE PUBLIC RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON THE MAP OF EAST DENVER, ORIGINALLY RECORDED IN THE ARAPAHOE COUNTY RECORDS AT BOOK 1, PAGE 14, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE 20' RANGE LINE NORTHEAST OF AND ADJACENT TO BLOCK 16 OF SAID EAST DENVER BEING MONUMENTED AT WYNKOOP STREET BY A 2" BRASS CAP STAMPED "DENVER RANGE POINT 85004 PLS 38189" AND AT WAZEE STREET BY A FOUND 1" REBAR INSIDE A WELL CASING AND IS ASSUMED TO BEAR SOUTH 45°07'19" EAST.

COMMENCE AT THE RANGE LINE INTERSECTION IN 16TH STREET AND WYNKOOP STREET; THENCE SOUTH 45°07'19" EAST, ALONG SAID 20' RANGE LINE IN SAID 16TH STREET, A DISTANCE OF 60.00 FEET TO THE SOUTH EAST RIGHT-OF-WAY LINE OF WYNKOOP STREET EXTENDED NORTHEASTERLY TO THE SAID 16TH STREET RANGE LINE; THENCE SOUTH 44°54'24" WEST, ALONG SAID RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 20.00 FEET TO THE MOST NORTHERLY CORNER OF SAID BLOCK 16 AND THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED.

THENCE CONTINUE SOUTH 44°54'24" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 176.27 FEET;

THENCE NORTH 45°05'36" WEST, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.38 FEET;

THENCE NORTH 44°54'24" EAST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 26.69 FEET;

THENCE NORTH 45°05'36" WEST, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.85 FEET;

THENCE NORTH 44°54'24" EAST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.93 FEET TO A NON-TANGENT 18.92 FOOT RADIUS CURVE WHOSE LONG CHORD BEARS NORTH 44°54'24" EAST A DISTANCE OF 9.35 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 28°35'53" AN ARC DISTANCE OF 9.44 FEET;

THENCE NORTH 44°54'24" EAST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.99 FEET;

THENCE SOUTH 45°05'36" EAST, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 4.85 FEET;

THENCE NORTH 44°54'24" EAST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3.85 FEET;

THENCE NORTH 45°03'29" WEST A DISTANCE OF 4.88 FEET;

THENCE NORTH 44°56'31" EAST A DISTANCE OF 4.19 FEET TO A NON-TANGENT 18.92 FOOT RADIUS CURVE WHOSE LONG CHORD BEARS NORTH 44°56'31" EAST A DISTANCE OF 12.12 FEET;

THENCE NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE 37°21'23" AN ARC DISTANCE OF 12.34 FEET;

THENCE NORTH 44°56'31" EAST A DISTANCE OF 4.19 FEET;

THENCE SOUTH 45°03'29" EAST A DISTANCE OF 4.24 FEET;

THENCE NORTH 44°54'24" EAST, PARALLEL TO THE PREVIOUSLY MENTIONED RIGHT-OF-WAY LINE, A DISTANCE OF 38.52 FEET;

THENCE NORTH 45°05'36" WEST, PERPENDICULAR TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2.21 FEET;

THENCE NORTH 44°54'24" EAST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 64.45 FEET;

2012-0310-01-001

THENCE SOUTH 45°05'36" EAST A DISTANCE OF 11.21 FEET TO THE PREVIOUSLY MENTIONED SOUTH EAST RIGHT-OF-WAY LINE OF WYNKOOP STREET EXTENDED NORTHEASTERLY;

THENCE SOUTH 44°54'24" WEST, ALONG SAID RIGHT-OF-WAY LINE EXTENDED, A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED AREA OF 1916.68 SQUARE FEET OR 0.04398 ACRES, MORE OR LESS AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT AS AN AID IN INTERPRETING THE ABOVE WRITTEN DESCRIPTION.



ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.

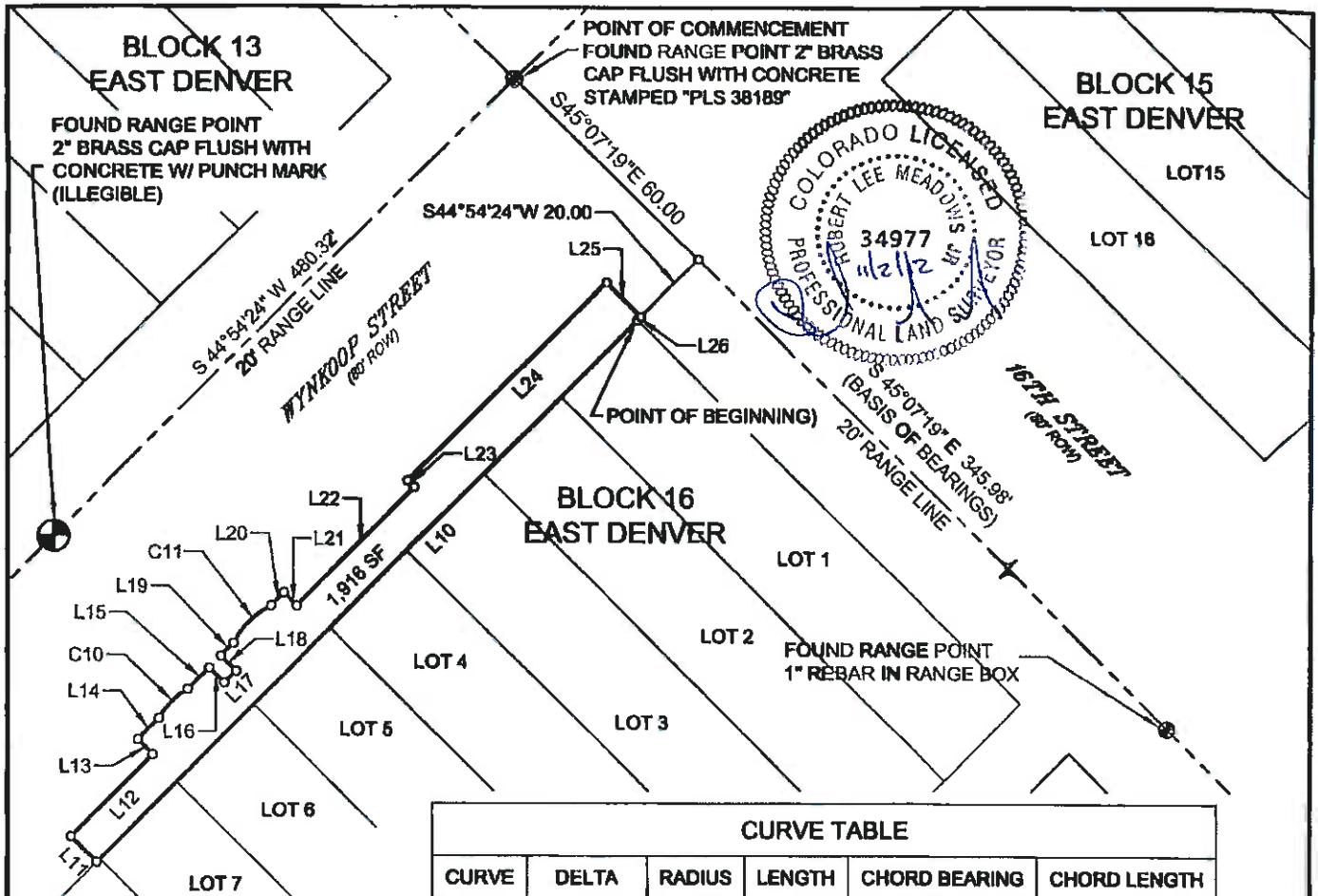
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Denver Colorado Springs Phoenix Anniston Atlanta Omaha Parsons Pueblo Sacramento Washington, DC

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2012-0310-01-001



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C10	028°35'53"	18.92'	9.44'	N44°54'24"E	9.35'
C11	037°21'23"	18.92'	12.34'	N44°56'31"E	12.12'

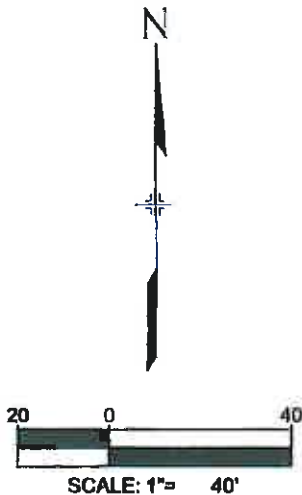
LINE TABLE

LINE	BEARING	LENGTH
L10	S44°54'24"W	176.27'
L11	N45°05'36"W	8.38'
L12	N44°54'44"E	26.69'
L13	N45°05'36"W	4.85'
L14	N44°54'24"E	6.93'
L15	N44°54'24"E	6.99'
L16	S45°05'36"E	4.85'
L17	N44°54'24"E	3.85'
L18	N45°03'29"W	4.88'

LINE TABLE

LINE	BEARING	LENGTH
L19	N44°56'31"E	4.19'
L20	N44°56'31"E	4.19'
L21	S45°03'29"E	4.24'
L22	N44°54'24"E	38.52'
L23	N45°05'36"W	2.21'
L24	N44°54'24"E	64.45'
L25	S45°05'36"E	11.21'
L26	S44°54'24"W	1.00'

AREA = 1915.68 SQ.FT. (0.04398 ACRES)



Matrix
DESIGN GROUP

1601 Blake Street, Suite 200
Denver, Colorado 80202
Phone 303-572-0200
Fax 303-575-0208

MERCANTILE SQUARE
MAJOR ENCUMBRANCE PERMIT PARCEL

EXHIBIT

DRAWN BY: RLM	DATE: 10/29/12	SHEET
CHECKED BY: RLM	JN: 12.524.007	3 of 3

R:\12.524.007 (1550 Wynkoop)\dwg\Wynkoop MEP Exhibit.dwg

2012-0310-01-001

**EXHIBIT A
PARCEL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE PUBLIC RIGHT-OF-WAY OF 16TH STREET AS SHOWN ON THE MAP OF EAST DENVER, ORIGINALLY RECORDED IN THE ARAPAHOE COUNTY RECORDS AT BOOK 1, PAGE 14, LOCATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE 20' RANGE LINE NORTHEAST OF AND ADJACENT TO BLOCK 16 OF SAID EAST DENVER BEING MONUMENTED AT WYNKOOP STREET BY A 2" BRASS CAP STAMPED "DENVER RANGE POINT 85004 PLS 38189" AND AT WAZEE STREET BY A FOUND 1" REBAR INSIDE A WELL CASING AND IS ASSUMED TO BEAR SOUTH 45°07'19" EAST.

COMMENCE AT THE RANGE LINE INTERSECTION IN 16TH STREET AND WYNKOOP STREET; THENCE SOUTH 45°07'19" EAST, ALONG SAID 20' RANGE LINE IN SAID 16TH STREET, A DISTANCE OF 100.81 FEET; THENCE SOUTH 44°52'41" WEST, PERPENDICULAR TO SAID RANGE LINE, A DISTANCE OF 13.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED;

THENCE CONTINUE SOUTH 44°52'41" WEST, PERPENDICULAR TO SAID RANGE LINE, A DISTANCE OF 6.50 FEET TO THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID 16TH STREET;

THENCE SOUTH 45°07'19" EAST, ALONG SAID 16TH STREET RIGHT-OF-WAY LINE, A DISTANCE OF 14.50 FEET;

THENCE NORTH 44°52'41" EAST, PERPENDICULAR TO THE PREVIOUSLY MENTIONED RANGE LINE, A DISTANCE OF 6.50 FEET;

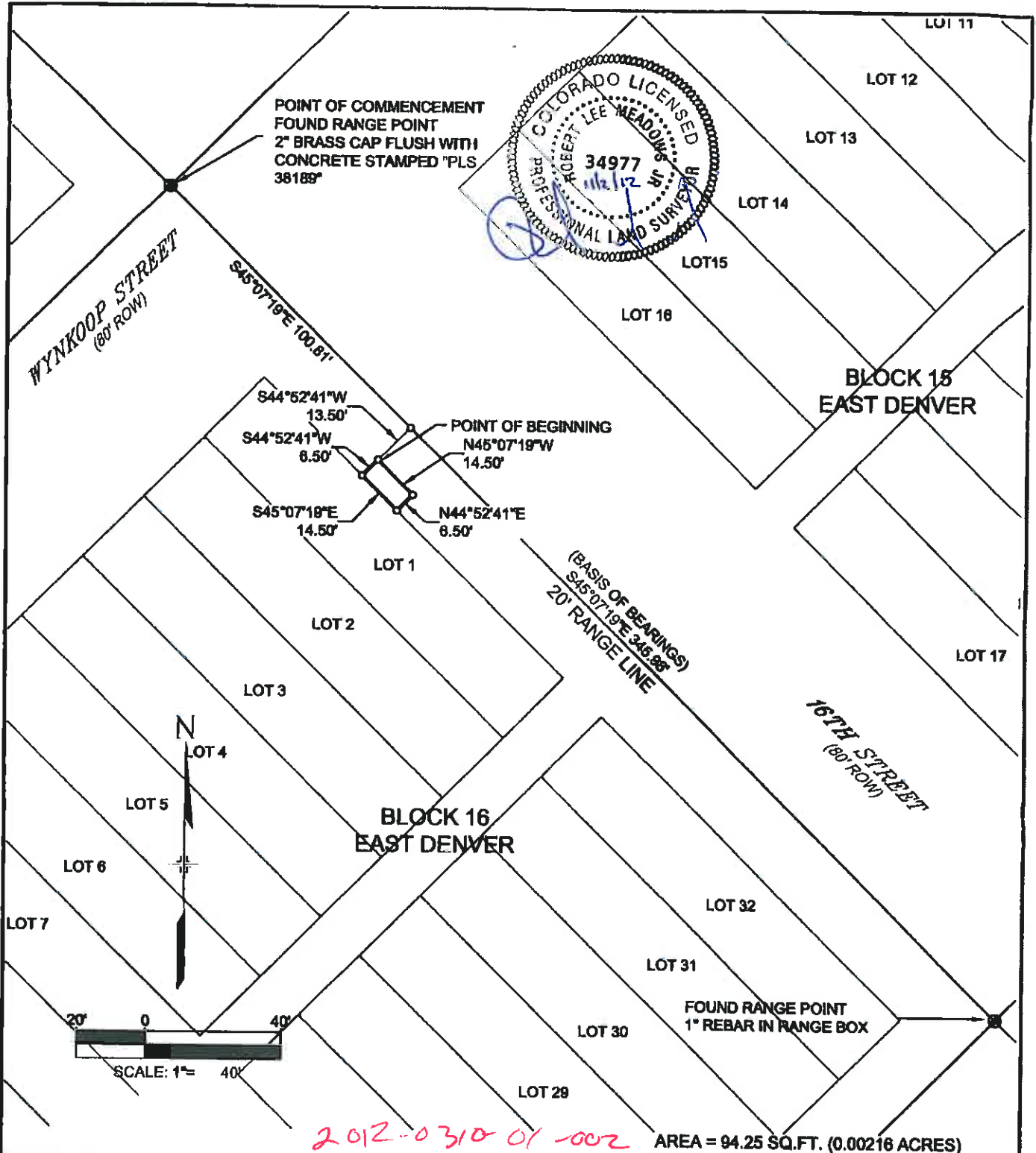
THENCE NORTH 45°07'19" WEST, PARALLEL TO SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS A CALCULATED AREA OF 94.25 SQUARE FEET OR 0.00216 ACRES, MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT AS AN AID IN INTERPRETING THE ABOVE WRITTEN DESCRIPTION.




2012-0310-01-002

ROBERT L. MEADOWS JR., PLS 34977
PREPARED FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.



2012-0310-01-002

AREA = 94.25 SQ.FT. (0.00216 ACRES)

	1601 Blake Street, Suite 200 Denver, Colorado 80202 Phone 303-572-0200 Fax 303-575-0208		MERCANTILE SQUARE MAJOR ENCUMBRANCE PERMIT PARCEL	
	EXHIBIT			
	DRAWN BY: RLM CHECKED BY: RLM	DATE: 11/02/12 JN: 12.524.007	SHEET 2 of 2	