

**GRAND JUNCTION CITY COUNCIL  
WORKSHOP**

**MONDAY, JANUARY 13, 2014, 2:30 P.M.  
AVALON THEATRE GREEN ROOM  
NEXT DOOR TO 645 MAIN STREET**

*To become the most livable community west of the Rockies by 2025*

**2:30 p.m. Brief Tour of Avalon Theatre Project (Under Construction)**

- 1. Avalon Theatre Project Update:** Construction and fundraising update. [Attach W-1](#)  
[Supplemental documents presented](#)  
[Supplemental documents Ecoplexus](#)
- 2. Community Solar Garden Subscription and Lease Agreement:** Staff will present the terms of the proposed Subscription Agreement with Ecoplexus, Inc. for the Pear Park Community Solar Garden and request City Council direction on proceeding with the agreement. [Attach W-2](#)
- 3. Orchard Mesa Neighborhood Plan Update:** This is the second of two informal updates by Staff to bring to City Council the current planning effort the City has completed with Mesa County for the Orchard Mesa area. The Plan area encompasses Orchard Mesa from the Gunnison River east to 34 ½ Road and from the Colorado River south to Whitewater Hill. Information will be provided about the planning process, the major findings identified through public participation, the final draft Plan document, and what the next steps are proposed in this joint planning effort with Mesa County. [Attach W-3](#)
- 4. Board Reports**
- 5. Other Business**



Date: 1/7/2014

Author: Rich Englehart

Title/ Phone Ext: X4052

Proposed Meeting Date:

1/13/2014

## **CITY COUNCIL STAFF REPORT WORKSHOP SESSION**

Attach W-1

**Topic:** Avalon Theatre Project Update

**Staff (Name & Title):** Rich Englehart, City Manager

### **Summary:**

Construction and fund raising update.

### **Background, Analysis and Options:**

History of the project:

#### **Summary notes from June 11<sup>th</sup> 2013**

The architect, Daniel Gartner of Chamberlin Architects, explained that design changes were made in regards to the value engineering in order to reduce the cost. He noted that phasing has been a challenge for years, prioritizing what elements are most important. Three options were described; an \$8.2 million option, the completed "core" project; a \$7.6 million option that included building the shell of the addition, three stories with everything stubbed in but nothing inhabitable (elevator shaft but no elevator, roughed-in restrooms but no fixtures, no multi-purpose room) but as Stan Kiser from FCI Constructors, Inc. pointed out, the new HVAC would be housed on that addition and that would supply the old part of the building; and a third option at \$7.1 million which only includes the elevator and the additional restrooms besides the auditorium improvements. The third option does provide minimal ADA compliance and addresses the health and safety issues.

FCI mentioned to Council that a decision made on an option other than the full core project could add 10% to 15% to the total cost of the project.

### **Financial Impact/Budget:**

#### **Project Costs**

The full built out project on Bid Date came in at \$8.6 million. This did not include the roof top terrace.

Contractor and Architect value engineered the project down from \$8.6 to \$8.2, what it would cost at that time to complete the core project.

Council approved a project at \$7.6 with direction to find funds that would generate \$8.2.

## **Financial Resources – Current Assumed Budget**

City - \$3,110,476  
DDA - \$3,000,000  
AFB - \$1,100,000  
DOLA - \$1,000,000  
State - \$ 29,445  
Gates - \$ 20,000  
**Total - \$8,259,921**

The City was recently successful in the DOLA grant application, and the Foundation continues to raise funds. The DOLA grant added \$600k to the project scope and we estimated that right now we have about \$170K in current construction savings. WRL contract will increase to \$32K to go back and produce new bid documents and continue with construction oversight on the adds. The components that will be priced/and or have been added back are:

Elevator  
Major HVAC and Main distribution ducts and controls  
Fire Alarm System  
Removal of Stair F and Installation of Stair A  
Build out 1<sup>st</sup> floor lobby  
Build out first floor Toilets and dressing room  
Build out 1<sup>st</sup> floor concessions, ticketing and storage  
Minimal finishes in Multi Purpose room

The Mezzanine Level and Rooftop Terrace in the addition look to be unfunded and a temporary wall for traffic control will be built, unless additional funding is received.

### **Other issues:**

We have a 9 month time lag since the original bid day. Material prices have increased and the original prices submitted will go up since the contractors have bid on other work and are not as accessible to this project. Piecemealing a project over time will cost more. Until FCI prices out the costs of this new work we will not know what may still be short in funding.

We have received the DOLA contract and will get it fully executed prior to signing bids.

### **Previously presented or discussed:**

March 7, 2012 – Council authorizes contract for Architectural Services for the Avalon Theatre Addition and Renovation.

June 20, 2012 – City Council authorizes \$3.0 million (\$1.5 million in 2013, \$1.5 million in 2014) toward the Avalon.

October 17, 2012 – City Council Authorizes WRL to take “core” scope to final design.

January 14, 2013 – Avalon Theatre Update to City Council by Avalon Theatre Foundation Board

April 1, 2013 – Avalon Theatre Update after bids were received.

June 19, 2013 – City Council passed Resolution No. 43-13 affirming the commitment to fund the Avalon Renovation in the amount of \$3 million with the DDA at \$3 million and the Avalon Foundation Board at \$1.1 million.

November 6, 2013 – City Council approved Resolution No. 68-13—A Resolution Authorizing the Offering for Sale of the Naming and Sponsorship Rights for the Avalon Theatre.



Date: Jan. 6, 2014  
Author: Kathy Portner  
Title/ Phone Ext: Econ Dev & Sustainability/1420  
Proposed Meeting Date:  
Jan. 13, 2014

## CITY COUNCIL STAFF REPORT WORKSHOP SESSION

Attach W-2

<b>Topic:</b> Community Solar Garden Subscription and Lease Agreement
<b>Staff:</b> John Shaver, City Attorney Kathy Portner, Economic Dev. and Sustainability Terry Franklin, Streets and Utilities Manager

### Summary:

Staff will present the terms of the proposed Subscription Agreement with Ecoplexus, Inc. for the Pear Park Community Solar Garden and request City Council direction on proceeding with the agreement.

### Background, Analysis and Options:

In 2012, Xcel Energy released its Solar\* Rewards Community Program to provide incentives to stimulate the development of community solar gardens in its service territory. Ecoplexus, Inc., a solar developer, won a competitive bid for a 2 MW project in Mesa County. A community solar garden operates at a centralized location, generating energy that is sold directly to Xcel via an energy procurement agreement. Each kWh produced generates a “virtual net metering” credit and a renewable energy certificate. Subscribers to the solar garden purchase power from the solar provider and receive a credit from Xcel on their monthly utility statement.

The project is proposed to be located on 14 acres of vacant land, located at 2950 D ¼ Road in Pear Park. The site consists of two parcels, 10 acres owned by School District 51 and 4 acres owned by the City of Grand Junction. The property is bounded by the unimproved D ¼ Road on the south, the unimproved 29 ¼ Road on the west and the Mesa County ditch along the northeast perimeter. The School District property will be fully utilized for the placement of the solar array. Approximately ½ acre of the adjacent City property is proposed to be leased for an access driveway and perimeter landscaping. A Conditional Use Permit for the project was approved by the Planning Commission on June 25, 2013.

The solar array had originally been planned to utilize the entire 14 acres, including the City-owned property, but through the design process it was determined that it could be accommodated on just the ten acres owned by the School District, utilizing a portion of the City property for the access driveway and landscape buffer adjacent to the neighborhood. The improvements on the City property will be confined to the southern and eastern perimeter with landscaping and a driveway, leaving the bulk of the property available for other purposes. The City property would be leased at a rate of \$600

annually for the 1/2 acre for twenty years, with optional renewal provisions and Ecoplexus will be responsible for all improvements and maintenance.

As a subscriber to the Community Solar Garden, the City can maximize savings by selecting the accounts to utilize approximately 23% of the 2 MW project. Other subscribers will include School District 51, Mesa County, Alpine Bank and Grand Junction Housing Authority (5% of the solar garden must be available to income qualified). Based on the City accounts identified for best return, the annual savings projected for 2014 are \$32,943. The City can select and change accounts on an annual basis to maximize their return. The subscription agreement will be for a twenty year period, with an optional extended term for up to five additional one year periods.

**Board or Committee Recommendation:** N/A

**Financial Impact/Budget:**

Savings are conservatively estimated at \$724,838 over the twenty year period.

**Legal issues:**

Discussion of the provisions of the draft subscription agreement will include the following:

- Compliance with TABOR—specific TABOR language is proposed, including an annual non-appropriation clause
- The role of Xcel—in addition to the agreement with Ecoplexus, the City would enter into Xcel's Subscriber Agency Agreement
- Tariff and legislative risk—conversation with Bill Dalton with the PUC indicates it would be highly unlikely that there would be significant changes to the tariff, just minor adjustments as is typical of all tariffs. There are also other risk mitigation mechanisms proposed with the ability to transfer to other meters, accounts and subscribers, as well as the TABOR provision of Non-appropriation.
- Construction, Management and decommission in default
- City liability—as a subscriber, the City would bear no liability for operational or environmental concerns.
- Time-line for the project—the project will start immediately after subscriber agreements are finalized with an anticipated completion in June, 2014.

**Other issues:** N/A

**Previously presented or discussed:**

- This proposed project was initially discussed at the December 12, 2012 City Council workshop and general direction was given to continue negotiating the terms of the project.

- A non-binding letter of intent to lease City property and subscribe to the solar garden was executed March 15, 2013.
- The project was again discussed at the September 16, 2013 City Council workshop and Resolution No. 62-13 was adopted on September 18, 2013 authorizing the City Manager to enter into negotiations with Ecoplexus, Inc. as a subscriber to the Pear Park Community Solar Garden and authorized a lease for the use of a portion of city-owned property.

**Attachments:**

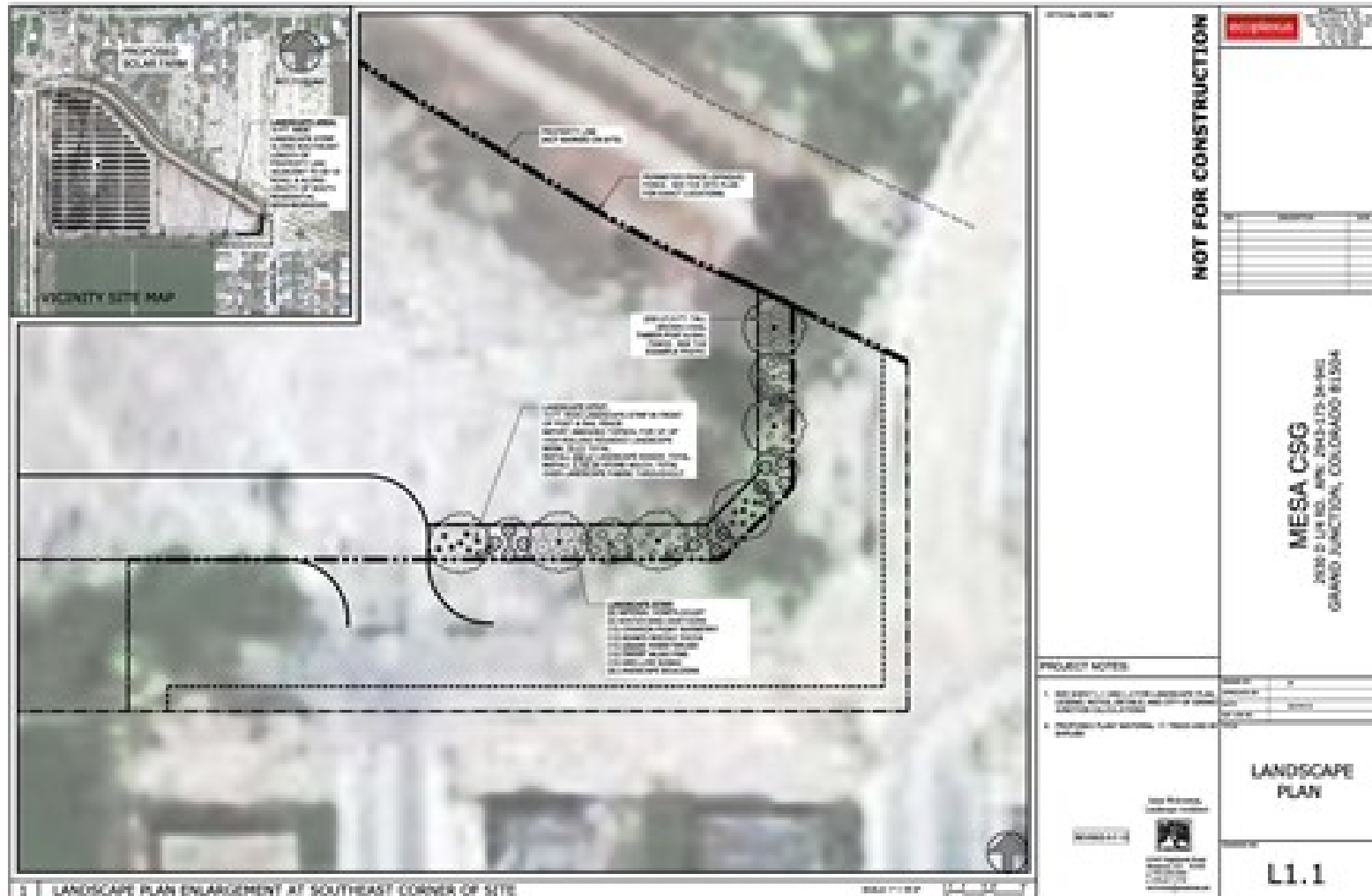
Site Plan  
Estimated Savings Analysis

# Site Layout





# Landscaping Plan



1 | LANDSCAPE PLAN ENLARGEMENT AT SOUTHEAST CORNER OF SITE

NOT FOR CONSTRUCTION	DATE	
	REVISION	
<p><b>MESA CSG</b>          2005 UT BL. AVE. JENKINS-BOISE          GRAND JUNCTION, COLORADO 81504</p>		
PROJECT NOTES		
<p>1. ALL MATERIALS AND CONSTRUCTION SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.</p> <p>2. VERIFY ALL MATERIALS WITH THE ARCHITECT BEFORE CONSTRUCTION.</p>		
<p><b>LANDSCAPE PLAN</b></p>		
<p><b>L1.1</b></p>		



**City Grand Junction Estimated Savings Analysis - \$0.0675/kWh SA Rate**

Yr	Subscription Value per kWh			Subscription Share (% CSG)			Aggregate Annual and Cumulative Savings					
	Avg Xcel SRC Credit (per kWh) <sup>1</sup>	SA Rate (per kWh) <sup>2</sup>	Savings (per kWh)	Annual CSG Production (kWh) <sup>3</sup>	Subscrip %	Annual kWh's Subscribed <sup>4</sup>	1.5% Utility Escalation		3.0% Utility Escalation		4.5% Utility Escalation	
							Annual Savings	Cumulative Savings	Annual Savings	Cumulative Savings	Annual Savings	Cumulative Savings
1	\$ 0.10746	\$ 0.06750	\$ 0.03996	3,566,642	23.1%	824,395	\$ 32,943	\$ 32,943	\$ 32,943	\$ 32,943	\$ 32,943	\$ 32,943
2	\$ 0.10907	\$ 0.06851	\$ 0.04056	3,548,809	23.1%	820,273	\$ 33,270	\$ 66,213	\$ 34,592	\$ 67,535	\$ 35,914	\$ 68,857
3	\$ 0.11071	\$ 0.06954	\$ 0.04117	3,531,065	23.1%	816,172	\$ 33,600	\$ 99,812	\$ 36,290	\$ 103,825	\$ 39,020	\$ 107,877
4	\$ 0.11237	\$ 0.07058	\$ 0.04179	3,513,409	23.1%	812,091	\$ 33,933	\$ 133,746	\$ 38,039	\$ 141,864	\$ 42,266	\$ 150,143
5	\$ 0.11405	\$ 0.07164	\$ 0.04241	3,495,842	23.1%	808,031	\$ 34,270	\$ 168,016	\$ 39,840	\$ 181,704	\$ 45,659	\$ 195,802
6	\$ 0.11576	\$ 0.07272	\$ 0.04305	3,478,363	23.1%	803,990	\$ 34,610	\$ 202,626	\$ 41,694	\$ 223,398	\$ 49,203	\$ 245,005
7	\$ 0.11750	\$ 0.07381	\$ 0.04369	3,460,971	23.1%	799,970	\$ 34,954	\$ 237,580	\$ 43,603	\$ 267,001	\$ 52,905	\$ 297,909
8	\$ 0.11926	\$ 0.07491	\$ 0.04435	3,443,666	23.1%	795,971	\$ 35,301	\$ 272,881	\$ 45,567	\$ 312,568	\$ 56,771	\$ 354,681
9	\$ 0.12105	\$ 0.07604	\$ 0.04501	3,426,448	23.1%	791,991	\$ 35,651	\$ 308,532	\$ 47,590	\$ 360,158	\$ 60,810	\$ 415,490
10	\$ 0.12287	\$ 0.07718	\$ 0.04569	3,409,316	23.1%	788,031	\$ 36,005	\$ 344,537	\$ 49,671	\$ 409,829	\$ 65,026	\$ 480,516
11	\$ 0.12471	\$ 0.07834	\$ 0.04638	3,392,269	23.1%	784,091	\$ 36,362	\$ 380,899	\$ 51,813	\$ 461,643	\$ 69,428	\$ 549,944
12	\$ 0.12658	\$ 0.07951	\$ 0.04707	3,375,308	23.1%	780,170	\$ 36,723	\$ 417,623	\$ 54,018	\$ 515,660	\$ 74,023	\$ 623,967
13	\$ 0.12848	\$ 0.08070	\$ 0.04778	3,358,431	23.1%	776,269	\$ 37,088	\$ 454,710	\$ 56,286	\$ 571,946	\$ 78,819	\$ 702,785
14	\$ 0.13041	\$ 0.08191	\$ 0.04849	3,341,639	23.1%	772,388	\$ 37,456	\$ 492,166	\$ 58,619	\$ 630,565	\$ 83,824	\$ 786,609
15	\$ 0.13236	\$ 0.08314	\$ 0.04922	3,324,931	23.1%	768,526	\$ 37,828	\$ 529,994	\$ 61,020	\$ 691,586	\$ 89,046	\$ 875,655
16	\$ 0.13435	\$ 0.08439	\$ 0.04996	3,308,306	23.1%	764,683	\$ 38,203	\$ 568,197	\$ 63,490	\$ 755,076	\$ 94,496	\$ 970,151
17	\$ 0.13637	\$ 0.08566	\$ 0.05071	3,291,765	23.1%	760,860	\$ 38,582	\$ 606,779	\$ 66,031	\$ 821,107	\$ 100,180	\$ 1,070,331
18	\$ 0.13841	\$ 0.08694	\$ 0.05147	3,275,306	23.1%	757,056	\$ 38,965	\$ 645,744	\$ 68,645	\$ 889,752	\$ 106,110	\$ 1,176,441
19	\$ 0.14049	\$ 0.08825	\$ 0.05224	3,258,930	23.1%	753,270	\$ 39,352	\$ 685,096	\$ 71,333	\$ 961,086	\$ 112,296	\$ 1,288,737
20	\$ 0.14259	\$ 0.08957	\$ 0.05302	3,242,635	23.1%	749,504	\$ 39,742	\$ 724,838	\$ 74,098	\$ 1,035,183	\$ 118,746	\$ 1,407,483
				<b>68,044,053</b>		<b>15,727,732</b>	<b>\$ 724,838</b>		<b>\$ 1,035,183</b>		<b>\$ 1,407,483</b>	

**Footnotes**

- 1) Weighted average SRC credit for subscribed SG premises; assumes 1.5% annual utility escalation
- 2) 1.5% annual escalation; assumes project is not exempt from taxes
- 3) Based upon preliminary PVSyst performance models with fixed-tilt system; will be fine-tuned during final system engineering; assumes 0.5% annual PV degradation
- 4) Applies the 120% rule to actual annual consumption



## CITY COUNCIL STAFF REPORT WORKSHOP SESSION

Attach W-3

Date: January 9, 2014  
Author: David Thornton  
Title/ Phone Ext: Planning &  
Development Supervisor / 244-  
1450  
Proposed Meeting Date: January  
13, 2014

**Topic:** Presentation and Overview of the Orchard Mesa Plan Planning Process, Public Participation, the Final Draft Document and Next Steps

**Staff (Name & Title):** David Thornton, Planning & Development Supervisor  
Presenters: Tim Moore, Deputy City Manager  
Lisa Cox, Planning Manager

### Summary:

This is the second of two informal updates by Staff to bring to City Council the current planning effort the City has completed with Mesa County for the Orchard Mesa area. The Plan area encompasses Orchard Mesa from the Gunnison River east to 34 ½ Road and from the Colorado River south to Whitewater Hill. Information will be provided about the planning process, the major findings identified through public participation, the final draft Plan document, and what the next steps are proposed in this joint planning effort with Mesa County. The Draft Orchard Mesa Neighborhood Plan document with maps is available on the City's Website at <http://www.gjcity.org/Administration-Dept.aspx?pageid=2147534400> and a hardcopy is located in the City Council Office at City Hall.

### Background, Analysis and Options:

When the City and County sunset the 2000 Orchard Mesa Plan in 2010 with the adoption of the City's Comprehensive we heard dismay and concern from Orchard Mesa residents that they now would no longer have a specific Plan for their neighborhood. They were told then that City and County staffs would be coming back to them with a planning effort to take a fresh look at Orchard Mesa and develop a new neighborhood plan identifying specific issues that are important to the residents and business owners living and working on Orchard Mesa.

The purpose of doing a neighborhood plan is to create an environment for existing residents and businesses to thrive and see a quality of life that they desire for their community. It defines the vision and identified specific issues; establish goals and action steps that will improve existing conditions and shape future growth.

The 2010 Comprehensive Plan sets the overall vision of Grand Junction and establishes goals and policies that aid in realizing the vision. A new Orchard Mesa neighborhood plan can provide greater detail and action on specific concerns for Orchard Mesa. It sets a more detailed vision for the planning area. The new neighborhood plan will address specific issues and topics that provide the road map to addressing existing and long range issues facing Orchard Mesa as the area grows and develops.

## **The Planning Process**

Public participation is very important to the Planning process in knowing what are the issues and concern on the minds of our citizens, business owners and service providers. The City and County began the planning process for the Orchard Mesa Plan in early 2013 as a joint planning effort. Much of the planning area lies outside of the city limits underlying the importance of having Mesa County as a partner.

Public input and participation is at the forefront of the planning process with eleven focus groups/ stakeholder meetings, six open houses and three joint City/County Planning Commissioner workshops. Over 320 people participated in the six open houses held with 93 written comments received. In addition staff received information and issues identified by Orchard Mesa service and utility providers, homeowner associations and the business community at the eleven focus group meetings held.

The purpose of a neighborhood plan is to establish the means for existing and future residents and businesses to achieve a desired quality of life and help their community thrive. The Plan defines the vision and identifies specific issues; it establishes goals, policies and action steps that will improve existing conditions and shapes future growth. Based on the 2010 Comprehensive Plan's vision, the Orchard Mesa Neighborhood Plan provides greater detail on how to address specific concerns and issues Orchard Mesa will face as the area grows and develops.

## **How the Plan is Organized**

The issues and topics that garnered the most interest during the planning process included the following twelve topic areas separated into twelve chapters in the plan. Each chapter includes one topic area that describes existing conditions/background, community wide goals and policies from the 2010 Comprehensive Plan, and specific Orchard Mesa goals and actions:

- Existing Conditions/Background: A description of Orchard Mesa as it exists, plus any known issues or needs.
- Goals: General Statements of an achievable future condition or end; broad public purposes toward which policies and programs are directed.
- Policies: A set of guidelines for enacting goals. Policies are intended to bring predictability to decision-making.
- Actions: A specific step or strategy to implement a policy and reach a goal.

## **Plan Topics**

Community Image – The current condition and look of the US Highway 50 corridor is a concern for many that have participated in this planning process. Dilapidated buildings, vacant businesses, junk and weeds are also issues identified.

Future Land Use & Zoning – Growth of Orchard Mesa over the next 30+ years will be shaped by the 2010 Comprehensive Plan's Future Land Use map. Major changes to that map are not part of this planning effort, except the Plan does include a change to the Neighborhood Center. The 2011/12 construction of a major sewer line along Hwy 141 (32 Road) that runs between Clifton and Whitewater is a major concern and issue identified.

Rural Resources- In addition to keeping the 32 Road corridor rural, the protection of agricultural businesses including agritourism has been paramount for the majority of those participating.

Transportation – One of the most significant issues for citizens is making the Highway 50 corridor multi-modal with bike, transit and pedestrian facilities. “Complete Streets” that provide access to users of all ages, abilities and modes is a priority for Orchard Mesa. Providing safe access across Highway 50 from the neighborhoods located on both sides of the corridor, and providing safe walking routes for school children is especially important. Linking neighborhoods to the Colorado Riverfront trail system and the Old Spanish Trail northern branch that enters Orchard Mesa from the south has also been identified.

Economic Development – Current business vacancy on Orchard Mesa has risen recently to almost 17%, emphasizing the need to help find ways for business to be successful on Orchard Mesa. Residents have stated their desire for more neighborhood services and businesses to be available on Orchard Mesa. The anticipated growth of activities at the Mesa County fairgrounds, the Business Incubator and the further development of Whitewater Hill including the Public Safety Training Facility will be regional attractions that should spur economic development on Orchard Mesa.

Parks, Recreation, Open Space & Trails – The underserved areas without nearby parks, the future of Confluence Point above the Colorado and Gunnison Rivers, the Old Spanish Trail (Sisters Trail network), private homeowner association parks, and access to public lands and trail systems are all of interest to the citizens of Orchard Mesa.

Storm Water – Performing pre-disaster mitigation and improving and maintaining drainage facilities collectively among drainage partners is important for 400 acres and 700 structures inside an identified 100 year floodplain located in the center of the urban area of Orchard Mesa.

Mesa County Fairgrounds – The Mesa County Board of Commissioners adopted a master plan for the fairgrounds on December 20, 2012. The master plan includes additional facilities that will attract more events and people to the facility, reinforcing its presence as an economic driver on Orchard Mesa.

Public Utilities & Services – Services provided to our citizens are an important part of our quality of life and for Orchard Mesa what helps it be a great place to live and do business. These include utilities, community facilities (schools, libraries, etc.) and public health and safety including, fire, law enforcement, and medical services.

Housing Trends – The 2010 Comprehensive Plan identified deficiencies and lack of diversity in housing choice housing throughout the Grand Junction area. This Orchard Mesa Plan looks at how Orchard Mesa is doing in achieving the Comprehensive Plan’s Guiding Principle of providing housing variety in our community.

Natural Resources – Orchard Mesa is rich in gravel deposits and has abundant wildlife in an environment where urban development now interfaces. How the growing community deals with these issues is important.

Historic Preservation – Orchard Mesa has a national historic trail that has been identified and recognized. Additionally, there are locally significant historic homes, structures and sites.

### **Growth and Development of Centers**

The 2010 Comprehensive Plan established the future land uses for the Orchard Mesa Neighborhood Plan area, by providing for the future growth anticipated for the Grand Junction area. The Comprehensive Plan contemplates growth over the next 25 years or longer, envisioning a doubling of the population. It identifies the need to grow in a more compact way, but in a manner that is predictable and doesn't adversely affect existing neighborhoods. To achieve this goal, mixed-use centers were envisioned at key locations. Orchard Mesa has two areas where such centers are identified. Below is a brief description of these two Centers, with additional information found in the Land Use & Zoning chapter.

#### Existing Neighborhood Center at B ½ Road and Highway 50

This Neighborhood Center already exists with a major grocery store (City Market), public library, restaurants, and other services. There is vacant property available for growth in the Center, with zoning in place for residential housing and additional commercial and public services. The County Fairgrounds and parks are immediately south across Highway 50. A typical neighborhood center is pedestrian-oriented and can expect to have several buildings one to three stories in height encompassing an area less than 20 acres in size.

They are developed to be compatible with surrounding neighborhoods while providing many of the services those neighborhoods need. The land uses are a mix of uses including convenience-oriented commercial (gas stations, grocers, dry cleaner, bakery, coffee shop, etc.), and may include service providers and facilities such as a fire station, post office, and library. Medium-density residential uses including townhomes and small apartments/condominiums are integrated within or immediately adjacent to the center. Walk-to neighborhood parks, public squares, and similar amenities may be located in or near the center.

#### The Plan proposes changes to the Future Land Use Map for the Neighborhood Center

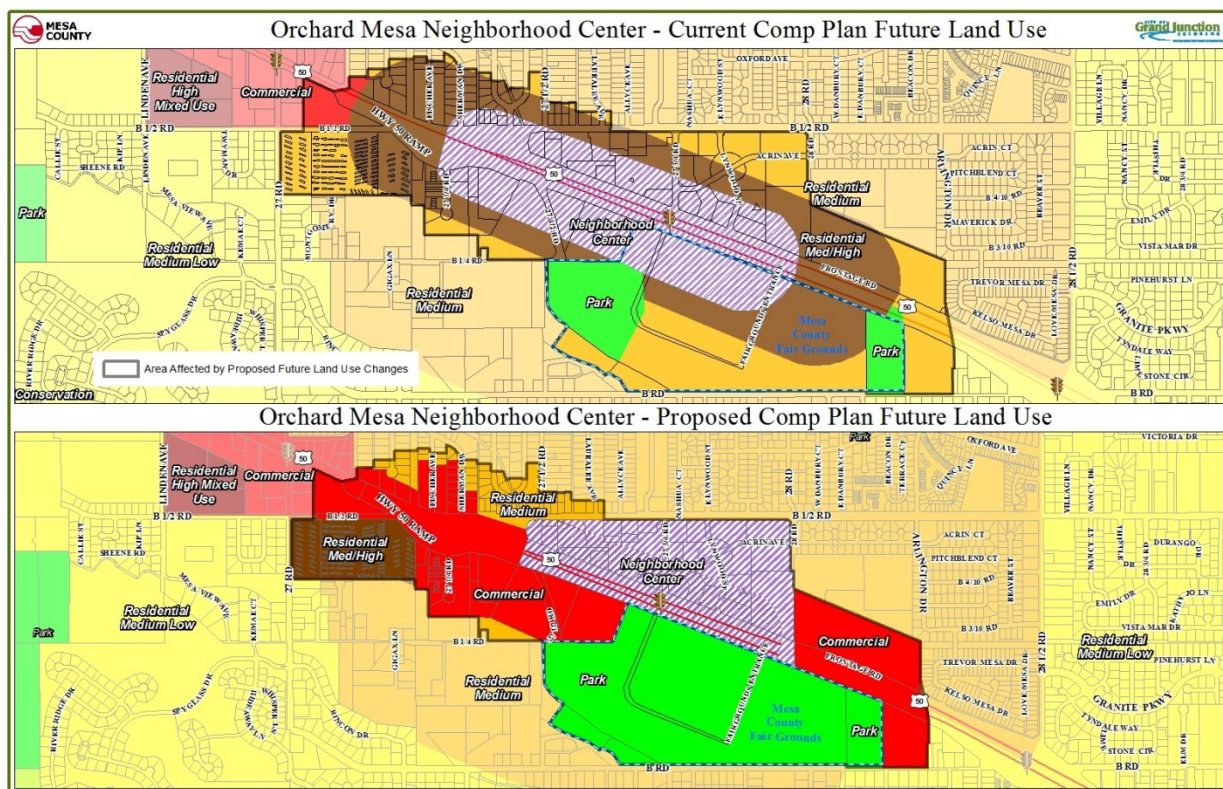
Sometimes conflicts between existing zoning and the designated future land use need to be resolved before development occurs. For example, there have been inconsistencies between land use and zoning in the area of the Neighborhood Center on Highway 50 at B ½ Road, including some adjacent lands along the corridor as well as the Mesa County Fairgrounds. In Grand Junction, these conflicts are resolved prior to development, either by amending the future land use or by rezoning. Mesa County requires rezoning to be consistent with the future land use map and Mesa County Master Plan.

In 2010, the Fairgrounds was designated a mixture of Neighborhood Center, Residential Medium High, Residential Medium and Park in the Comprehensive Plan. Since 2010, a Master Plan for the Fairgrounds has been adopted. Designating the Fairgrounds as one future land use that best facilitates the implementation of the Fairground's Master Plan is preferred. Planned Unit Development zoning governs the use of the Fairgrounds property in unincorporated Mesa County.

Based on further analysis, the Neighborhood Center would be better delineated as the triangular-shaped area north of Highway 50, south of B 1/2 Road, east of 27 1/2 Road and west of 28 Road. There are additional properties adjacent to or near this area that should be considered for inclusion in the neighborhood center and others best delineated as commercial for highway oriented land uses outside the center.

Changes to the Comprehensive Plan Future Land Use Map

**Neighborhood Center Future Land Use Changes**



The current configuration of the Neighborhood Center includes the fairgrounds as part of the center and there are existing conflicts between the Future Land Use Map and current zoning for some properties. The Orchard Mesa Neighborhood Plan seeks to remedy these by changing the Comprehensive Plan's Future Land Use Map with the adoption of this Plan

### Future Village Center at 30 Road and Highway 50

This future Village Center is not anticipated to be developed until Orchard Mesa and the Whitewater area have seen sufficient growth to support it and services have been extended to the area. It most likely will be many years before development in the area can support a Village Center at this location. The purpose for a Village Center in the 30 Road and Hwy 50 area was determined during the 2010 Comprehensive Plan planning process in anticipation of the doubling of the Grand Junction urban area population sometime in the future (even out 30 to 50 years) and the future growth of the Whitewater area with the potential of 7500 homes there. This Village Center has the flexibility under the Comprehensive Plan to be developed within one half mile radius of 30 Road and Hwy 50 and is needed to provide the future services of a large population anticipated. Until development of such magnitude occurs, interim uses are anticipated in this area and the Plan and City codes allow for such. What the Comprehensive Plan emphasizes is the need to preserve an area for future urban development and avoid the potential further subdividing of property in this area that would preclude or limit the ability to provide future needs to a large population at the south end of the urban area.

A Village Center is larger than a neighborhood center. It is a mixed-use center that is pedestrian-oriented with more buildings and additional heights up to five stories. It allows for a broader range of density and intensity with an inclusion of community service providers and facilities like libraries, fire stations, police stations, recreation centers, parks, post offices, etc. A mix of uses is expected including large to medium sized stores and convenience-oriented retail. Residential densities taper downward (“transition”) gradually to match or compliment surrounding neighborhoods. Establishing a unique character through architecture and/or urban design for a village is desirable.

### Next Steps

- January 29, 201 - Hold an Open House with affected property owners with the proposed changes to the Neighborhood Center on the future land use map.
- February 13, 2014 – Joint Workshop with City/County Planning Commission
- February 20, 2014 - Joint Public Hearing with City/County Planning Commissions
- February 2014 - County Staff brief BoCC
- March 2014 - City Council First Reading
- April 2014 - City Council Public Hearing and 2<sup>nd</sup> Reading

Information on the Orchard Mesa Neighborhood Plan and planning process will be presented to Council at the January 13<sup>th</sup> Workshop. A computer and screen will not be available at the workshop to be held at the Avalon; therefore no power point presentation will be seen. A hard copy of the presentation is attached.

### **Board or Committee Recommendation:**

The City Planning Commission will hold a public hearing for Plan adoption on February 20, 2014 and will forward a recommendation to City Council.

### **Financial Impact/Budget:**



As with any long range planning the City does there will be financial cost as the area grows and develops, but there will also be new revenues from new business and new residential development. The goal is to spend future public dollars in areas the citizens and businesses have identified as important and needed to help in the development of a better community.

**Legal issues:**

The Council workshop review creates no attendant legal issues. As the Plan is reviewed by Planning Commission and forwarded to Council legal issues that arise will be addressed.

**Other issues:**

There are no other issues that have been identified at this point in the planning process

**Previously presented or discussed:**

The Council was briefed and updated on the Plan and planning process at their Readiness Meeting held on September 16, 2013

**Attachments:**

PowerPoint Presentation.

Map - Comprehensive Plan Future Land Use Map of Orchard Mesa



# ORCHARD MESA NEIGHORHOOD PLAN UPDATE CITY COUNCIL WORKSHOP



January 2014

## PLAN UPDATE



2

- Introduce Draft Plan
  - Highlight Goals and Actions
- Present hearing schedule

*A Neighborhood Plan allows us to focus on  
the specific needs of an area.  
It supplements the Comprehensive Plan.*

# ORCHARD MESA PLAN PROCESS

3

## Planning Process Highlights:

- The planning process started at the beginning of 2013 - a joint planning effort with city/county
- Eleven focus group/stakeholder meetings have been held
- Two Joint Workshops with City and County Planning Commissions, a third scheduled February 13, 2014
- Board of County Commissioners briefing – June and October 2013
- City Council Updates – September 2013 and January 2014
- Six Open Houses held June, August and November
- Draft Preliminary Plan available to Public for comments – November 2013
- Draft Final Plan available for Public Review Period – December 20, 2013 through January 24, 2014
- Joint City/County Planning Commission public hearing – February 20, 2014
- City Council public hearing – March/ April 2014

### At Open Houses

- 320 people
- 93 written comments



## A NEIGHBORHOOD PLAN:

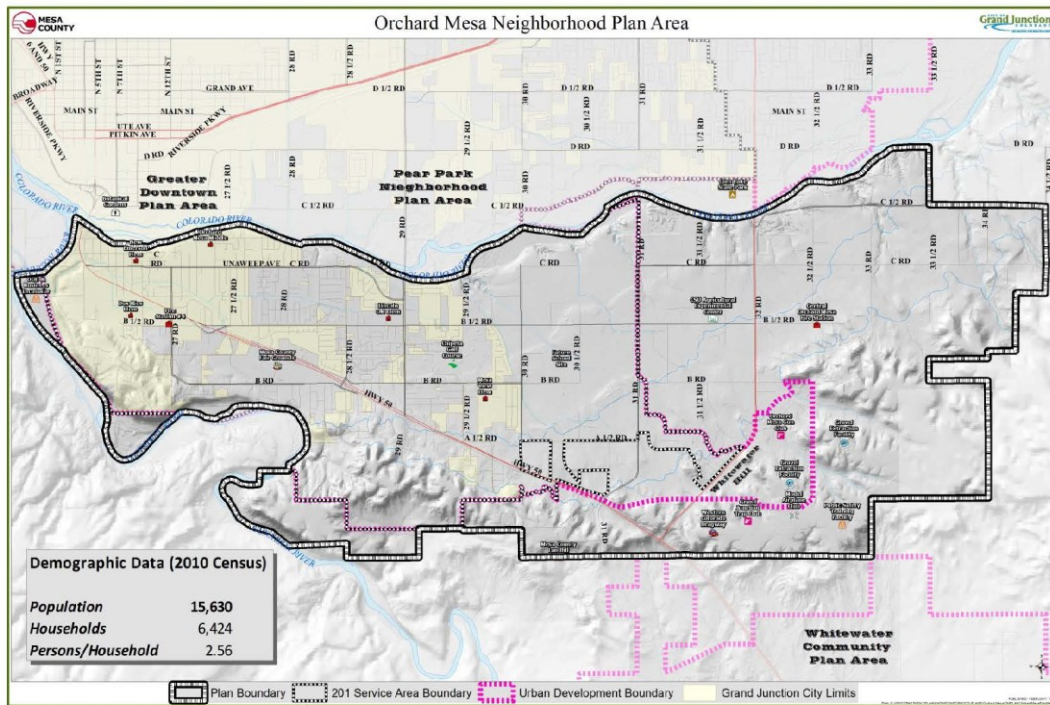


4

- Further implements the Comprehensive Plan
- Guides the development of the area
- Provides public & private sector guidance
- Identifies infrastructure & services needs
- Describes the community character/image
- Promotes protection of resources

# ORCHARD MESA NEIGHBORHOOD PLAN AREA

5



## PLAN OUTLINE



6

- **BACKGROUND:** A description of Orchard Mesa as it exists, plus issues or needs.
- **POLICIES:** All policies in the Plan are policies established in the 2010 Grand Junction Comprehensive Plan. Policies are intended to bring predictability to decision-making.
- **GOALS:** General statements of an achievable future condition or end; broad public purposes toward which policies and programs are directed.
- **ACTIONS:** A specific step or strategy to implement a policy and reach a goal.

# PLAN TOPICS



7

- Community Image
- Future Land Use/Zoning
- Rural Resources
- Transportation
- Economic Development
- Parks, Recreation, Open Space & Trails
- Stormwater
- MC Fairgrounds
- Public Utilities & Services
- Housing Trends
- Natural Resources
- Historic Preservation

## COMMUNITY IMAGE KEY GOALS/ACTIONS



8

DRAFT

- Safe/attractive entrances**
  - Create a streetscape plan for the Highway 50 corridor*
- Preserve/enhance the quality of life**
  - Neighborhood Watch, Safe Routes to Schools, and other programs that will make neighborhoods safer*
- Attractive, well maintained properties and cohesive neighborhoods.**
  - Enforcement of codes for weeds, junk and rubbish*

# COMMUNITY IMAGE

## B 1/2 Road Overpass Enhancement

9



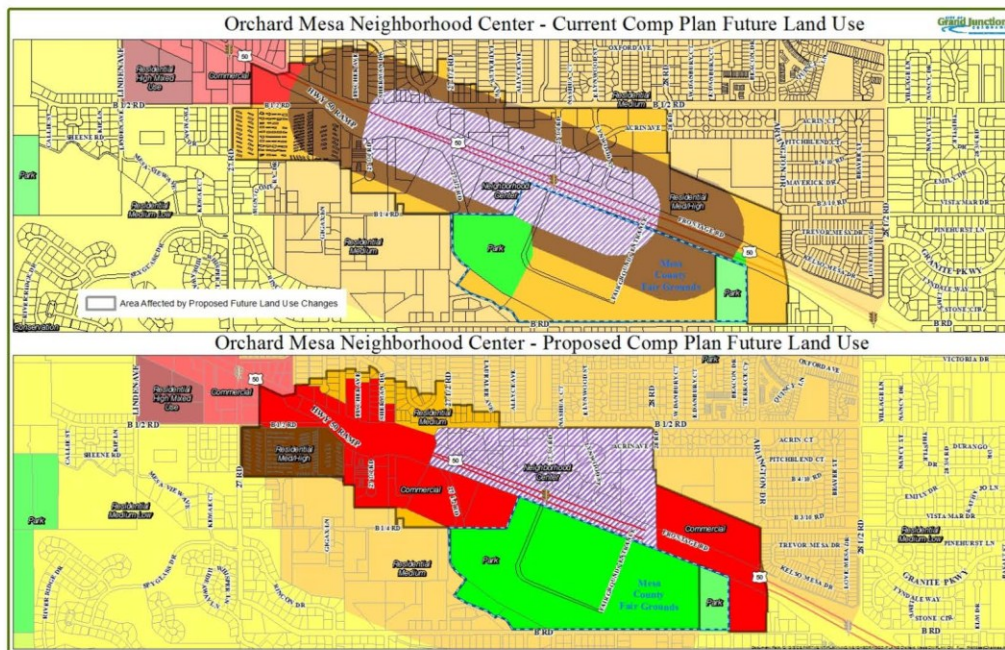
# FUTURE LAND USE

## Proposed Changes at Neighborhood Center



10

DRAFT



# RURAL RESOURCES

## KEY GOALS/ACTIONS



11

DRAFT

- **The 32 Road corridor retains its rural character**
  - ▣ *Identify and protect important view sheds.*
  - ▣ *Not allow existing sewer infrastructure promote or create urban development along 32 Road*
- **Agricultural businesses are viable and an important part of Orchard Mesa's economy**
  - ▣ *Support the CSU Agricultural Experimental Center*
  - ▣ *Identify and permit appropriate areas for farmers markets.*



# TRANSPORTATION

## KEY GOALS/ACTIONS



12

DRAFT

- **Hwy 50 & other roads become “Complete Streets”**
  - ▣ *Planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation*
- **Safe walking routes to schools**
  - ▣ *Work with District 51, local schools, community partners and CDOT to connect residential areas with schools*
- **Adequate transit service and routes.**
  - ▣ *Add and/or adjust bus routes as justified by demand and budget*





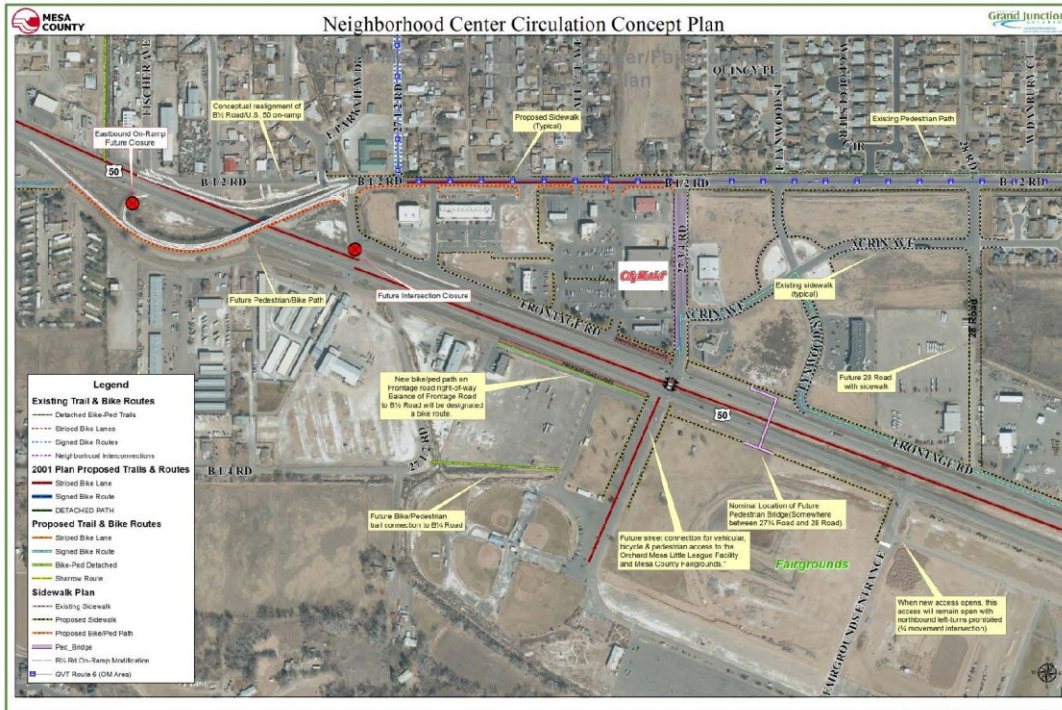
# TRANSPORTATION

## Circulation Plan around Neighborhood Center



13

DRAFT



# ECONOMIC DEVELOPMENT

## KEY GOALS/ACTIONS



14

DRAFT

- **Convenient shopping & services**
  - *Public/private partnerships market Orchard Mesa.*
- **Destination businesses and facilities**
  - *Coordinate local economic development partners.*
- **An Orchard Mesa Business Association**
  - *Identify a “champion” to lead organizing businesses.*
- **Thriving agricultural industry**
  - *Promote as a part of the Fruit and Wine Byway*



# PARKS, REC, OPEN SPACE & TRAILS

## KEY GOALS/ACTIONS



15

DRAFT

- **Meet the Parks & Recreation needs of residents**
  - ▣ *Identify locations for new mini and neighborhood parks*
- **The Old Spanish Trail and Gunnison River Bluffs Trail are a recreation destination**
  - ▣ *Adopt and market the Sisters Trail Plan*
- **Trails connecting to the Riverfront Trail, the Redlands, and Whitewater**
  - ▣ *Work with property owners when planning routes*

# STORMWATER

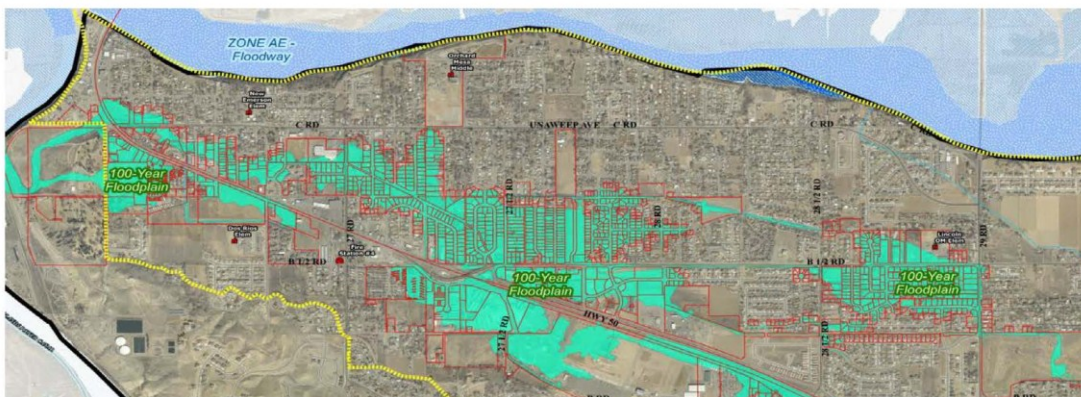
## KEY GOALS/ACTIONS



16

DRAFT

- **Limit property damage**
  - ▣ *Support regional retention and detention facilities*
- **Improved and maintained drainage facilities**
  - ▣ *Establish regional drainage facilities with partners*



# MC FAIRGROUNDS

## KEY GOALS/ACTIONS



17

DRAFT

- **Reduced Impacts on neighborhoods**
  - *Neighborhood outreach and notification of events that may affect area residents.*
  
- **Connections to surrounding neighborhoods**
  - *Pedestrian access from B 1/4 Road*
  - *Improve Hwy 50 cross-access for pedestrians and bicycles*



# PUBLIC SERVICES & FACILITIES

## KEY GOALS/ACTIONS



18

DRAFT

- **Services and Infrastructure are cost-effective and meet the needs of residents and businesses**
  - *Utility services are designed and constructed to provide adequate capacity; sewer service is not extended to rural areas*
  
- **Community and public facilities meet the needs of area residents**
  - *Work to encourage a Post Office in Orchard Mesa, maintain a County library, protect the CSU Agricultural Experimental Center from urbanization, and create safe routes to schools*
  
- **Provide adequate public safety services and promote the Colorado Law Enforcement Training Center as a regional training facility**
  - *Plan Capital improvements and encourage economic development efforts to support and enhance public safety and the training facility*

# HOUSING

## KEY GOALS/ACTIONS



19

DRAFT

- **A broad mix of housing types is available to meet the needs of a variety of incomes, family types and life stages**
  - ▣ *Identify unmet needs in the housing market, and resolve regulatory barriers*
- **Housing is safe and attainable and neighborhoods are safe and attractive**
  - ▣ *Work with housing partners, neighborhood groups, HOA's, landlords and the development community*



Type	Total Dwelling Units	Average Floor Area
Single Family Residence	5,181	1,559 s.f.
Single Family, Ag Residence*	829	2,220 s.f.
Townhome	283	1,192 s.f.
Condominium	31	829 s.f.
Duplex/Triplex	165	1,058 s.f.
Multi-Family, 4-8 units	82	823 s.f.
Multi-Family, 9 + units	298	1,090 s.f.

91% of Orchard Mesa Homes are single family



# NATURAL RESOURCES

## KEY GOALS/ACTIONS



20

DRAFT

- **Mineral Resources are used efficiently while minimizing the impacts to neighborhoods and natural resources**
  - ▣ *Follow the County's Master Plan, regulate Gravel Operations using the CUP process; and Collaborate with the mining industry to develop innovative approaches to reclamation*
- **Preserve the natural environment such as wetlands, floodplains, steep slopes, etc.**
  - ▣ *Preserve drainages, creeks, floodplains, etc.; establish appropriate setbacks and work with Army Corp and other federal agencies.*
- **Preserve visual resources and air quality**
  - ▣ *Include protection of key view sheds/corridors in codes*
  - ▣ *Work with Nat Resource Conservation Service and Tri-River Extension on best management practices.*



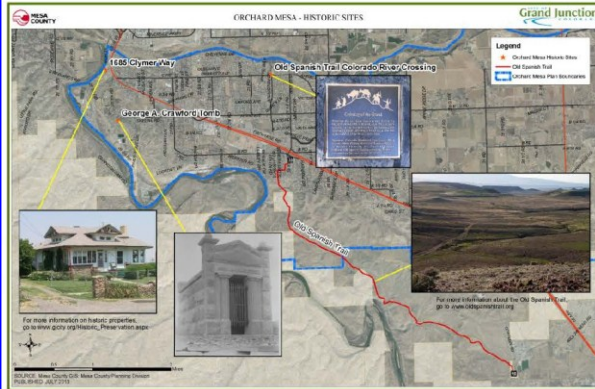
# HISTORIC PRESERVATION KEY GOALS/ACTIONS



21

DRAFT

- **Preserve/protect significant historic, cultural & paleontological resources**
  - *Strive to protect significant resources; inventory historic, cultural and paleontological resources; and encourage the promotion of the Old Spanish Trail.*

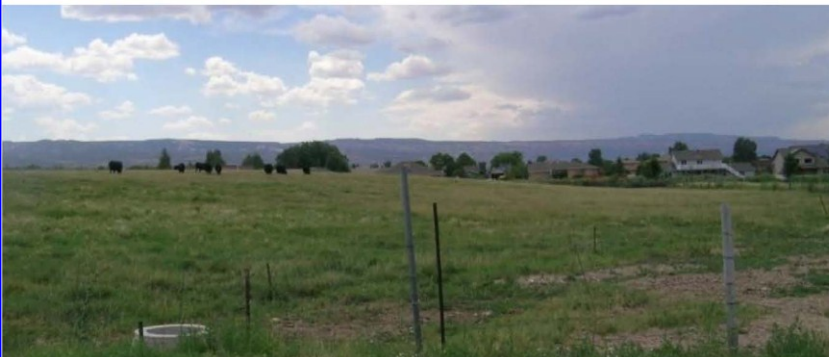


## NEXT STEPS

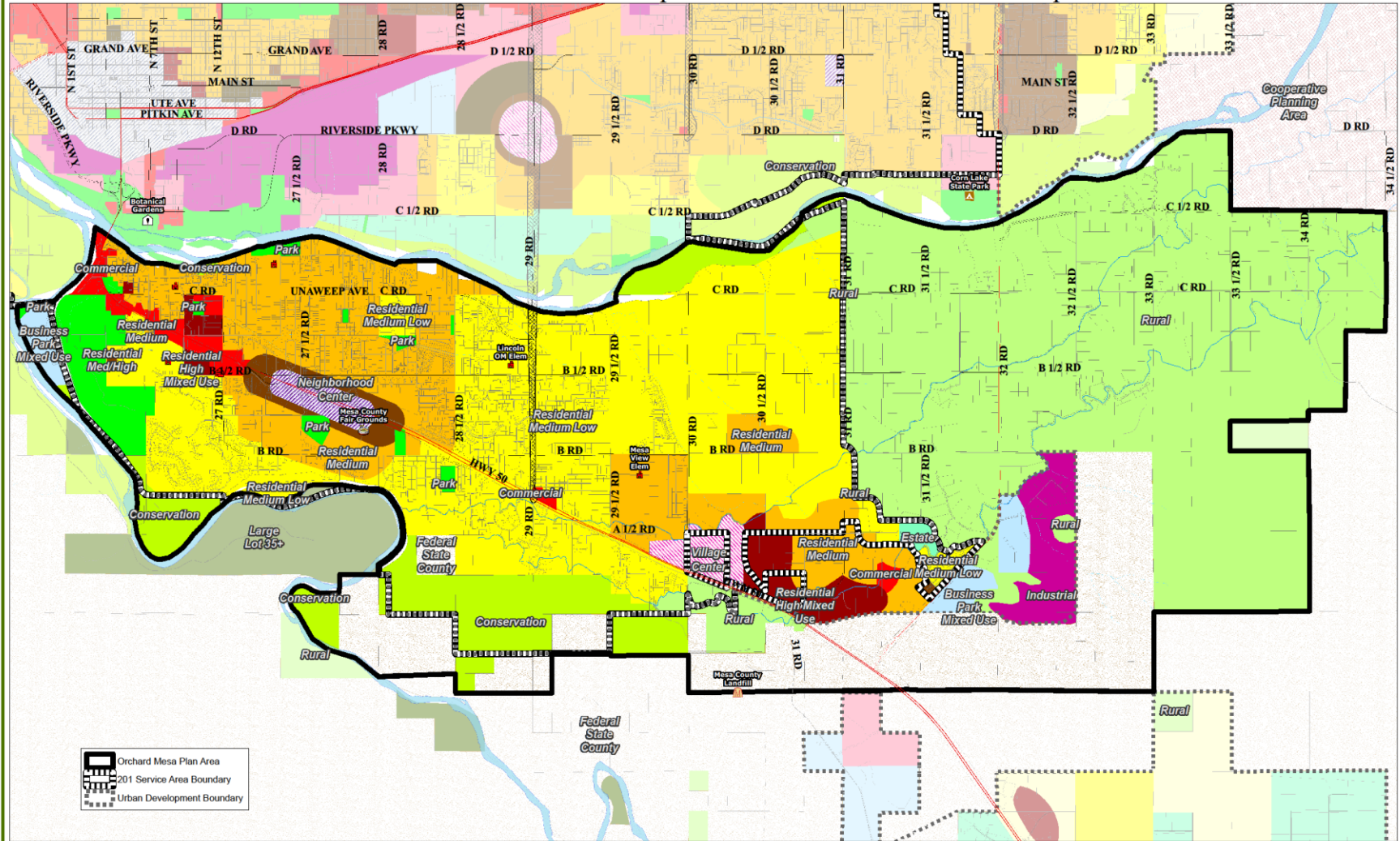


22

- January 29, 2014 - Hold an Open House with affected property owners with the proposed changes to the Neighborhood Center on the future land use map.
- February 13, 2014 – Joint Workshop with City/County Planning Commission
- February 20, 2014 - Joint Public Hearing with City/County Planning Commissions
- February 2014 - County Staff brief BoCC
- March 2014 - City Council First Reading
- April 2014 - City Council Public Hearing and 2<sup>nd</sup> Reading



Orchard Mesa Plan Area - Comprehensive Plan Future Land Use Map



<b>Future Land Use Descriptions</b>	<ul style="list-style-type: none"> <li> Federal State County</li> <li> Cooperative Planning Area (CPA) (Average 5 Acres)</li> <li> Conservation/Mineral Extraction (CON) (1 DU/5 Acres)</li> <li> Mt. Garfield View Protection Area</li> <li> Park (PK)</li> <li> Urban Residential Reserve (URR) (1 DU/2 Acres)</li> <li> Large Lot 35+ (LL) (35+ Acres)</li> </ul>	<ul style="list-style-type: none"> <li> Rural (RUR) (5 - 10 Acres)</li> <li> Estate (EST) (1-3 Acres)</li> <li> Residential Low (RL) (5 - 2 DU/Acre)</li> <li> Residential Medium Low (RML) (2 - 4 DU/Acre)</li> <li> Residential Medium (RM) (4 - 8 DU/Acre)</li> <li> Residential Medium High (RMH) (8 - 16 DU/Acre)</li> <li> Residential High Mix Use (RHMU) (16-24 DU/Acre)</li> <li> Urban Residential Mix Use (URMU) (24+ DU/Acre)</li> </ul>	<ul style="list-style-type: none"> <li> Residential High Mixed Use (RHMU) (16-24 DU/Acre)</li> <li> Commercial (COM)</li> <li> Commercial Medium/Low (CML)</li> <li> Commercial Industrial (CI)</li> <li> Industrial (IND)</li> <li> Business Park Mixed Use (BPMU) (8 DU/Acre)</li> <li> Airport</li> <li> Future Industrial Reserve</li> <li> Downtown Mixed Use (DTMU) (24+ DU/Acre)</li> <li> Neighborhood Center-Mix Use (NCMU) (6 DU/Acre)</li> <li> Village Center - Mixed Use (VCMU) (7 DU/Acre)</li> <li> Mixed Use Corridors</li> </ul>
-------------------------------------	--	--	---

# Avalon Cornerstone Project Supplement

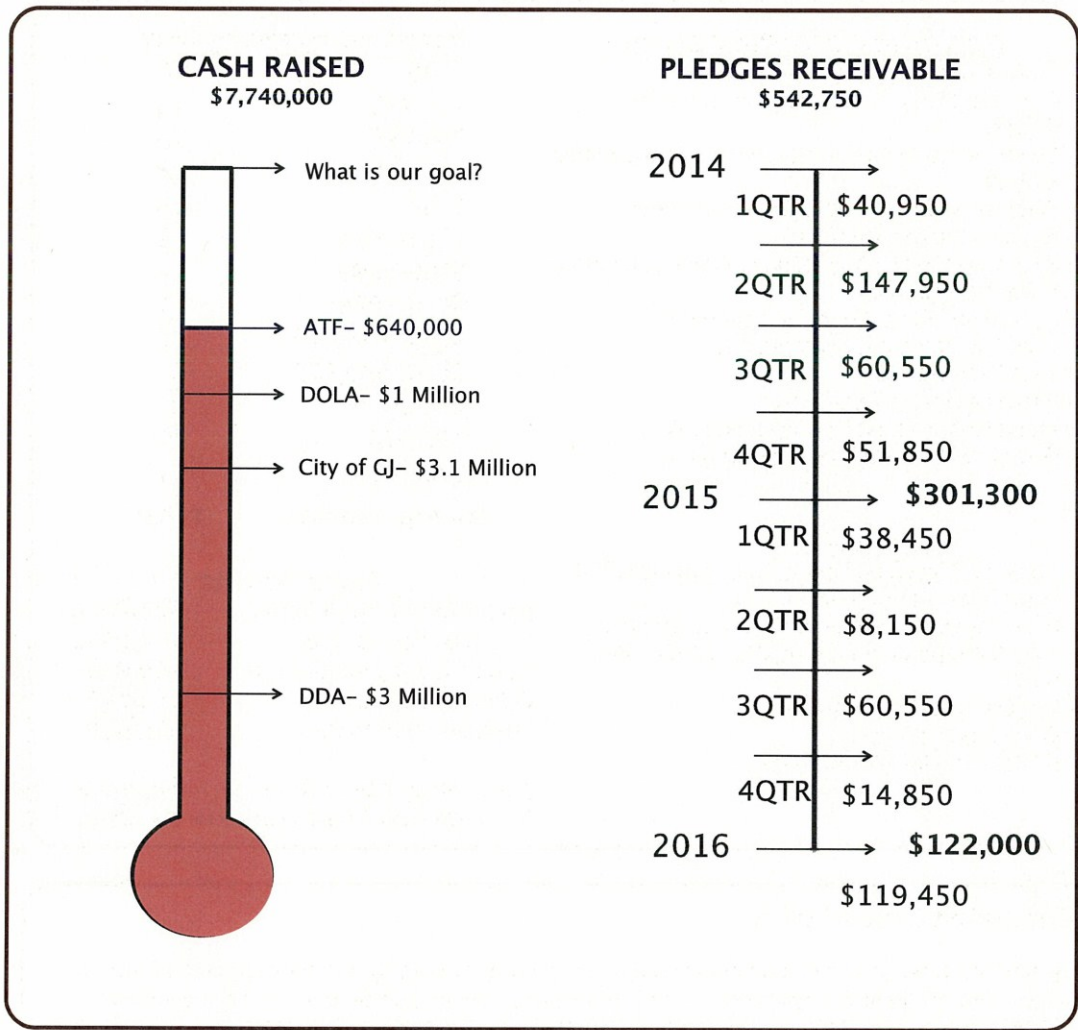
**Avalon Cornerstone Project**  
Annual Fundraising Report  
1/12/2014

## 2013 Year in Review

<b>Fundraising Activities/ Events</b>	<b>Donations by giving level</b>	
• Over 20 presentations to civic clubs	<100	48
• Opening pitch at 3 sold out concerts at the Avalon	101-199	43
• Open House tours to the public during the month of April	200-499	15
• Regular newsletters emailed to supporters	500-999	27
• 5 grants totaling \$490,000	1000	69
• Processed over 250 donations, thank you notes, E Zone Certificates.	1001-2499	13
• Sponsored Beer Garden at Epic Rides	2500-4999	14
• Phantom of the Avalon reception	5000-9999	11
• Last Picture Show	10,000-24,999	13
• Groundbreaking Ceremony	25,000-49,999	3
• Maintain scrapbooks at Museum of WC	50,000	3
• Social media updates on Facebook	100,000	3
	250,000	1
	<b>Average Donation</b>	<b>\$4700</b>
<b>Media</b>	<b>Grant Results</b>	
• Sentinel- 23 articles and 2 guest editorials. Full “wrap” super bowl Sunday	Bacon Family Foundation	\$200,000
• Free Press- 14 articles and 1 guest editorial	Goodwin Foundation	\$100,000
• Regular appearances on KKCO, KREX, and KJCT	Gates Family Foundation	\$90,000*
• Regular updates on KAFM	El Pomar Foundation	\$50,000
• GV magazine article	Boettcher Foundation	\$50,000
• KEKB and MIX 105 interviews		
	<b>Total raised from grants</b>	<b>\$490,000</b>
	* \$20,000 grant for digital projector not rec'd yet.	

### Campaign Focus 2014:

Up until now, we have run a quiet campaign focused on working with donors capable of giving larger gifts. We kept our operating costs low with one paid employee and very little overhead (operating costs 12% of money raised in 2013). We are switching focus in 2014 with a very public, very visible campaign geared towards increasing the number of donors. We are launching the Take Your Seat campaign, which will sell seats for \$1000, although our messaging will be that we need the support of the entire community to finish this project and that every dollar counts. We will still be working with larger donors on the naming rights, but are asking the entire community to give what they can. The campaign will consist of billboards, print ads, radio, social media, and a Restaurant Week and will run from February– April. Our goal for this individual campaign is \$500,000 regardless of the remaining funding needed. We will determine our next campaign once we know what is needed to complete Phase 1.



**Donor Recognition**

We are ready to contact our donors to determine how they want their name listed and to consult with them on their giving level. The design of the donor wall, giving levels, and levels of recognition still need to be finalized. Additionally, wall plaques for exclusive naming opportunities also need to be designed. The Foundation requests to be a part of this process in order to best represent our donors.

**Avalon Theatre Foundation, Inc**  
**Balance Sheet**  
As of January 13, 2014

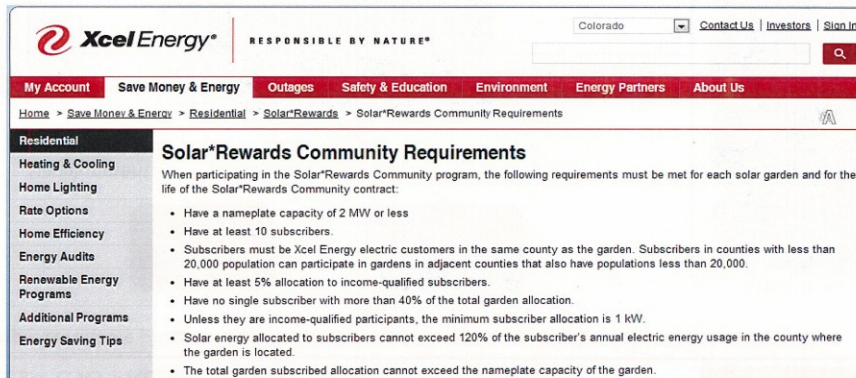
	Jan 13, 14
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Home Loan Checking	46,876.51
Wells Fargo Checking	53,940.61
Paypal Account	4,596.23
<b>Total Checking/Savings</b>	<b>105,413.35</b>
Accounts Receivable	
Pledges Receivable	
Bacon Family Foundation	150,000.00
Goodwin Foundation	75,000.00
Enstrom Candies	20,000.00
Gormley Investment Co	18,000.00
U S Bank	12,000.00
Wells Fargo	2,500.00
Restricted Pledges	30,400.00
Pledges Receivable - Other	106,650.00
<b>Total Pledges Receivable</b>	<b>414,550.00</b>
<b>Total Accounts Receivable</b>	<b>414,550.00</b>
Other Current Assets	
Commitments not yet signed	
Alpine Bank	10,000.00
Gates - Projector	20,000.00
<b>Total Commitments not yet signed</b>	<b>30,000.00</b>
Project Investment	
Construction Costs	300,000.00
Design Fees	130,933.00
Interior Rendering	6,388.98
Schematic Design	100,000.00
<b>Total Project Investment</b>	<b>537,321.98</b>
<b>Total Other Current Assets</b>	<b>567,321.98</b>
<b>Total Current Assets</b>	<b>1,087,285.33</b>
<b>TOTAL ASSETS</b>	<b>1,087,285.33</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	8,541.81
<b>Total Accounts Payable</b>	<b>8,541.81</b>
<b>Total Current Liabilities</b>	<b>8,541.81</b>
<b>Total Liabilities</b>	<b>8,541.81</b>
Equity	
Unrestricted Net Assets	1,076,207.13
Net Income	2,536.39
<b>Total Equity</b>	<b>1,078,743.52</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,087,285.33</b>



## BACKGROUND - COMMUNITY SOLAR GARDENS



- House Bill 10-1342 was enacted in 2010 to allow retail ratepayers to benefit financially from wholesale renewable generation and meter aggregation
- Colorado PUC adopted the rules to implement Community Solar Gardens (CSGs) in January 2012, and Xcel Energy opened the Solar\*Rewards Community (SRC) program in summer 2012
  - Xcel awarded Ecoplexus two, 2MW projects (4.0MW of the 4.5MW RFP)
- SRC program rules



The screenshot shows the Xcel Energy website interface. At the top, there is a navigation bar with the Xcel Energy logo and the tagline "RESPONSIBLE BY NATURE". Below this is a secondary navigation bar with links for "My Account", "Save Money & Energy", "Outages", "Safety & Education", "Environment", "Energy Partners", and "About Us". The main content area is titled "Solar\*Rewards Community Requirements" and includes a list of requirements for participating in the program. A sidebar on the left contains a menu with categories like "Residential", "Heating & Cooling", "Home Lighting", "Rate Options", "Home Efficiency", "Energy Audits", "Renewable Energy Programs", "Additional Programs", and "Energy Saving Tips".

**Solar\*Rewards Community Requirements**

When participating in the Solar\*Rewards Community program, the following requirements must be met for each solar garden and for the life of the Solar\*Rewards Community contract:

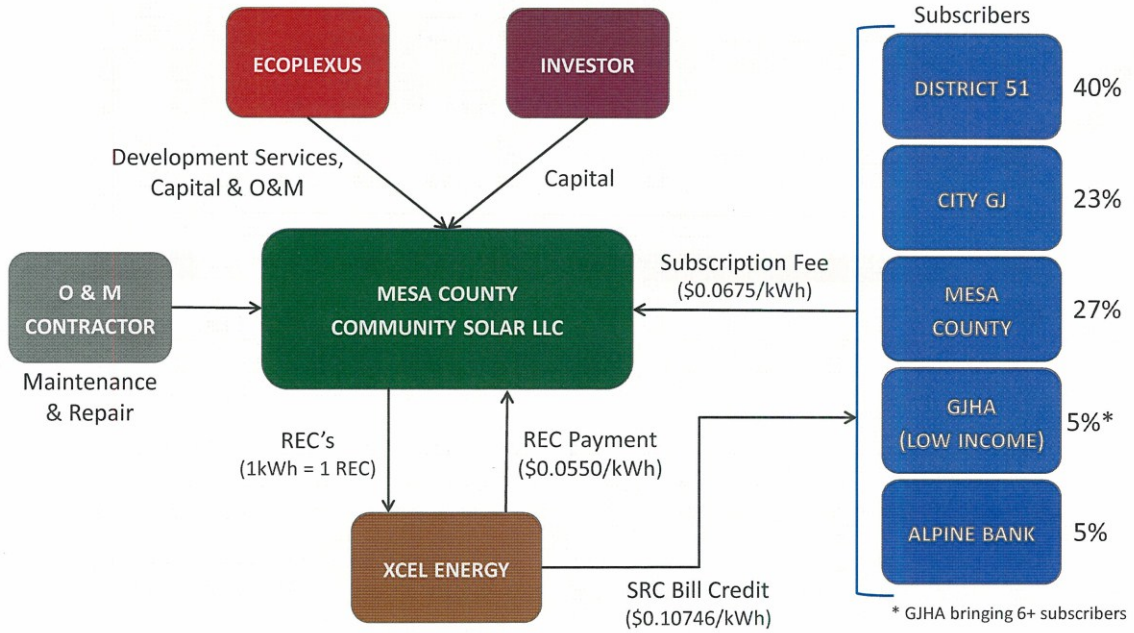
- Have a nameplate capacity of 2 MW or less
- Have at least 10 subscribers.
- Subscribers must be Xcel Energy electric customers in the same county as the garden. Subscribers in counties with less than 20,000 population can participate in gardens in adjacent counties that also have populations less than 20,000.
- Have at least 5% allocation to income-qualified subscribers.
- Have no single subscriber with more than 40% of the total garden allocation.
- Unless they are income-qualified participants, the minimum subscriber allocation is 1 kW.
- Solar energy allocated to subscribers cannot exceed 120% of the subscriber's annual electric energy usage in the county where the garden is located.
- The total garden subscribed allocation cannot exceed the nameplate capacity of the garden.



# MESA CSG PROJECT STRUCTURE



Simple & reliable program that create financial benefit to subscribers via virtual participation



# SUBSCRIPTION VALUE TO CITY OF GRAND JUNCTION



Six premises; 23% participation; \$1,035,183 expected value

Yr	Subscription Value per kWh			Subscription Share (% CSG)			Aggregate Annual and Cumulative Savings					
	SRC Credit (per kWh) <sup>1</sup>	SA Rate (per kWh) <sup>2</sup>	Savings (per kWh)	Total CSG Production (kWh) <sup>3</sup>	CGJ Subscrip %	kWh's Subscribed <sup>4</sup>	1.5% Utility Escalation		3.0% Utility Escalation		4.5% Utility Escalation	
							Annual Savings	Cumulative Savings	Annual Savings	Cumulative Savings	Annual Savings	Cumulative Savings
1	\$ 0.10746	\$ 0.06750	\$ 0.03996	3,566,642	23.1%	824,395	\$ 32,943	\$ 32,943	\$ 32,943	\$ 32,943	\$ 32,943	\$ 32,943
2	\$ 0.11068	\$ 0.06851	\$ 0.04217	3,548,809	23.1%	820,273	\$ 33,270	\$ 66,213	\$ 34,592	\$ 67,535	\$ 35,914	\$ 68,857
3	\$ 0.11400	\$ 0.06954	\$ 0.04446	3,531,065	23.1%	816,172	\$ 33,600	\$ 99,812	\$ 36,290	\$ 103,825	\$ 39,020	\$ 107,877
4	\$ 0.11742	\$ 0.07058	\$ 0.04684	3,513,409	23.1%	812,091	\$ 33,933	\$ 133,746	\$ 38,039	\$ 141,864	\$ 42,266	\$ 150,143
5	\$ 0.12095	\$ 0.07164	\$ 0.04931	3,495,842	23.1%	808,031	\$ 34,270	\$ 168,016	\$ 39,840	\$ 181,704	\$ 45,659	\$ 195,802
6	\$ 0.12458	\$ 0.07272	\$ 0.05186	3,478,363	23.1%	803,990	\$ 34,610	\$ 202,626	\$ 41,694	\$ 223,398	\$ 49,203	\$ 245,005
7	\$ 0.12831	\$ 0.07381	\$ 0.05451	3,460,971	23.1%	799,970	\$ 34,954	\$ 237,580	\$ 43,603	\$ 267,001	\$ 52,905	\$ 297,909
8	\$ 0.13216	\$ 0.07491	\$ 0.05725	3,443,666	23.1%	795,971	\$ 35,301	\$ 272,881	\$ 45,567	\$ 312,568	\$ 56,771	\$ 354,681
9	\$ 0.13613	\$ 0.07604	\$ 0.06009	3,426,448	23.1%	791,991	\$ 35,651	\$ 308,532	\$ 47,590	\$ 360,158	\$ 60,810	\$ 415,490
10	\$ 0.14021	\$ 0.07718	\$ 0.06303	3,409,316	23.1%	788,031	\$ 36,005	\$ 344,537	\$ 49,671	\$ 409,829	\$ 65,026	\$ 480,516
11	\$ 0.14442	\$ 0.07834	\$ 0.06608	3,392,269	23.1%	784,091	\$ 36,362	\$ 380,899	\$ 51,813	\$ 461,643	\$ 69,428	\$ 549,944
12	\$ 0.14875	\$ 0.07951	\$ 0.06924	3,375,308	23.1%	780,170	\$ 36,723	\$ 417,623	\$ 54,018	\$ 515,660	\$ 74,023	\$ 623,967
13	\$ 0.15321	\$ 0.08070	\$ 0.07251	3,358,431	23.1%	776,269	\$ 37,088	\$ 454,710	\$ 56,286	\$ 571,946	\$ 78,819	\$ 702,785
14	\$ 0.15781	\$ 0.08191	\$ 0.07589	3,341,639	23.1%	772,388	\$ 37,456	\$ 492,166	\$ 58,619	\$ 630,565	\$ 83,824	\$ 786,609
15	\$ 0.16254	\$ 0.08314	\$ 0.07940	3,324,931	23.1%	768,526	\$ 37,828	\$ 529,994	\$ 61,020	\$ 691,586	\$ 89,046	\$ 875,655
16	\$ 0.16742	\$ 0.08439	\$ 0.08303	3,308,306	23.1%	764,683	\$ 38,203	\$ 568,197	\$ 63,490	\$ 755,076	\$ 94,496	\$ 970,151
17	\$ 0.17244	\$ 0.08566	\$ 0.08679	3,291,765	23.1%	760,860	\$ 38,582	\$ 606,779	\$ 66,031	\$ 821,107	\$ 100,180	\$ 1,070,331
18	\$ 0.17761	\$ 0.08694	\$ 0.09067	3,275,306	23.1%	757,056	\$ 38,965	\$ 645,744	\$ 68,645	\$ 889,752	\$ 106,110	\$ 1,176,441
19	\$ 0.18294	\$ 0.08825	\$ 0.09470	3,258,930	23.1%	753,270	\$ 39,352	\$ 685,096	\$ 71,333	\$ 961,086	\$ 112,296	\$ 1,288,737
20	\$ 0.18843	\$ 0.08957	\$ 0.09886	3,242,635	23.1%	749,504	\$ 39,742	\$ 724,838	\$ 74,098	\$ 1,035,183	\$ 118,746	\$ 1,407,483
				68,044,053		15,727,732	\$ 724,838		\$ 1,035,183		\$ 1,407,483	

### Subscribed Meters

Address	Tariff	SRC Credit \$/kWh	SA Rate \$/kWh	Savings \$/kWh	Annual Usage (kWh)	Annual Usage (120% kWh)	Cumulative Capacity	Pct by Premise
2935 ORCHARD AVE	SG	\$ 0.14944	\$ 0.06750	\$ 0.08194	53,200	63,840	63,840	7.74%
333 WEST AVE	SG	\$ 0.14939	\$ 0.06750	\$ 0.08189	100,160	120,192	184,032	14.58%
2057 S BROADWAY	SG	\$ 0.14168	\$ 0.06750	\$ 0.07418	55,920	67,104	251,136	8.14%
2410 G RD	SG	\$ 0.11360	\$ 0.06750	\$ 0.04610	146,760	176,112	427,248	21.36%
2620 B 3/4 RD	SG	\$ 0.10161	\$ 0.06750	\$ 0.03411	17,956	21,547	448,795	2.61%
333 WEST AVE BLDG C	SG	\$ 0.07825	\$ 0.06750	\$ 0.01075	313,000	375,600	824,395	45.56%
<b>Total 6 premises aggregated</b>		<b>\$ 0.10746</b>	<b>\$ 0.06750</b>	<b>\$ 0.03996</b>	<b>686,996</b>	<b>824,395</b>	<b>23.11%</b>	<b>100.00%</b>
		wtd avg		wtd avg				



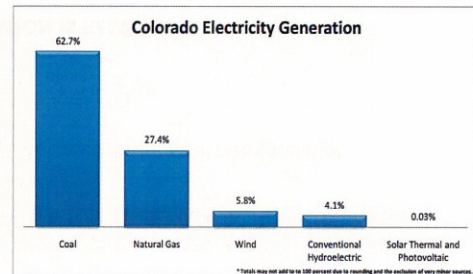
- 1. SRC Credit
  - a) Utility Inflation
  - b) SRC Tariff
- 2. System Performance
- 3. Other



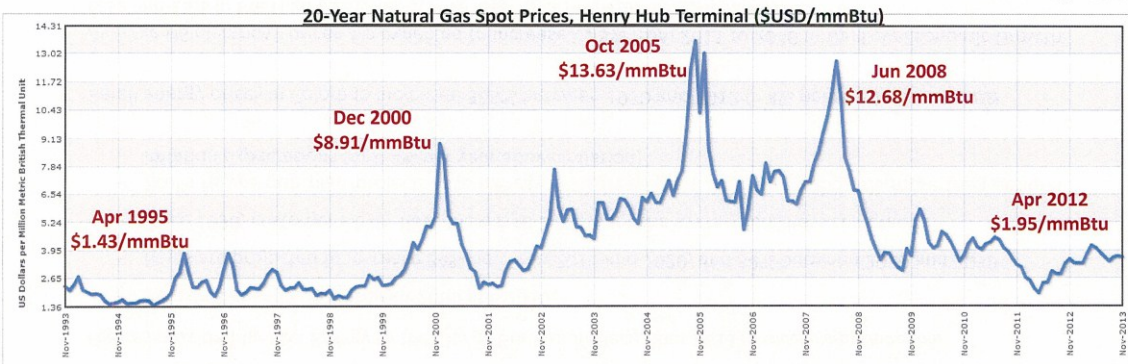
## INFLATION: SRC TARIFF 2012 - 2014



Rate Class	2012 SRC Credit	2013 SRC Credit	2014 SRC Credit	% Incr. 2012-2014	% Incr. 2013-2014
R	\$0.07278	\$0.07082	\$0.07441	2.2%	5.1%
C	\$0.07208	\$0.07013	\$0.07369	2.2%	5.1%
SG	\$0.06769	\$0.06576	\$0.06902	2.0%	5.0%
PG	\$0.05725	\$0.05535	\$0.05806	1.4%	4.9%
TG	\$0.05462	\$0.05281	\$0.05526	1.2%	4.6%



Source: Institute for Energy Research



Source: NYMEX-CME Group and USEIA

End of day settlement price 12/27/2013: \$4.43 mmBtu



NEW! WHAT TO EXPECT

## INFLATION: FUTURE EXPECTATIONS

- Figures provided by Xcel Energy to the City of Boulder in December 2011 (*Boulderenergyfuture.com*)
  - Rates increased **40%** between 2000 and 2010
  - Rates are projected to increase **34%** between 2010 and 2020, and **34%** between 2020 and 2030
  - Since 1990, customer's bills have increased by **65%** for the average business customer
  - Xcel's future rate plan projects rate increases **78%** between 2010 and 2030, 8% more than general inflation expectations (or 0.4% per year above inflation)
- Retail energy prices in Colorado increased **363%** between 1970 and 2012 (~ 4% per year) (*U.S. EIA SEDS*)
- Average US electricity prices are expected to increase by **5%** from 2011 to 2040 in the Low Economic Growth case and **13%** in the High Economic Growth case (*U.S. EIA Annual Energy Outlook 2013*)
- Coal's share of U.S. electricity generation will decrease from **42%** in 2011 to **35%** in 2040 (coal is the cheapest source of power); natural gas prices are expected to increase by **2.4%** per year in the Low Economic Growth case, reaching **\$13/mmBtu by 2040** (*U.S. EIA AEO 2014*)
  - ECA captures market commodity prices but does not singularly account for total rate escalation
- Baseline savings projections assume **3%** utility inflation

**RISK OF LOSS DUE TO UTILITY INFLATION IS REMOTE**



# FINANCIAL STRUCTURE MITIGATES INFLATION RISK



## 0.95% annual de-inflation (year 20 = \$0)

Yr	Subscription Value per kWh			Subscription Share (% CSG)			Annual and Cumulative Savings	
	Avg Xcel SRC Credit (per kWh) <sup>1</sup>	SA Rate (per kWh) <sup>2</sup>	Savings (per kWh)	Annual CSG Production (kWh) <sup>3</sup>	Subscrip %	Annual kWh's Subscribed <sup>4</sup>	Annual Savings	Cumulative Savings
1	\$ 0.10746	\$ 0.06750	\$ 0.03996	3,566,642	23.1%	824,395	\$ 32,943	\$ 32,943
2	\$ 0.10643	\$ 0.06851	\$ 0.03792	3,548,809	23.1%	820,273	\$ 31,107	\$ 64,050
3	\$ 0.10542	\$ 0.06954	\$ 0.03588	3,531,065	23.1%	816,172	\$ 29,284	\$ 93,333
4	\$ 0.10441	\$ 0.07058	\$ 0.03383	3,513,409	23.1%	812,091	\$ 27,474	\$ 120,807
5	\$ 0.10342	\$ 0.07164	\$ 0.03178	3,495,842	23.1%	808,031	\$ 25,676	\$ 146,483
10	\$ 0.09858	\$ 0.07718	\$ 0.02140	3,409,316	23.1%	788,031	\$ 16,864	\$ 248,312
19	\$ 0.09043	\$ 0.08825	\$ 0.00219	3,258,930	23.1%	753,270	\$ 1,647	\$ 323,442
20	\$ 0.08957	\$ 0.08957	\$ (0.00000)	3,242,635	23.1%	749,504	\$ (0)	\$ 323,442
Cumulative savings							\$ 323,442	

## 3.63% annual de-inflation (cumulative = \$0)

Yr	Subscription Value per kWh			Subscription Share (% CSG)			Annual and Cumulative Savings	
	Avg Xcel SRC Credit (per kWh) <sup>1</sup>	SA Rate (per kWh) <sup>2</sup>	Savings (per kWh)	Annual CSG Production (kWh) <sup>3</sup>	Subscrip %	Annual kWh's Subscribed <sup>4</sup>	Annual Savings	Cumulative Savings
1	\$ 0.10746	\$ 0.06750	\$ 0.03996	3,566,642	23.1%	824,395	\$ 32,943	\$ 32,943
2	\$ 0.10356	\$ 0.06851	\$ 0.03505	3,548,809	23.1%	820,273	\$ 28,750	\$ 61,693
3	\$ 0.09980	\$ 0.06954	\$ 0.03026	3,531,065	23.1%	816,172	\$ 24,701	\$ 86,394
4	\$ 0.09618	\$ 0.07058	\$ 0.02560	3,513,409	23.1%	812,091	\$ 20,790	\$ 107,184
5	\$ 0.09270	\$ 0.07164	\$ 0.02105	3,495,842	23.1%	808,031	\$ 17,011	\$ 124,196
10	\$ 0.07706	\$ 0.07718	\$ (0.00012)	3,409,316	23.1%	788,031	\$ (95)	\$ 156,802
19	\$ 0.05526	\$ 0.08825	\$ (0.03299)	3,258,930	23.1%	753,270	\$ (24,849)	\$ 27,219
20	\$ 0.05325	\$ 0.08957	\$ (0.03632)	3,242,635	23.1%	749,504	\$ (27,219)	\$ (0)
Cumulative savings							\$ (0)	
Present value @7%							\$ 73,750	



# SRC TARIFF



## Can/will Xcel change legislation? Will COPUC allow changes to incumbent programs?

RISK ELEMENT	PROBABILITY OF OCCURRENCE	MOST LIKELY CONSEQUENCE TO CGJ	MITIGATION
XCEL CHANGES SRC TARIFF STRUCTURE	Moderate (for future iterations)	None, existing CSG's will be grandfathered Precedent established with NEM	<ul style="list-style-type: none"> <li>- COPUC mandated variable credit structure</li> <li>- CSG is a trial program; small % energy mix</li> <li>- Xcel has to petition COPUC thru visible and contested public &amp; regulatory process</li> <li>- COPUC <b>HIGHLY UNLIKELY</b> to unwind existing programs</li> </ul>
XCEL TERMINATES SRC PROGRAM	Moderate	None, existing CSG's will be grandfathered	<ul style="list-style-type: none"> <li>- Existing CSG's cannot be terminated</li> </ul>
SRC TRENDS DIFFERENTLY THAN RATE CLASS	Low	SRC continues to deliver savings as underlying rate class escalates	<ul style="list-style-type: none"> <li>- See mitigation slide, following</li> </ul>
XCEL ROLLS BACK SOLAR INCENTIVES	Moderate	None, existing CSG's will be grandfathered	<ul style="list-style-type: none"> <li>- Dispute with residential NEM, not utility-scale; <b>CSG is not NEM!</b></li> <li>- No material changes proposed for CSG in Xcel's 2014 RES compliance plan to COPUC</li> <li>- Issue is with T&amp;D parity across ratepayers; n/a with distribution-level IC (1 CSG = ~500 residential IC's)</li> </ul>



IMPACT TO SRC

**RISK OF LOSS DUE TO CHANGES IN TARIFF IS REMOTE**





## SUBSCRIPTION MODEL MITIGATES EROSION

### SG meters are hedged with C meters

Yr	Subscription Value per kWh			Subscription Share (% CSG)			Aggregate Annual and Cumulative Savings					
	SRC Credit (per kWh) <sup>1</sup>	SA Rate (per kWh) <sup>2</sup>	Savings (per kWh)	Total CSG Production (kWh) <sup>3</sup>	CGJ Subscrip %	kWh's Subscribed <sup>4</sup>	1.5% Utility Escalation		3.0% Utility Escalation		4.5% Utility Escalation	
							Annual Savings	Cumulative Savings	Annual Savings	Cumulative Savings	Annual Savings	Cumulative Savings
1	\$ 0.07369	\$ 0.06750	\$ 0.00619	3,566,642	23.1%	824,395	\$ 5,103	\$ 5,103	\$ 5,103	\$ 5,103	\$ 5,103	\$ 5,103
2	\$ 0.07590	\$ 0.06851	\$ 0.00739	3,548,809	23.1%	820,273	\$ 5,154	\$ 10,257	\$ 6,060	\$ 11,163	\$ 6,967	\$ 12,070
3	\$ 0.07818	\$ 0.06954	\$ 0.00864	3,531,065	23.1%	816,172	\$ 5,205	\$ 15,461	\$ 7,050	\$ 18,213	\$ 8,922	\$ 20,992
4	\$ 0.08052	\$ 0.07058	\$ 0.00994	3,513,409	23.1%	812,091	\$ 5,256	\$ 20,718	\$ 8,072	\$ 26,285	\$ 10,971	\$ 31,962
5	\$ 0.08294	\$ 0.07164	\$ 0.01130	3,495,842	23.1%	808,031	\$ 5,309	\$ 26,027	\$ 9,128	\$ 35,413	\$ 13,118	\$ 45,081
10	\$ 0.09615	\$ 0.07718	\$ 0.01897	3,409,316	23.1%	788,031	\$ 5,577	\$ 53,371	\$ 14,949	\$ 98,144	\$ 25,478	\$ 146,617
15	\$ 0.11146	\$ 0.08314	\$ 0.02832	3,324,931	23.1%	768,526	\$ 5,860	\$ 82,099	\$ 21,764	\$ 192,909	\$ 40,983	\$ 319,134
20	\$ 0.12922	\$ 0.08957	\$ 0.03965	3,242,635	23.1%	749,504	\$ 6,156	\$ 112,281	\$ 29,715	\$ 325,099	\$ 60,333	\$ 580,401
				68,044,053		15,727,732	\$ 112,281		\$ 325,099		\$ 580,401	

- City Grand Junction is limiting its subscription at 23% in order to be fully hedged with C meters
- In effect, sacrificing its maximum savings potential for added assurance of positive financial value
- In the highly unlikely case the variable rates trend towards the fixed SG rate, the City may exchange its SG accounts with C accounts and remain fully subscribed
- Noteworthy also: fixed SG rate in the 2014 tariff exceeds SA rate by \$0.00152; eg, hedging with C meters only provides added layer of redundancy



## SYSTEM PERFORMANCE

CSG will utilize premium components with extensive & proven performance histories

RISK ELEMENT	PROBABILITY OF OCCURRENCE	MOST LIKELY CONSEQUENCE TO CGJ	MITIGATION
PERFORMANCE MODELS INACCURATE (OUTPUT OVERSTATED)	Low	Minor, savings would be slightly over-stated	- PVsyst is de-facto standard software package for sizing, simulation and data analysis of complete PV systems (Univ. of Geneva)
COMPONENTS MALFUNCTION	Low	Minor, brief period of reduced output	- Rigorous testing by utility, investors and PE during commissioning, prior to PTO - 24x7 web monitoring identifies and troubleshoots immediately - Usually only partial loss of output - Onsite within hours or days to make repairs
SYSTEM IS DAMAGED	Moderate	Minor, brief period of reduced output	- Onsite within hours or days to make repairs - Usually only partial loss of output - Critical spare parts kept onsite or locally
SYSTEM DEGRADES MORE THAN 0.5%/YR	Low	Savings will decrease marginally	- Modules and inverters covered by production warranties; extensive performance histories - O&M includes routine maintenance, inspections, cleaning and other preventions



RISK OF LOSS DUE TO SYSTEM PERFORMANCE IS REMOTE

- **Environmental and operational liability**
  - Subscription Agreement is a service contract. Environmental, legal, operational and other obligations and liabilities related to the ownership, operation and management of the CSG are assumed solely by the Project LLC.
- **End of term removal and remediation**
  - The Site License Agreement includes a provision that requires the Project LLC to fund a performance bond for the removal of PV system and remediation of the site to its original condition at the end of the project.
- **Another participant terminates its subscription**
  - Subscription interests are not cross-collateralized
- **Ecoplexus fails to perform during construction**
  - Ecoplexus is bonded to \$10 million per project (~ 2x this project's capital cost)
  - Xcel has a \$200,000 deposit from Ecoplexus to "clean up mess" of non-performance
  - SunSense has a proven track record (see slide following)
- **Ecoplexus fails to perform during operation**
  - Project is owned by LLC, not Ecoplexus
  - LLC is contractually and economically motivated to perform lifetime O&M
  - IRR depends on 20 year revenue and performance under program construct



**RISK OF LOSS DUE TO OTHER FACTORS IS REMOTE**

**Annual non-appropriation—proposed draft language**

While this Agreement will extend beyond the current state fiscal year or the funding year of a Political Subdivision, the Parties understand and agree that any obligation on the part of Subscriber to pay SO in any given future fiscal or funding year constitutes a then-current year expense of Subscriber, payable exclusively from Subscriber's then-current annual appropriation or allocation. Payment agreed to under this Agreement is contingent upon the continuing availability of Subscriber appropriations as provided in Section 23, the Colorado Special Provisions, or in the case of Political Subdivisions, upon the continuing availability of revenues sufficient for funding subject to the provisions of any applicable statute, charter, ordinances, resolutions, rules or regulations. This Agreement shall not in any way be construed to be a general obligation indebtedness of the Subscriber within the meaning of any provision of the Colorado Constitution, or any other constitutional or statutory limitation or requirement applicable to the Subscriber. The act of appropriation for Subscriber's payment obligations under this Agreement is an act solely within the discretion of the Subscriber/its Legislative Authorities.



## COMPARISON OF MODELS



SA lower risk, more flexible vs PPA through diversification, portability and offsite operation

	SYSTEM PURCHASE	POWER PURCHASE AGREEMENT	SUBSCRIPTION AGREEMENT
USAGE MODEL	Onsite/Net metering (ex: Solar*Rewards)	Onsite/Net metering (ex: Solar*Rewards)	VNM/Shared Solar (ex: S*RC)
OWNED / OPERATED BY	Offtaker	LLC	LLC
FINANCED BY	Offtaker or third party	LLC	LLC
HOSTED BY	Offtaker onsite	Offtaker onsite	Offtaker or third party; on or off site
SITE SPECIFIC	Yes	Yes	No
TRANSFERABLE INTEREST	No	No	Yes
NON-APPROPRIATION	No	TABOR	TABOR
METER AGGREGATION & OPTIMIZATION	No	No	Yes
PV PERFORMANCE, INFLATION AND TARIFF INFLUENCE SAVINGS	Yes	Yes	Yes



OPTIMUM FOR OFFSITE





- **SRC tariff escalates greater than 3% projection**
  - 4.5% utility escalation increases CGJ savings by \$373,300
  - 100% incremental savings accrues to City Grand Junction (no share to Ecoplexus)
- **Mix of meters may be optimized annually based on recalculation of SG variable credits**
  - Replace lowest credited meters with highest credited meters
  - Re-allocate based on kWh consumption and level of SRC credit, on a per meter basis
- **High credits may be correlated with low load factor**
  - Managing efficiency has potential to increase variable SG credits
- **End of term provisions**
  - Continue subscribing, if Xcel renews the SRC tariff (or equivalent)
  - Buy the PV system at its then Fair Market Value (for example, if a utility structure becomes available that allows remote and /or aggregated net metering)
  - Residual income revenue sharing (for example, if the project becomes a Qualified Facility under FERC)

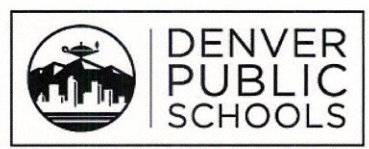
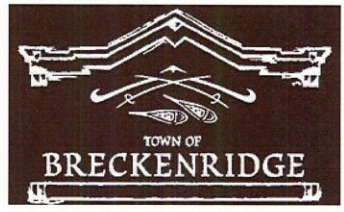


## OTHER PROJECT BENEFITS

- Property tax revenue ~ \$35,000 initial year (estimated)
- Supports CACJA (clean job act) and Colorado's RPS (30%/3% DG) by 2020
- Integration into K-12 education curricula
- Diversifies energy sources on the Western Slope
- Earns a return on RESA expense (2% of utility bills)
- Converts a jurisdictional liability into a productive asset
- Positive environmental impact
  - Annual reduction of 2,841 metric tons CO<sub>2</sub>
  - Equivalent to 592 passenger vehicles, electricity for 425 homes, or 6,607 barrels of oil per year
- Positive visibility to community and subscribers – locally, statewide and beyond
- Demonstrates public agency commitment to cost reduction and fiscal responsibility
  - Frees up discretionary dollars that can be spent on core programs
- Improves site with permanent 3-phase distribution service



COUNTY	SIZE (Kw)	UTILITY
Arapahoe	497	Xcel Energy
Boulder	500	Xcel Energy
Boulder	499	Xcel Energy
Boulder	499	Xcel Energy
Denver	400	Xcel Energy
Denver	500	Xcel Energy
Jefferson	108	Xcel Energy
Jefferson	571	Xcel Energy
Logan	1,997	Xcel Energy
Mesa	1,997	Xcel Energy
Saguache	497	Xcel Energy
Summit	500	Xcel Energy
Summit	500	Xcel Energy
Arapahoe	500	Xcel Energy
Arapahoe	500	Xcel Energy
Arapahoe	500	Xcel Energy
Adams	500	Xcel Energy
Adams	500	Xcel Energy
Denver	500	Xcel Energy
Boulder	500	Xcel Energy
Boulder	500	Xcel Energy
Conejos	500	Xcel Energy
Jefferson	1,500	Xcel Energy
Denver	1,500	Xcel Energy
Adams	1,500	Xcel Energy
Garfield	858	Holy Cross
Montrose	1,000	San Miguel Power
El Paso	2,000	Colorado Springs Muni



Discover a World of Opportunity™





## PARTIAL LIST OF PUBLIC AGENCY SOLAR PPAs IN CO



MUNICIPALITIES	SCHOOL DISTRICTS
City & County of Denver	Denver Public Schools
City of Aurora	Jefferson County School District
Town of Breckenridge	Boulder Valley School District
City & County of Broomfield	Douglas County School District
Jefferson County	Summit School District
Lakewood	Adams 14 School District
City of Arvada	Alamosa School District
City of Westminster	Colorado Springs District 11
Ft. Collins	Mesa County Valley School District 51
Boulder County	
City of Greeley	
Garfield County	
City of Rifle	
City of Lone Tree	
City & County of Broomfield	
Town of New Castle	
Fort Carson	
City of Alamosa	
Adams County	



## HIGHLY EXPERIENCED EPC PARTNER - SUNSENSE



- Established in 1990
- Installed first grid-connected PV system in Grand Valley at Mesa County Fairgrounds, (circa) 2004
- Completed over 500+ PV project in Western Colorado, totaling over 5MW
- Featured public-sector projects include:
  - Wayne Aspinall Federal Building
  - City Grand Junction - Two Rivers Convention Center
  - City Grand Junction - WWTP & Persigo WWTP
  - City of Fruita Community Center
  - Town of Palisade WWTP
- Designed and installed two community solar gardens
  - 858 kW at Garfield County Airport in Rifle
  - 1.1 MW in Paradox Valley, near Naturita
- Experience managing local crews and subcontractors, including excavation/clearing, fencing, pile driving, electrical and civil, EE, surveyors and other contractor labor and professional services
- Experience working with Xcel distribution and IC engineers, City of Grand Junction Fire Prevention Bureau, Colorado Department of Public safety and other permitting agencies
- Familiar with the site, system design specifications, construction timetables, and CUP requirements

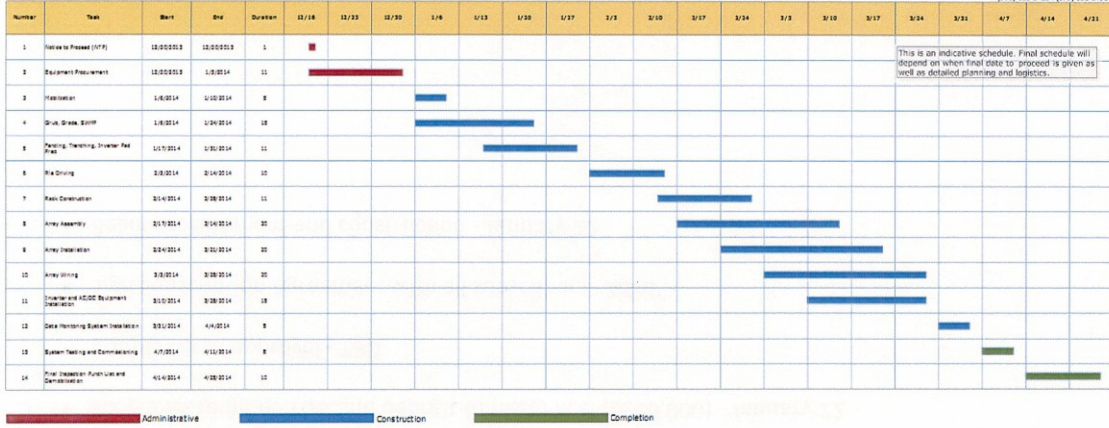


# CONSTRUCTION SCHEDULE



Commercial Operation Date April 25, 2014 if mobilization begins January 6, 2014

## Ecoplexus- Mesa Community Solar Garden (MCSG) Project Timeline



This is an indicative schedule. Final schedule will depend on when final date to proceed is given as well as detailed planning and logistics.



## NEXT STEPS

- District 51 approval - **January 21**
- Ecoplexus remit escrow and deposit funds to Xcel (\$200,000) - **January 22**
- County Mesa approval - **TBD**
- Sign Subscription Agreement with all subscribers - **ASAP**
- Begin procurement and construction - **January 22**



## SUMMARY

---

- Project will distribute **~\$4.0 million in economic value** to taxpayer-funded entities
- There are **no capital requirements** to participate, only the monthly SA fee
- **No PV equipment will be installed on City premises**
- Subscribers are **sheltered from all project liabilities** - operating, environmental, legal, etc
- **Financial risk is negligible**, well mitigated and shared with project owners
  - In the worse conceivable case, CGJ defaults to its current situation, the only loss being forgone savings (and cumulative savings retained)
- Subscription Agreement is **TABOR-compliant** with provisions for annual non-appropriation and transfer rights
- CSG will generate community pride, positive PR and other benefits to the Grand Valley

