



MEMO TO: Mayor Vandernail and the Board of Trustees
FROM: Michael Brack, Town Manager, Kent Whitmer, Town Attorney, and John Chmil,
Special Metro District Counsel
DATE: May 17, 2023
SUBJECT: Metro District Service Plan Amendments Q&A

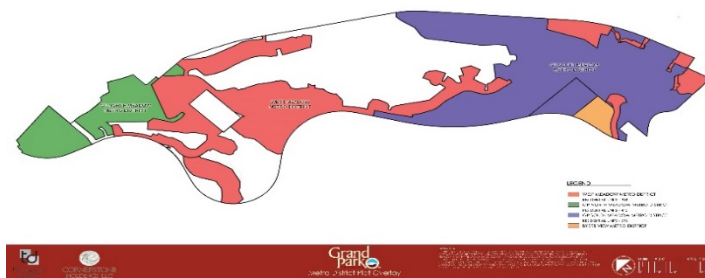
Questions and Answers Regarding Metro District Service Plan Amendments for West Meadows MD, West Mountain, and Byers View Metro Districts

1. I am wondering about the role of Byers View metro district? Will each of the districts be accountable for their own dollars raised and spent on pay off? Or does all that accounting go through Byers view? If so, is that standard practice?

ANSWER FROM JOHN: Currently, through an existing Intergovernmental Agreement between West Meadow, West Mountain, and Byers View, signed in 2005, Byers View is set up as the "Service District" and is responsible for the substantive operational, administrative and financial actions for the Districts. So, at present, it is a pass-through funding model with Byers View actually procuring services and paying costs on behalf of West Meadow and West Mountain. This is a standard practice for multiple district plans and is aimed at facilitating phased development across the various districts.

2. The color map showing the districts- The white areas are a mix of open space and private land. Can the private land be identified by a light tan color? And labeled private?

ANSWER FROM KENT: The white areas represent areas not included in any metro district, whether they be private or zoned as open space. It would make the map more busy to add additional coloring that is not really relevant to this discussion, but if there is a strong feeling that it could help the process, it's not going to hurt anything.



3. I have a question about the hearing for the metro district. It's my understanding that we have only 30 days after the first hearing to make a decision on the metro district. Meaning we wouldn't be able to continue at the next meeting due to time constraints. I think it would be good for the board to have an understanding of the process well before our next meeting. In the spirit of being clear and intentional, what are the Town Board's options on May 17th regarding their ability to continue the public hearing again? Under what specific circumstances can the Town Board continue the public hearing again on May 17th?

ANSWER FROM JOHN: Title 32, along with the current IGA between the Town and Districts, sets the timeline for considering service plan amendments. The timeline allows for 1 continuance of up to 30 days. As a result, the Board would not have the independent discretion to continue the hearing again. Title 32 contemplates a possible longer period for the continuance by agreement with the applicants. As a result, absent an agreement between the Town and the Districts, a further continuance would not be an option.

4. Will Old Town's population's taxes be used to maintain roads, snow plows, etc.?

SHORT ANSWER FROM KENT: Yes, but property owners' taxes in metro districts will also be used for these purposes.

DETAILED ANSWER: Fraser's mill levy for operations and maintenance blankets every property within Fraser town limits. Therefore, every property in Fraser, in or out of a metro district, pays this mill levy. The money collected through this mill levy is used for operations and maintenance for the entire town, again, in or out of a metro district. The Town's mill levy for operations and maintenance is a separate, distinct and additional mill levy imposed on property lying within a metro district. The mill levy paid to the Town is for operations and maintenance. The mill levy paid to a metro district is for repayment of infrastructure costs.

5. How does it impact town's ability to raise taxes in the future to meet additional demand on services- additional wells, snow plows, etc.

ANSWER FROM KENT: The approval or disapproval of the service plan amendment does not impact the Town's ability to raise taxes in the future to meet additional demands on services; there are no limitations in the proposed service plan amendments that would limit the Town's ability to raise taxes in the future.

6. What impact fees, if any, will the new metro districts be subject to regarding school, fire, and park impact fees? What about past 2028 once the vested rights expire? Is Grand Park/Cornerstone exempt from paying school and park impact fees?

SHORT ANSWER FROM KENT: The 2003 Annexation Agreement established what impact fees Cornerstone would be responsible for on all its proposed development, not the existing or amended metro districts that may be approved. The Annexation Agreement is a contract that binds Cornerstone and the Town. Under the Annexation Agreement, Cornerstone is not responsible for school, park, maintenance facilities, open space, roadway or attainable housing impact fees. However, Cornerstone *may* be

responsible for emergency services impact fees, but the Annexation Agreement is not clear on this point.

Once Cornerstone's vested rights have expired, however, the emergency-service fees will apply on any development applications submitted thereafter. The same is true of the park and school dedications. For those planning areas not yet developed, Cornerstone would have to satisfy all applicable code provisions, including the public dedications required by Town Code § 19-3-310. Although waived in the Annexation Agreement, impact and development fees for maintenance facilities, open space, roadway improvements, and equivalent attainable housing do not appear to be required by the current Town Code. However, expiration of Cornerstone's vested rights would allow any future code changes to apply to new development, which could theoretically require such impact fees.

DETAILED ANSWER: Under the terms of Article 13.2 of the Annexation Agreement, "The existence of the metropolitan districts does not eliminate or alter the nature or extent of Developer's obligations under this Agreement or the other provisions of the 2003 PDD." Since Cornerstone is obligated to satisfy the Impact Fees discussed below, the metro districts do not affect that obligation.

The Developer is no longer responsible for school or park impact fees under Article 10.0 of the Annexation Agreement. Additionally, Article 15.6 of the Annexation Agreement waives impact fees for maintenance facilities, open space, roadway, and equivalent attainable housing. Not included in this waiver are the Emergency Services Impact Fees found in Fraser's Town Code § 18-6-30, however.

So, under Article 15.4 of the Annexation Agreement, the Developer *might* be responsible for the Emergency Services Impact Fees—at least for any development application submitted after an ordinance establishing the fee. See TC § 18-6-110 ("The requirements of this Article shall apply only within the jurisdiction and boundaries of an emergency service provider for which an ordinance setting an impact fee has been adopted pursuant to Section 18-6-40 above. Only applicants who submit applications for development fees after adoption of the impact fee will be assessed such fee.").

Cornerstone *might* be responsible for Emergency Services Impact Fees because it is not clear whether the Town Code required those fees in 2003. This is because under the Annexation Agreement, Cornerstone was guaranteed the right to develop its property in accordance with requirements no more onerous than those in place in 2003. We do not have a copy of the 2003 code, so it is not clear what development obligations existed at that time. If those fees were not in the code then, they will not apply to development under the Annexation Agreement moving forward:

15.2.7 Uniformity of Requirements. The right to continue and complete the development of the Rendezvous Property with conditions, standards, dedications, exactions and requirements, which are no more onerous than those, set forth in this Agreement and the PDD Plan.

Once Cornerstone's vested rights have expired, however, the emergency-service fees will apply on any development applications submitted thereafter. The same is true of the park and school dedications. Additionally, for those planning areas not yet developed

after the vested rights expire, Developer will have to satisfy all applicable code provisions, including the public dedications required by Town Code § 19-3-310.

Here are the remaining pertinent provisions of the Annexation Agreement with emphasized text that bind the Town and Cornerstone, at least until 2028:

ARTICLE 10.0 - PUBLIC DEDICATIONS

10.1 Developer agrees to provide land for parks and public facilities, other purposes, and dedications for schools or fees in lieu of land dedication, as provided in this Article 10.0. **These conveyances represent the full extent of the Developer's public dedication obligation as described in the 2003 PDD.**

10.12 Developer and Fraser agree that the East Grand School District has certified that **Developer's obligation to provide sites for schools or money in lieu of school sites for the Rendezvous Property has been satisfied by Developer's payment of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00).**

ARTICLE 13.0 - METROPOLITAN DISTRICTS AND FINANCING

13.1 Developer has organized two separate metropolitan districts, known as the Rendezvous Residential Metropolitan District and the Rendezvous Commercial Metropolitan District. **The purpose of such metropolitan districts is to provide a means of financing various infrastructure improvements** or operating infrastructure not in competition or conflict with Fraser or the Fraser Sanitation District for the Rendezvous Property. **Fraser agrees to consider modifications to the existing Metropolitan District Service Plans** so that they include all of the Rendezvous Property and the infrastructure required by this Agreement or other Town regulations.

13.2 The existence of the metropolitan districts does not eliminate or alter the nature or extent of Developer's obligations under this Agreement or the other provisions of the 2003 PDD. Specifically, **Developer shall still be required to provide Improvements Agreements, with adequate security, in connection with the approval of a subdivision of the Rendezvous Property, to assure completion of necessary improvements.** If it is proposed that such metropolitan districts will be responsible for the construction or financing of any such improvements, Fraser may require proof of the availability of funds and/or other performance guarantees to assure that the metropolitan districts are capable of completing such obligations. If such proof is provided, Fraser shall consider legal commitments of the metropolitan district as alternate security in lieu of security from the Developer.

ARTICLE 15.0 - VESTED RIGHTS

15.4 Compliance With General Regulations. The establishment of the rights vested under this Agreement shall not preclude the application of Fraser regulations of general applicability including, but not limited to, the Fraser subdivision regulations, impact fees, service fees, user fees, the application of local improvement districts, building, fire, plumbing, engineering, electrical and

mechanical codes, or the application of regional, state or federal regulations, as all of the foregoing exist on the date of this Agreement or may be enacted or amended after the date hereof, **except as otherwise provided within the PDD Plan or this Agreement.**

15.6 Impact Fees. In conjunction with this Agreement, Developer is undertaking significant dedications for open space, recreation facilities, equivalent attainable housing units and maintenance facilities, and is sharing in costs for constructing significant roadway improvements, some of a regional nature. **Fraser agrees that provision for these dedications and improvements are in satisfaction of any impact or development fees now or hereafter imposed by Fraser on property within its municipal limits** for maintenance facilities, open space, roadway improvements (excluding, however, impact fees for improvements other than those for which Developer has or will pay its proportionate share of the costs), and equivalent attainable housing and **no such impact or development fees**, or any off-site public improvements not specifically identified herein, **shall be imposed on any development within the Property** for these purposes.

7. The Town should not allow debt to be taken out through 2088, what potential impacts can this have on the homeowners within those metro districts?

ANSWER FROM JOHN: 2088 is the maturity deadline proposed for the newly proposed districts for all undeveloped property (GP North, GP South, Byers View, and the West Mountain Districts). The maturity deadline of 2088 is tied to the issuance deadline of 2048. That allows for a full 40 years between issuance and maturity if bonds are issued in 2048. That 40-year term allows for the bonds to be marketed in the most cost-effective way.

With phased development, it is important to note that general obligation bonds would only be issued for certain districts as development occurs. So, homeowners in different districts will have different debt timelines depending on how and when development occurs. Overall, the direct impact to homeowners would remain consistent in that they would be paying the 50 mill debt levy until the general obligation bonds issued for their district are repaid. Initial bond terms are typically 30 years, with an option to refinance ("refund"). The issuance and maturity deadlines would apply to any refinance of previously issued bonds. However, if no refinance occurs, then the bonds are paid off in 30 years from issuance.

8. How much open space is required throughout the entire development and how much is required for the conservation easement?

SHORT ANSWER FROM KENT: the Town is not guaranteed 468 acres of open space. Rather, 23W could wind up with more acres or with fewer acres of open space depending on how the neighboring planning areas are developed.

DETAILED ANSWER: The Annexation Agreement suggests in Article 10.10 that the conservation easement will be shaped by the neighboring development areas. Under Article 4.3 of the Annexation Agreement, the approved density of a given planning area is guaranteed and **any referenced acreage will be adjusted according to what is approved for each planning area:**

The 2003 PDD has not been configured based upon surveyed acreages for the various Planning Areas. In the event the boundaries of a Planning Area are adjusted at the time of subdivision or FPDP, then the approved number of residential units or the approved commercial square footage provided for in the 2003 PDD shall be the controlling factor and the designated acreage or density will be adjusted from that constant.

The PDD requires a certain percentage of each planning area to be open space, with the exception of 23W, which does not require a guaranteed percentage of open space because it says Open Space is Not Applicable in that area:

DEVELOPMENT STANDARDS						
Planning Area	Land Use	Open Space	Height	Front Yard	Side Yard	Rear Yard
1Wa	mixed-use	10%	55'-75'	0'	0'	0'
1Wb	Attached	15%	45'	10'	6'	10'
2W	mixed-use	10%	75'	0'	0'	0'
3Wa	Attached	10%	45'	10'	6'	10'
3Wb	att/detach	10%	45'/35'	10'	6'	10'
3Wc	mixed-use	10%	45'	0'	0'	10'
4W	mixed-use	10%	45'	10'	6'	10'
5W	att/detach	10%/15%	45'/35'	10'	6'	10'
6W	Facilities	15%	45'	20'	6'	10'
7W	att/detach	15%	45'/35'	10'/15'	6'/6'	10'/10'
8Wa	att/detach	15%	45'/35'	10'/15'	6'/6'	10'/10'
8Wb	Attached	15%	45'	10'	6'	10'
9W	mixed-use	15%	50'	20'	0'	10'
10W	mixed-use	15%	50'	20'	0'	10'
11W	att/detach	10%/15%	45'/35'	10''	6'	10'
12W	attached	15%	45'	10'	6'	10'
13Wa	detached	15%	35'	15'	10'	10'
13Wb	detached	15%	35'	15'	10'	10'
14W	detached	15%	35'	15'	10'	10'
15W	detached	15%	35'	15'	15'	10'
16W	detached	15%	35'	15'	15'	10'
17W	detached	15%	35'	15'	15'	10'
18W	detached	15%	35'	15'	10'	10'
19W	att/detach	15%	45'/35'	10'/15'	6'	10'
20W	att/detach	15%	45'/35'	10'	6'	10'
21W	att/detach	15%	45'/35'	10'	6'	10'
23W	facilities	n/a	50'	15'	15'	10'

So, the Town is not guaranteed 468 acres of open space. Rather, 23W could wind up with more acres or with fewer acres of open space depending on how the neighboring planning areas are developed.

9. Castle Rock- high level of debt from special districts- do we want to follow this model? (John can you speak to what happened in Castle Rock and what risks the Town may face that could be similar?)

ANSWER FROM JOHN: It is important to understand that any metropolitan district debt is only applicable to the district for which it is issued and is not generally applicable across an entire Town or City. There is also no impact to the Town or City itself as the obligations are only to each district and the taxpayers within them. As a different example, school districts use general obligation bonds as a funding source as well and those obligations are solely those of the school district and do not impact the various Towns or Cities that the school district may overlap with.

10. Where is the meadow in these plans? So can the developer just develop anywhere on his land? How can he just move the development bubbles shown on the 2005 PDD? Can we approve these metro district plans without development plans?

SHORT ANSWER FROM KENT: The meadow is shown generally on the 2003 and 2005 PDD's as planning area 23W. Development bubbles are placed around and throughout 23W. The Development bubbles are conceptual guides to general locations where development is to occur. The development bubbles can be moved and defined within reason to accommodate a final development plan for an area. The developer is guaranteed a certain density for each planning area. The final plan for each area must give that density, which may require adjustment, up or down, of the acreage and configuration of a planning area.

Yes, the metro district service plan amendments can be approved without specific development plans. Specific development plans are rarely in place at the point in time of a metro district plan being considered for approval. Instead, the Developer bases the amount of indebtedness requested for a metro district on a general plan of development for the area.

DETAILED ANSWER: Again, Article 4.3 of the Annexation Agreement, says that the approved density is guaranteed and the acreage will be adjusted according to what is approved in a given planning area:

The 2003 PDD **has not** been configured based upon surveyed acreages for the various Planning Areas. In the event the boundaries of a Planning Area are adjusted at the time of subdivision or FPDP, then **the approved number of residential units or the approved commercial square footage provided for in the 2003 PDD shall be the controlling factor and the designated acreage or density will be adjusted from that constant.**

The Town should deny requests that go significantly outside of planning areas, but those areas were not surveyed at the time of the 2003 AA and consequently were not meant to be hard-and-fast boundaries of where the Developer can develop. It is implied in the Annexation Agreement that there will be a negotiation with the Developer on the final plan in each planning area, with the goal being to comply with the spirit and intent of the Annexation Agreement.

11. Why is someone coming from 100,000+ residents of Longmont overseeing development in our community?

ANSWER FROM JOHN: There is an important distinction here between the review and potential approval of a metropolitan district service plan and development approvals. The statutory process for considering a metropolitan district service plan is the same no matter where it is proposed in Colorado and do not impact the specific development determinations that are unique to the property underlying the metropolitan district. The development determinations will continue to be made at the Town level based on the Town code and citizen feedback.

12. Conservation easement- is that going to happen or not? Is there going to be a golf course?

ANSWER FROM KENT: Whether there will be a conservation easement and/or golf course depends on the outcome of the litigation, either by the court or through settlement. There could end up being both a conservation easement, along with a golf

course in Cozen's Meadow. Golf courses are permissible in conservation easement areas.

13. Can the Town Board appoint empty metro board seats when that becomes necessary? Should become policy (has previously caused confusion, told town cannot appoint seats).

ANSWER FROM JOHN: Yes, as a practical matter, the Town Board can proceed with the understanding that it can appoint individuals to fill vacancies on a metropolitan district board that is entirely contained within the Town boundaries. The confusion is created by the statute that provides the authority for the County to appoint to fill vacancies on a special district board that have not been filled within 60 days of the vacancy occurring. The statute only refers to the "board of county commissioners" as having this authority, which is why the initial response was that the Town did not have the authority and should confer with the County regarding the process. The County reviewed the matter and deferred to the Town to make the appointments. The issue with the statutory language still remains, but since the County has opined that it will defer to the Town to make these appointments in the future, there is more clarity now on how to handle a vacancy if one arises again.

14. WHERE IS THE MEADOW Conservation Easement supposed to be? Can we leverage this metro service plan amendment application to get the conservation easement on the meadows or the yellow buildings finished or torn down? (What does state law say about this type of leverage?)

ANSWER FROM JOHN: No, that would be outside of the statutory parameters for reviewing a service plan. This relates back to the difference between the metropolitan district service plan and development applications. The conservation easement is a development issue that is based primarily on the Annexation Agreement. Those obligations must be resolved separately as development considerations.

15. How do you make sure schools, water, sewage getting enough money from the developments- has heard that the water enterprise fund is in bad shape because of special districts and lack of development impact fees? (Kent, I'm assuming impact fees and rates are increased as needed to provide for these items but can you clarify?)

ANSWER FROM KENT: The school impact fees for all of Grand Park were resolved in the Annexation Agreement, so the Town cannot collect any additional school fees unless Developer's vested rights expire:

10.12 Developer and Fraser agree that the East Grand School District has certified that **Developer's obligation to provide sites for schools or money in lieu of school sites for the Rendezvous Property has been satisfied by Developer's payment of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00).**

For sewer, Cornerstone is to build sufficient treatment facilities for each subdivided area:

ARTICLE 6.0 – SEWER

6.1 Developer has included portions of the Rendezvous Property within the Fraser Sanitation District pursuant to a Pre-Inclusion Agreement, and relevant amendments thereto. Developer proposes to provide sewer service for the remainder of the Rendezvous Property by including such lands within the Fraser Sanitation District or other public wastewater provider or by utilizing ISDS systems in the event exempt wells are utilized for any area of the Property. In the event, for any reason, the remaining property either will not or cannot be served by such provider, Developer shall be entitled to obtain suitable wastewater permitting, complying with all Colorado Department of Health Water Quality Control Division and/or local rules, regulations and requirements.

6.2 Concurrent with the submittal of a subdivision application for any Planning Area or any portion thereof which is proposed to be served by central sewer service, Developer shall submit preliminary design drawings and documents for the central sewer system required to serve the subdivision area. Such preliminary design drawings and documents shall be of sufficient detail to allow verification by Fraser of the adequacy of the system to serve the proposed development as outlined in the 2003 PDD and to allow verification of conformance with the intent of the Sewer Plan.

6.3 Prior to approval of a subdivision application for any individual Planning Area or any portion thereof which is proposed to be served by central sewer service, Developer shall submit proof of an approved sewage treatment system required to serve the subdivision area. The proof of a sewage treatment system shall consist of an agreement to provide service from the Fraser Sanitation District, and another entity capable of providing sewer to serve the Rendezvous Property or ISDS plans.

For water, Developer has to tender plant investment fees or system development fees for each subdivided area:

5.6 Prior to approval of an FPDP or subdivision application Developer shall submit design drawings and text documents based upon the Master Water Plan for any Water Regional Facilities required to serve the subdivision, to the extent such has not been submitted to Fraser in conjunction with any previous land use application. Upon submittal of either a FPDP or subdivision application for any individual Planning Area, or any portion thereof to be served by such Domestic Component, Fraser will determine in consultation with the Developer what Water Regional Facilities are required and the estimated cost of such facilities. In making such determination, Fraser will take into account not only the particular facilities required to serve the individual Planning Area or subdivision area, but also the integration of those facilities with existing and planned facilities contemplated under Fraser's Master Water Plan. As a condition of FPDP or subdivision approval, Developer may be required to prepay to Fraser sufficient plant investment fees (or applicable system development fees as provided in Section 5.7) at the rate then in effect to fully cover all estimated costs of such Water Regional Facilities that are reasonably

required to service the FPDP or subdivision, including any contingency reserves. All such prepayments shall be credited to the Developer by a "prepaid account" balance at the applicable plant investment fee rate in effect at the time payment is made. All prepaid plant investment fees shall be accounted in a "prepaid tap account" by Fraser. Any taps in the prepaid tap account shall not expire. Fraser, or Developer with Fraser's consent, shall then proceed to design and construct facilities required to serve the FPDP or subdivision. If the actual costs of constructing such Water Regional Facilities (or Developer's share of such costs, if applicable) exceed the water plant investment fees paid at the time of FPDP or subdivision approval, Developer shall prepay additional water plant investment fees in such amount as is necessary to cover the shortfall. Such additional fees shall be paid within 30 days after notice from Fraser of the amount of the shortfall. In no event shall Developer be entitled to any refund or reimbursement for any excess prepaid plant investment fees purchased pursuant to this section, nor may any such prepaid plant investment fees be used or credited for water using units located anywhere except within the Rendezvous Property. If the Developer constructs the Water Regional Facilities, it shall be on the basis of designs approved by the Town under the procedure described in Section 5.5 above. After providing Fraser sufficient documentation to certify payment for the costs of construction, Developer shall receive corresponding water plant investment fee credit, at the rate then in effect, to fully cover all costs of the construction of all such Water Regional Facilities, which are reasonably required to service the FPDP or subdivision. If any such Water Regional Facilities are designed or reasonably expected to serve properties other than the Rendezvous Property (for example, by over-sizing distribution lines), then Developer shall be required to prepay only a portion of the costs of such Facilities, in proportion to the projected water demand to be served for the Rendezvous Property in relation to all properties to be served as reasonably determined by Fraser. If Developer designs and constructs Water Regional Facilities that serve more than the Rendezvous Property, Fraser shall coordinate a reimbursement / recapture agreement for the additional costs created by property other than that identified in this agreement.

5.7 Fraser will collect its usual water plant investment fees and water service fees for residential and commercial water users connected to the Domestic Component of the system; provided, however, if Fraser hereafter amends its Town Code to allocate its plant investment fee between a system development fee and a water resource fee, or except as identified by separate agreement, Developer or any other owner of property within the Rendezvous property shall only be obligated to pay to Fraser the system development fee portion of the plant investment fee, in recognition of the water rights conveyed to Fraser to serve the Rendezvous Property

16. Since Clark didn't get elected onto the West Meadow Metro District, what impact does this have on the current metro district application?

ANSWER FROM JOHN: It would not automatically change anything as each Board has already acted on the current proposals. Our understanding is that there was at least 1 public meeting with the prior West Meadow Board in which these proposals were discussed that did not result in any public feedback. As a result, absent formal action by the new Board for West Meadow, the consideration would proceed and the statutory timelines would still apply.

17. How are open space requirements for the 466 acres being addressed when the Town receives new development applications from Cornerstone/Grand Park in these metro districts? How do we ensure he designates 466 acres of open space throughout the next 20 years of this development?

ANSWER FROM KENT: Under the PDD, each development area has its own open space requirement. 23W, however, does not have any open space requirement—see chart below. The PDD rather says that 23W is “**approximately** 468.1 acres of open space and development including the planned golf course, Cozens Meadow, Elk Creek Meadow, and Leland Creek.” Nothing in the Annexation Agreement or the PDD requires 468.1 acres of open space in 23W after full buildout. The Town is reviewing development applications to make sure they follow property density allocations and meet their own percentage of open space. The remainder of 23W will shape the open space and conservation easement areas in 23W.

DEVELOPMENT STANDARDS

Planning Area	Land Use	Open Space	Height	Front Yard	Side Yard	Rear Yard
1Wa	mixed-use	10%	55'-75'	0'	0'	0'
1Wb	Attached	15%	45'	10'	6'	10'
2W	mixed-use	10%	75'	0'	0'	0'
3Wa	Attached	10%	45'	10'	6'	10'
3Wb	att/detach	10%	45'/35'	10'	6'	10'
3Wc	mixed-use	10%	45'	0'	0'	10'
4W	mixed-use	10%	45'	10'	6'	10'
5W	att/detach	10%/15%	45'/35'	10'	6'	10'
6W	Facilities	15%	45'	20'	6'	10'
7W	att/detach	15%	45'/35'	10'/15'	6'/6'	10'/10'
8Wa	att/detach	15%	45'/35'	10'/15'	6'/6'	10'/10'
8Wb	Attached	15%	45'	10'	6'	10'
9W	mixed-use	15%	50'	20'	0'	10'
10W	mixed-use	15%	50'	20'	0'	10'
11W	att/detach	10%/15%	45'/35'	10''	6'	10'
12W	attached	15%	45'	10'	6'	10'
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14W	detached	15%	35'	15'	10'	10'
15W	detached	15%	35'	15'	15'	10'
16W	detached	15%	35'	15'	15'	10'
17W	detached	15%	35'	15'	15'	10'
18W	detached	15%	35'	15'	10'	10'
19W	att/detach	15%	45'/35'	10'/15'	6'	10'
20W	att/detach	15%	45'/35'	10'	6'	10'
21W	att/detach	15%	45'/35'	10'	6'	10'
23W	facilities	n/a	50'	15'	15'	10'