MEETINGS OF THE Broomfield Council

BROOMFIELD COUNCIL STUDY SESSION AGENDA

TUESDAY, JULY 21, 2026

6:00 PM

Broomfield Council Chambers

George Di Ciero City and County Building

One DesCombes Drive

Broomfield, CO 80020

1. Petitions and Communication

1.A. Proclamation Project Children

2. Concept Review

2.A. Affordable Housing in Baseline (Lincoln Avenue Communities)

2.B. Affordable Housing Community for Veterans (VFW on Wadsworth Blvd)

3. Study Session

3.A. Enterprise Update - Second Quarter

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During the meeting, individuals can click the “CC” button on Live Council meeting video feeds to view closed captioning. Auxiliary hearing aid equipment can be requested on the night of the meeting with our AV team located at the back of the Council Chambers.

Date Posted: July 15, 2026

Meeting Date: Tuesday, July 21, 2026

To: Mayor and Council
From: Jennifer Hoffman, City and County Manager
Presented By: Kelli Cole, Executive Office Manager, City Manager's Office

Memo Title/Subject: Proclamation Recognizing and Honoring Project Children

View Correspondence
View Presentation

Council Action Needed on Item

- N/A. This memo is informational only.

Summary

This proclamation honors Project Children and recognizes the dedication of a memorial tree and bench commemorating the organization's lasting legacy of peace, reconciliation, and humanitarian service.

Founded in 1975 by Denis P. Mulcahy, Project Children was created to provide children living amid the violence of The Troubles in Northern Ireland with the opportunity to spend summers with host families in the United States. Over the course of four decades, the program welcomed more than 23,000 children from both Catholic and Protestant communities, fostering friendships, understanding, and hope across cultural, political, and religious divides. The organization became an internationally recognized example of grassroots peacebuilding and demonstrated the profound impact that compassion and personal connections can have on individuals and communities.

The proposed proclamation recognizes the extraordinary contributions of Project Children, its volunteers, host families, supporters, and participants whose collective efforts helped transform lives and promote mutual understanding during a period of conflict. The memorial tree and bench serve as enduring symbols of hope, friendship, and reconciliation, while providing a place for reflection and remembrance. Together, the proclamation and dedication celebrate a legacy that continues to inspire future generations to embrace kindness, understanding, and the pursuit of peace.

Financial Considerations

N/A

Prior Council or Other Entity Actions

N/A

Boards and Commissions Prior Actions and Recommendations

N/A

Detailed Background/Additional Information/Project Details

N/A

Proclamation

PROCLAMATION RECOGNIZING AND HONORING PROJECT CHILDREN

WHEREAS, Project Children was founded in 1975 by brothers Denis and Patrick Mulcahy in response to the violence and division of “The Troubles” in Northern Ireland, with a vision that children from different religious and cultural backgrounds could experience peace, understanding, and friendship when given the opportunity to live and learn together;

WHEREAS, over a period of fifty years, Project Children provided more than 23,000 Catholic and Protestant children from Northern Ireland with the opportunity to spend summers with approximately 16,000 host families across the United States, offering respite from conflict and fostering relationships that transcended historical divisions;

WHEREAS, through the generosity of volunteers, host families, community leaders, and supporters on both sides of the Atlantic, Project Children became a remarkable grassroots peace-building initiative whose impact has been felt by generations of participants, their families, and their communities;

WHEREAS, countless former participants have testified that their experiences through Project Children broadened their understanding of the world, inspired lifelong friendships, and demonstrated that people of different backgrounds can live together in mutual respect and harmony;

WHEREAS, the legacy of Project Children continues today through educational, internship, and cultural exchange programs that promote cross-community engagement, leadership, and international understanding;

WHEREAS, the dedication of a memorial tree and bench in Broomfield provides a lasting place of reflection and remembrance, symbolizing the growth, hope, reconciliation, and enduring friendships that Project Children has cultivated for more than five decades; and

WHEREAS, this memorial serves as a tribute to the vision of founder Denis P. Mulcahy, the dedication of volunteers and host families, and the thousands of young people whose lives were transformed through the spirit of peace and understanding embodied by Project Children.

NOW, THEREFORE, I, Guyleen Castriotta, Mayor of the City and County of Broomfield, do hereby declare and proclaim that we proudly honor Project Children for its lasting contributions to peace, reconciliation, cultural understanding, and humanitarian service, and dedicate a memorial tree and bench as enduring symbols of hope, friendship, and gratitude for all who helped build its legacy of transforming lives and fostering peace across generations.

In witness whereof, I hereunto set my hand and official seal on this the 21st day of July, 2026.

Guyleen Castriotta
Mayor

CITY AND COUNTY OF BROOMFIELD *Staff Memorandum*

Meeting Date: Tuesday, July 21, 2026

To: Mayor and Council
From: Jennifer Hoffman, City and County Manager
Presented By: Alex Bradshaw, Senior Planner

Memo Title/Subject: Concept Review for Income-Aligned Housing Project at North Park Filing 2 Replat H

View Correspondence and BroomfieldVoicePage
View Presentation

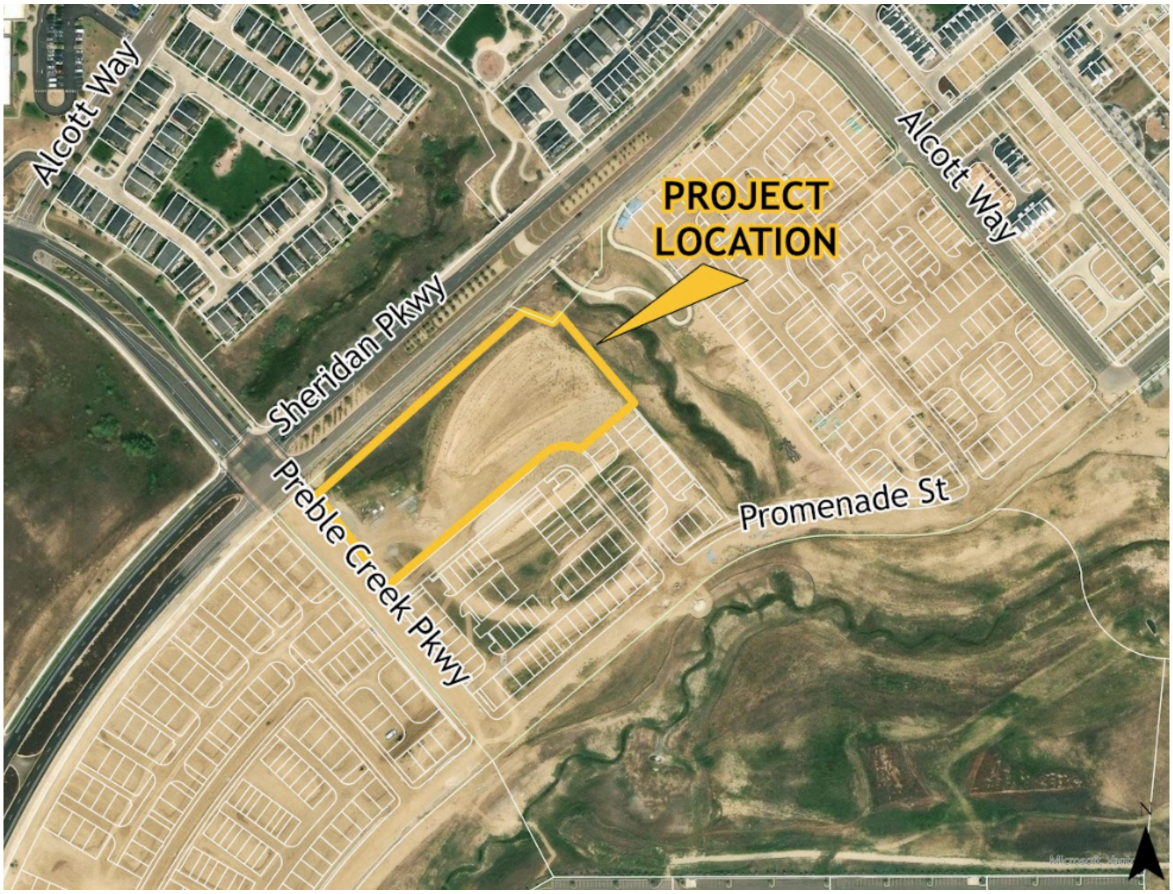
Council Action Needed on Item

- The concept review is the first step in the City and County of Broomfield's (CCOB) development review process. The Broomfield Council, Land Use Review Commission, other advisory boards and commissions, and the public are invited to provide comments on the conceptual proposal.
- The applicant should use the feedback received during concept review to make changes to the development plan before submitting a formal application for development review.

Summary

Property Owner: McWhinney CCOB Land Investments, LLC
Applicant: Lincoln Avenue Communities
Address: 16453 Peak St
Application Materials:
Project Narrative
Conceptual Site Plan and Architecture Inspiration

This Concept Review application outlines a proposed income-aligned housing development at 16453 Peak St (North Park Filing No 2 Replat H, Block 18, Lot 1). The applicant, Lincoln Avenue Communities, proposes a 326-unit affordable apartment complex serving households at 60% of the Area Median Income (AMI). The conceptual plan for the 4.46-acre site features two five-story residential buildings connected by a parking garage, along with a separate building dedicated to an early childhood education center. This proposal is currently in the Concept Review phase, with future approval required for a Site Development Plan. The aerial map below shows the proposed project site within the context of the surrounding area. The site is situated east of Sheridan Parkway and set within a predominantly residential area of the Baseline neighborhood.



Project Location

The inclusionary housing requirements for the North Park subdivision (Baseline neighborhood) are governed by the North Park Managed Growth and Development Agreement Third Amendment (MGDA) approved in April 2021. The MGDA stipulates that the development shall provide 1,059 affordable housing units within the subdivision based on the Planned Unit Development (PUD) Plan Fifth Amendment, which permits up to 9,205 residential units at buildout. While Realberry has executed covenants across two properties, including this lot, this is the first conceptual plan to propose inclusionary housing residential units within the Baseline community to date.

Quasi-Judicial Status

This application is not considered a quasi-judicial matter. No official action is taken on the concept plan review stage by either the Land Use Review Commission or the Council. Any comments submitted via email will be shared with LURC and Council as part of the public record for the application, and members of the decision-making body may discuss the concept plan review outside of the public meeting. Any comment, suggestion, or recommendation made by any member of the LURC or by a council member is gratuitous and does not bind or otherwise obligate either the LURC or the Council to any course of conduct or decision after an applicant makes an official submittal of a plan to the city. For additional information about quasi-judicial proceedings, please see the [Frequently Asked Questions about Quasi-Judicial Land Use Proceedings] on the CCOB website.

Zoning and Land Use Policy Alignment

The project area is currently zoned PUD and is governed by the North Park Planned Unit Development (PUD) Plan. The PUD allows for a mix of uses that are organized around urban core centers. Uses may include employment generators, moderate to high-density residential, retail, and other supporting services and amenities.

The North Park PUD property is subject to the I-25 Sub-Area Plan. The conceptual proposal aligns with both the sub-area plan's objectives and the site's mixed-use commercial designation under the 2016 Broomfield Comprehensive Plan. Additionally, the project supports the following Comprehensive Plan goals:

- **Housing Affordability (Goal HO-B):** Increases affordable housing for lower-income households and the workforce, while encouraging diverse housing types (Policies HO-B.1, HO-C.2).
- **Special Needs Housing (Goal HO-D):** Provides accessible housing for seniors, single-parent families, and residents with special needs, addressing their specific service requirements (Policy HO-D.1).

The subject property is located at the northeast corner of Sheridan Parkway and Preble Creek Parkway, directly southwest of Tributary Park and approximately 500 feet west of the Baseline regional parkland, including Rally Park. This property is situated in a predominantly residential part of the designated mixed-use urban district of the North Park PUD Plan.

Financial Plan and Economic Outcomes

Lincoln Avenue Communities is proposing a 326-unit, 100% income-aligned housing project within the Baseline development. The project would consist of two five-story buildings, one comprising 168 units for renters at or below 60% AMI. The other building, consisting of 158 units, is planned to be senior housing, with anticipated rents at or below 60% AMI. The maximum income level (60% AMI) for a two-person household for these units is $69,120 in 2026. If the development moves forward and is approved and constructed, these units would partially meet the requirements for income-aligned (affordable housing) within the Baseline development, as is required under the North Park Managed Growth and Development Agreement (amended and approved April 2021). This project would represent the first rent-restricted, income-aligned housing options in the Baseline community.

The project is located less than one mile from the anticipated Brighton to Boulder BRT service - thus increasing mobility access for future residents. The residents will have access to shopping, dining, services and employment opportunities both from the existing retail and business located nearby, and expected businesses and services in the commercial development of the Center Street District and other proposed developments in Baseline and along the corridor.

The fiscal impact analysis resulted in a net negative fiscal impact of $711,000 annually. This fiscal impact includes two key factors, resulting from the income-aligned character of this proposed project. This project would be exempt from property taxes (throughout the affordability period) and the Use Tax on construction (building materials), due to rent restrictions and the anticipated Special Limited Partnership designation. Further, the development would qualify for a waiver of the review and permit fees aligned with Council action for income-aligned projects.

Additionally, the proposed development is within the Baseline Urban Renewal Area. There would be an impact on the property and use tax revenue sharing compared to a market-rate residential project. However, this impact has been anticipated (due to the requirements within the MDGDA), and thus there is no change in the financial plan and revenue sharing for the Baseline URA.

Housing Support

The proposed development will receive a fiscal benefit from certain housing programs. CCOB offers incentives through Section 17-76-040 of the Broomfield Municipal Code including a reduction of fees such as a 50% reduction of building permit and plan review fees and 50% reduction of the eligible service expansion fee (limited to 25% of the SEF collected). Staff also anticipates that the developer will seek a Special Limited Partnership (SLP) through the Broomfield Housing Alliance (BHA), that could result in tax waivers for the City/County Use Tax and the real tax exemption.

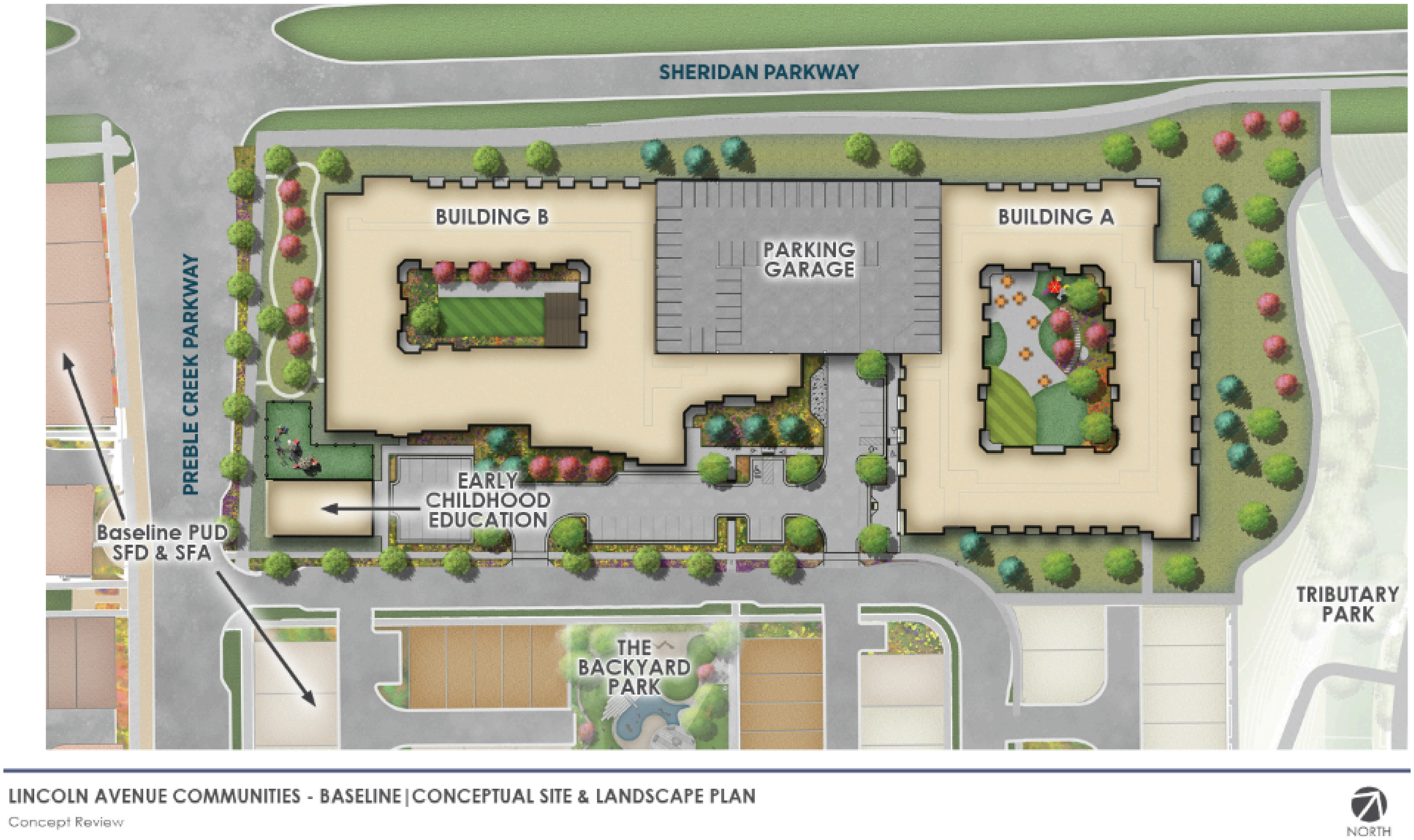
Because of the strategic partnership between the City and County of Broomfield (CCOB) and the Broomfield Housing Alliance (BHA), and Broomfield Council's foresight in authorizing BHA to serve as a bond issuer to the Private Activity Bonds (PABs), the Lincoln Avenue project is positioned to leverage multiple PAB funding streams. Specifically, the project will access the Broomfield 2025 carry forward amount of $5,016,731 and the 2026 allocation of $5,345,213, and it is expected to receive the 2027 PAB allocation (similar amount to 2026). Expanding on the regional collaboration, BHA has successfully engaged with the Town of Erie. Erie staff is currently recommending that the Erie Town Council assign its 2026 PAB allocation of $2,646,750 to BHA to further support this initiative. BHA will update CCOB when they have more information

Site Layout and Description

The concept plan proposes a 326-unit development featuring two 5-story buildings with a density of approximately 74 units per acre. Building A would contain approximately 168 units intended to serve families, while Building B offers 158 age-restricted units for seniors.

The site plan positions these residential buildings on the north and south sides of the lot, linked by a central parking garage. Each building includes a private landscaped courtyard for residents.

An early childhood education building is shown on the southwest corner of the site. The submitted materials for the concept review indicates that the center will serve approximately 30 children, but provides no other information about this center. Additional details regarding parking and whether this center is open to the general public will need to be addressed as the project moves forward.



Proposed Site Layout

Parking

The applicant proposes a limited number of surface parking spaces and a parking garage between the two residential buildings. The number of parking spaces in the proposed garage is unknown at this time. Based on the unit mix (173 one-bedroom, 133 two-bedroom, and 20 three-bedroom units), the project must provide at least 413 resident parking spaces and 82 guest spaces. Additionally, the development must meet code requirements for bicycle parking, which requires 163 long-term and 33 short-term spaces.

Transit Access and Walkability

The property is located within the Regional Transportation District (RTD) service area. While there are currently no bus stops within a half-mile, a coalition of communities and agencies has been collaboratively developing plans for transit starter service on the CO 7 corridor, which is anticipated to begin in late 2026. Stops for the service are being located at the intersection of CO 7 and Sheridan (approximately .6 miles to the north), as well as the I-25 interchange. In addition, the Bustang Northline providing service between Fort Collins and Denver will begin stopping at the I-25 interchange mobility hub in the late summer or early fall of 2026. RTD also provides Flexride, an on-demand transit service, in this area.

The conceptual proposal includes a sidewalk network that connects the site to the existing regional system along Peak Street and Preble Creek Parkway. Future sidewalk and path connections are planned to points throughout the Baseline development, including the linear park area and the Broomfield Trail is accessible just north of the parcel along CO 7.

Architecture

The submitted concept review application includes images of existing buildings that the applicant will draw inspiration from for the formal proposal. These images primarily depict an architectural theme that uses a contrasting color scheme and material selections to provide a modern design. The applicant submitted the collage of images below as their architectural inspiration.

Image of Architectural Inspiration

Public Land Dedication (PLD)

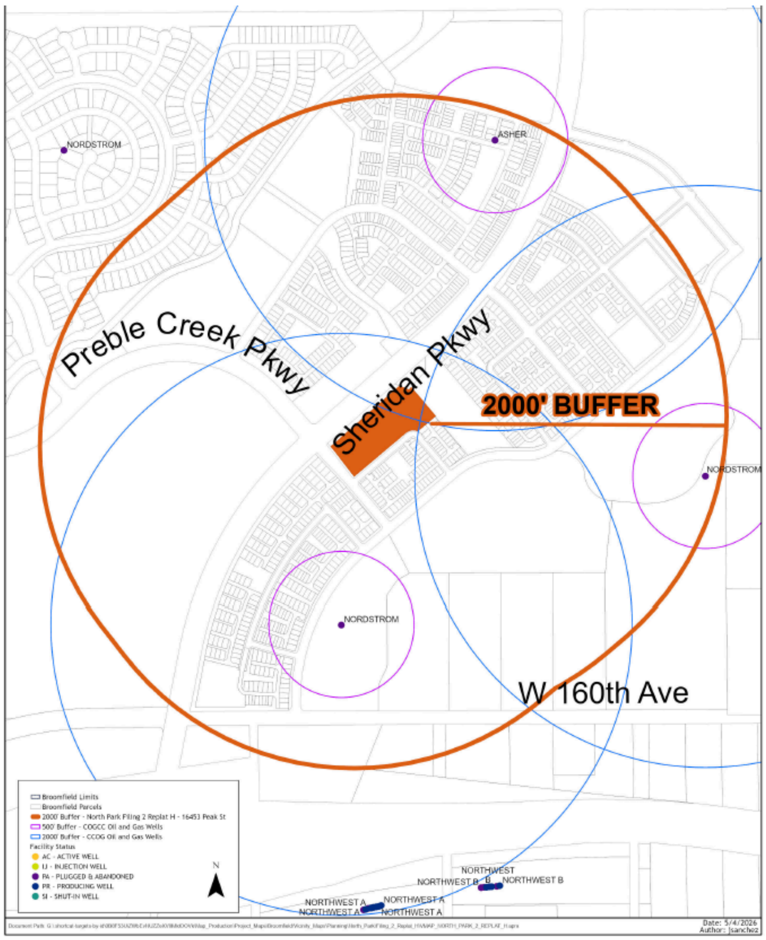
No new Public Land Dedication (PLD) is required for this project, as public land dedications may be provided over time incrementally in accordance with the North Park Managed Growth and Development Agreement (MGDA). The Baseline community currently includes 122.89 acres of public open lands east of Promenade St including the Big Green, Rally Park and the Southlands Open Lands.

School Impacts

The Adams 12 School District will serve this development, with students attending Thunder Vista Elementary, Thunder Vista Middle, and Legacy High. The district has reviewed the proposal and has no objections at this time.

Oil and Gas Facilities

There are three plugged and abandoned oil and gas facilities within 2,000 feet of the site. Property owners must disclose the location of these wells and any associated maintenance easements to future buyers. A map of these facilities is provided below.



Oil and Gas Facilities Map

Staff Review of Key Issues

Staff has not identified any key issues with this concept-level proposal.

Neighborhood Outreach and Communication

The City and County of Broomfield's standard public notice requirements have been met for this Concept Review. These requirements include:

- Mail notices were sent to all property owners within 1,000 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Signs were posted on the property a minimum of ten days in advance of the meeting to advertise the public hearing.

- The concept review has a project website on the Broomfield Voice.

The developer held a required neighborhood meeting for the subject proposal on July 8th. The applicant is required to record attendance and create a summary of the meeting discussion which shall be submitted with the formal development application. Public notice requirements for this neighborhood meeting are as follows:

- A sign posted on the property ten days in advance to advertise the conceptual review hearing
- Mail notice to property owners within 1000 feet of the parcel boundaries

How to Submit Public Comments on this Proposal

Email directly to Planning@broomfield.org

Next Steps

If the project proceeds to a formal development application, the proposal will require a Site Development Plan. Because this site is less than seven (7) acres in size, the application for a Site Development Plan will require a public hearing with the Land Use Review Commission, with the option for a call-up by Council.

Meeting Date: Tuesday, July 21, 2026

To: Mayor and Council
From: Jennifer Hoffman, City and County Manager
Presented By: Ted Harberg, Senior Planner

Memo Title/Subject: Concept Review for VFW and Colorado Coalition for the Homeless Income-Aligned Housing

View Correspondence and BroomfieldVoicePage
View Presentation

Council Action Needed on Item

- The concept review is the first step in the City and County of Broomfield's (CCOB) development review process. The Broomfield Council, Land Use Review Commission, other advisory boards and commissions, and the public are invited to provide comments on the conceptual proposal.
- The applicant should use the feedback received during concept review to make changes to the development plan before submitting a formal application for development review.

Summary

Property Owner: Broomfield Post #9565 VFW of US Inc.
Applicant: Colorado Coalition for the Homeless
Address: 11700 Wadsworth Blvd
Application Materials: Concept Review Plan and Narrative

This is a Concept Review application for a new income-aligned housing project planned at 11700 Wadsworth Boulevard in the Original Broomfield neighborhood. The property owner, Broomfield Post 9565 of the Veterans of Foreign Wars (VFW), is proposing to partner with the Colorado Coalition for the Homeless to develop a 60-unit affordable apartment building for veterans, serving individuals earning between 30% and 60% of the Area Median Income (AMI). The development of this property will ultimately require approval of a rezoning, a final plat, and an Urban Renewal Site Plan to develop the property. A Use by Special Review (USR) may also be required to maintain the existing VFW building under a new zone district.

For this Concept Review, the applicant is proposing to subdivide the property into two lots, one for the residential building and a second for the existing VFW building, and rezone both properties to an appropriate Broomfield zone district. The applicant has indicated they would apply for consideration of an Urban Renewal Site Plan (URSP) for the development of the property at a later date.

Quasi-Judicial Status

This application is not considered a quasi-judicial matter. No official action is taken on the concept plan review stage by either the Land Use Review Commission (LURC), Council, and/or the Broomfield Urban Renewal Authority (BURA). Any comments submitted via email will be shared with LURC, Council, and BURA as part of the public record for the application, and members of the decision-making body may discuss the concept plan review outside of the public meeting. Any comment, suggestion, or recommendation made by any member of the LURC or by a council member is gratuitous and does not bind or otherwise obligate either the LURC or the Council to any course of conduct or decision after an applicant makes an official submittal of a plan to the city. For additional information about quasi-judicial proceedings, please see the Frequently Asked Questions about Quasi-Judicial Land Use Proceedings on the City's website.

Area Context

This property is situated in a mixed-use area of Broomfield, which currently has many properties in an active stage of redevelopment. The property is within walking distance of the Broomfield Station Flatiron Flyer bus rapid transit service and one block away from a future passenger rail station, as anticipated by the Original Broomfield Neighborhood Plan at W. 116th Avenue. The BNSF railroad extends along the east side of the property. The properties to the north and south of this proposed subdivision are zoned I-3 (J), a legacy Jefferson County industrial zone district, and the property across Wadsworth Boulevard to the west is zoned PUD, and subject to the Lyn-Col PUD Plan, which permits the existing landscape business. There are five residential developments that have been approved within a quarter-mile of this project site that will collectively add 1,027 residential units to the area once completed. The aerial map below shows the location of the project site within the context of the surrounding area.

Project Location

Zoning and Land Use Policy Alignment

The project area is currently zoned under the legacy Jefferson County zoning code. Although this is a single parcel of land, the property has two zoning designations: C-1 (J) for commercial uses and I-3 (J) for industrial land uses. Collectively, these designations allow the VFW use that is presently on the site, but do not allow for residential uses.

The conceptual proposal aligns with the neighborhood plan's objectives and the site's mixed-use commercial designation under the 2016 Broomfield Comprehensive Plan. Additionally, the project supports the following Comprehensive Plan goals:

- **Housing Affordability (Goal HO-B):** Increases affordable housing for lower-income households and the workforce, while encouraging diverse housing types (Policies HO-B.1, HO-C.2).
- **Special Needs Housing (Goal HO-D):** Provides accessible housing for seniors, single-parent families, and residents with special needs, addressing their specific service requirements (Policy HO-D.1).

The Broomfield Comprehensive Plan includes a policy that supports the rezoning of legacy zone districts and standards in favor of rezoning to an appropriate Broomfield zone district. There are several zoning options that could create legally conforming zoning for the proposed project's needs. The most realistic of these options are to rezone to the PUD (custom zoning) district for both lots or to a mix of Broomfield zone districts that are supported by the Comprehensive Plan and allow the desired uses such as R-5 for the residential development and B-1 for commercial uses.

Financial Plan and Economic Outcomes

This proposed change of use from commercial to residential is for a portion of the land currently owned by the VFW. The proposed development would be for 60 for-rent residential units. All units would include a rent restriction from 0-60% of the Area Median Income (AMI). The maximum income level (60% AMI) for a two-person household for these units is $69,120 in 2026.

This project would expand income-aligned housing opportunities, especially for the veteran community. Depending on the project financing approach, some tax credits and rental vouchers may restrict a portion of the project for veterans. The proposed development is approximately one-half mile from transit services, including transit access to the metro area through the US36 Flatiron Flyer BRT. The location of the site provides immediate access to a range of employment opportunities, from retail and services to manufacturing and logistics. These employment opportunities for residents include entry and training, as well as potential opportunities for advancement. The proposed development increases density, while also promoting an increased mixed-use, TOD character.

As a 100% income-aligned housing development, the project would include exemptions for property taxes (throughout the affordability period) and use taxes - both resulting from an anticipated Special Limited Partnership agreement with BHA. Further, the development would qualify for a waiver in the review and permit fees aligned with Council action related to incentives for income-aligned projects. These factors combine to result in a net negative fiscal impact of $131,000 annually.

The proposed development is within the Original Broomfield Urban Renewal Area (BURA). Due to the character of the development, there will be a reduction in the potential TIF revenues on the URA as no property taxes would be generated from this portion of the property.

Housing Support

The proposed development will receive a fiscal benefit from certain housing programs. CCOB offers incentives through Section 17-76-040 of the Broomfield Municipal Code, including a reduction of fees including a 50% reduction of building permit and plan review fees and 50% reduction of the eligible service expansion fee (limited to 50% of the fees collected). The Broomfield Housing Alliance (BHA) has indicated that the developer will likely seek to partner with BHA on a Special Limited Partnership (SLP), which could result in tax waivers for the City/County Use Tax and the real and business personal property tax exemption. Due to prior commitments by CCOB, this proposed development is not expected to receive funding support from Private Activity Bonds.

Rezoning, Final Plat, URSP, USR

The applicant's concept plan anticipates an application to plat the property to establish the legal boundaries of the new subdivision, create two lots and dedicate any necessary public right-of-way and easements to Broomfield. The applicant also intends to zone the northern lot, which is the site of the proposed residential building, to R-5 Medium-High Density Residential District, and the southern lot, which is the site of the existing VFW, to B-1, Limited Business District. Based on the proposed rezonings to R-5 and B-1, the application will need to include a request for a Use by Special Review (USR) for the existing VFW building. The VFW building use is categorized as a membership club which requires USR approval under the B-1 zone district. The R-5 Medium-High Density Residential District allows multiple-unit dwellings at a density of up to 40 dwelling units per acre. A Site Development Plan is not required within an R-5 zone district, but an Urban Renewal Site Plan is still required due to the project site's location in a designated URA. The B-1 Limited Business District permits membership clubs subject to Use by Special Review approval. The applicant intends to apply for a Use by Special Review as part of any rezoning application to allow the existing VFW to continue its operations. The Use by Special Review for an existing use should be reviewed concurrently with the rezoning application to ensure it will be a legal, conforming use.

Proposed Zoning

Alternative zone districts that staff reviewed with the applicant were the MU-2 Employment Mixed Use District and the TOD-1 Transit Oriented Development District; however, these zone districts do not allow membership clubs as either a Use by Right or as a Use by Special Review. Zone districts that allow membership clubs are the I-1 Limited Industrial District and the B-2 General Business District. Rezoning to I-1 would not be in conformance with the mixed-use commercial land use designation for the property. The B-2 zone district, while in conformance with the Comprehensive Plan land use map, is intended to contain those more intensive commercial uses which are frequently related to highway users or which, due to their nature, require outdoor operations. The B-2 zone district would also allow for certain uses, such as automobile sales and services, and other uses that would not support a mixed-use commercial area adjacent to transit opportunities.

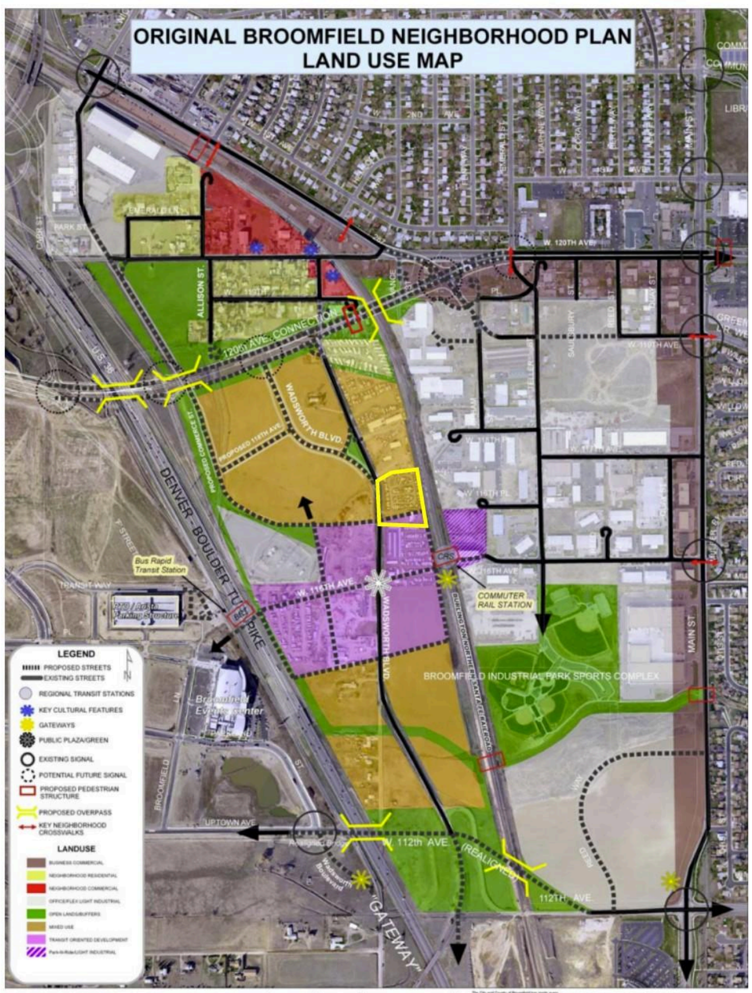
Relationship to Urban Renewal Plan and Neighborhood Plan

The property is subject to the Original Broomfield Urban Renewal Plan. This urban renewal plan requires the approval of an Urban Renewal Site Plan (URSP) prior to new development or significant building exterior modifications.

Following this Concept Review, the applicant intends to apply for an Urban Renewal Site Plan after securing the necessary zoning and plat approvals.

The Broomfield Council approved the Original Broomfield Neighborhood Plan in 2008 to establish a finer grain of visionary planning detail for the area relative to the then-approved 2005 Comprehensive Plan. As part of the Neighborhood Plan, the subject property was designated for Mixed-Use development, with the properties to the south designated as transit-oriented development. The neighborhood plan describes the vision for this area as "*the heart of the transit hub. While the ultimate mix of uses is expected to be market driven, the vision is for safe, pedestrian-friendly and walkable streets.*"

The map below highlights the project location within the Original Broomfield Neighborhood Plan land use map.



Original Broomfield Neighborhood Plan Land Use Map

Site Layout and Description

The conceptual proposal depicts the applicant's proposed layout for the two lots. The proposal shows a conceptual layout of the future residential building on the north side of the property, with resident parking located immediately to the south. The primary building entry is located on the west side of the building, near the indoor leasing and amenity area. A stormwater quality area is proposed in a location that buffers the new development from the existing VFW building. Traffic engineering is anticipating a full-access movement entrance to the property at or splitting the southern property line of this property, as depicted on the site layout diagram below. To accommodate two points of access to the subdivision, the applicant will need to define a location for internal vehicle circulation on the proposed plat and ensure access to both properties.

Proposed Site Layout

Planning and Transportation staff note that locating the main internal driveway parallel and adjacent to Wadsworth Boulevard will affect how pedestrians reach the southern lot if it is redeveloped in the future.

Placing the driveway where the developer proposes would mean a future building could not be placed at the front of the lot with easy access for pedestrians to the front of the building. The current proposed layout would force pedestrians and cars to cross paths, which is not as safe or comfortable for pedestrians as other layouts. If the property owner places the driveway closer to the middle of the property, this would allow a future building to sit right next to the sidewalk. However, doing this would split the second lot into two separate pieces, potentially limiting redevelopment of the southern parcel. Other developments in this part of Original Broomfield, like Harvest Station and Wadsworth Station (Polaris), have located a portion of their buildings close to the sidewalks that line the main roadways and placed internal driveways and parking lots further from the street.

Although CCOB subdivision regulations do not mandate specific driveway placement, modern planning best practices favor positioning buildings near the sidewalk to encourage walkability. Placing buildings close to the street creates a defined, comfortable streetscape and improves pedestrian safety with clear sightlines. In contrast, situating parking or driveways between buildings and the street forces pedestrians to cross the drive aisle, introducing potentially unpredictable conflicts with vehicles. Optimizing this driveway placement with the initial subdivision of the site minimizes the potential for costly or impractical site changes at a later time.

Parking

The applicant is proposing 50 parking spaces and is required to comply with electric vehicle parking infrastructure. The project site is located within a Parking Reduction Area, and there is no minimum parking requirement for multi-unit residential in this area. The hypothetical parking maximum for a project with 60 units is between 60 and 120 parking spaces, pending the exact breakdown of bedrooms per unit. The applicant has also shown a location for bicycle parking. The project will be expected to meet or exceed the minimum code requirement for bicycle parking (30 long-term bicycle parking spaces and six short-term spaces for 60 units).

Transit Access and Walkability

The property is located within a half-mile of the US 36 & Broomfield Station Regional Transportation District (RTD) transit services locally and regionally. This station is located within walking and bicycling distance from the subject property. From the US 36 & Broomfield Station, RTD provides local on-demand transit service in Broomfield, local and regional fixed-route transit service, and the Flatiron Flyer bus rapid transit service with access to Boulder and Denver.

The Original Broomfield Neighborhood Plan anticipates future rail service with a station at W. 116th Avenue along the Burlington Northern Santa Fe (BNSF) railroad. In the near term, Front Range Passenger Rail, RTD and the Colorado Department of Transportation are exploring limited intercity rail service on the BNSF rail corridor. RTD also committed to the construction of the FasTracks B Line commuter rail service connecting Denver Union Station with Boulder, but is uncertain when implementation will be feasible.

Sidewalks and bike lanes are being improved as development occurs along Wadsworth Blvd; however, at this time, there are segments of Wadsworth Blvd with missing sidewalks and bike lanes around the project area. These gaps are anticipated to be mitigated in the coming years as development on adjacent properties takes place. Once completed, the bicycle and pedestrian facilities will serve residents and create multimodal connectivity to the nearby transit stations, multi-use paths, and the wider Broomfield transportation network. The conceptual project is expected to provide complete street improvements adjacent to the subject property, as well as onsite bicycle and pedestrian improvements.

Architecture

The conceptual proposal does not include draft building elevations, lighting, or signage. The applicant has indicated that they intend to propose a three-story, 40-foot-tall building. The R-5 zone district allows buildings up to four stories tall and 50 feet in height. The concept plan includes conceptual architectural precedents of other projects that represent the building colors, materials, and architectural forms that will inform the design of building elevations.

Architecture Precedents

Public Land Dedication (PLD)

Chapters 16 and 17 of the BMC set forth the PLD obligations for new residential development. The PLD obligation is calculated at 24 acres per 1,000 residents generated by the development. For a 100% income-aligned housing project that meets 60% of the area median income (AMI) on a 2.76-acre site, the obligation shall be met with a minimum onsite dedication equal to 15% (0.41 acres) of the site provided as an on-site PLD, a cash-in-lieu payment, or a combination of the two methods.

Residential projects that are 100% income-aligned housing developments and that have rent or sale prices at or below 60% of the Area Median Income based on the CHFA Rent and Income table are only required to provide the required on-site PLD obligation (either through actual land dedication or through a cash-in-lieu payment consistent with the methodology outlined above). There is no supplemental cash in lieu requirement for these affordable projects.

Landscaping and Amenities

The conceptual plans show landscaping including a community garden and lawn area, shaded community spaces, a sport court, and a detention/water quality area with a trail and birdhouses. Landscaping will be reviewed in accordance with the Broomfield Landscape and Tree Preservation codes.

Deviations

Staff has not identified any deviations from the Broomfield Municipal Code at this concept review stage that would be required for this proposal. Should the applicant need any deviations, these would be requested as part of the Urban Renewal Site Plan for the new construction or Use by Special Review for the existing VFW building. In the case of the VFW building, for example, the rezoning and placement of the new subdivision lot line could potentially create a non-conforming building setback that would require approval as a deviation through the USR review process.

School Impacts

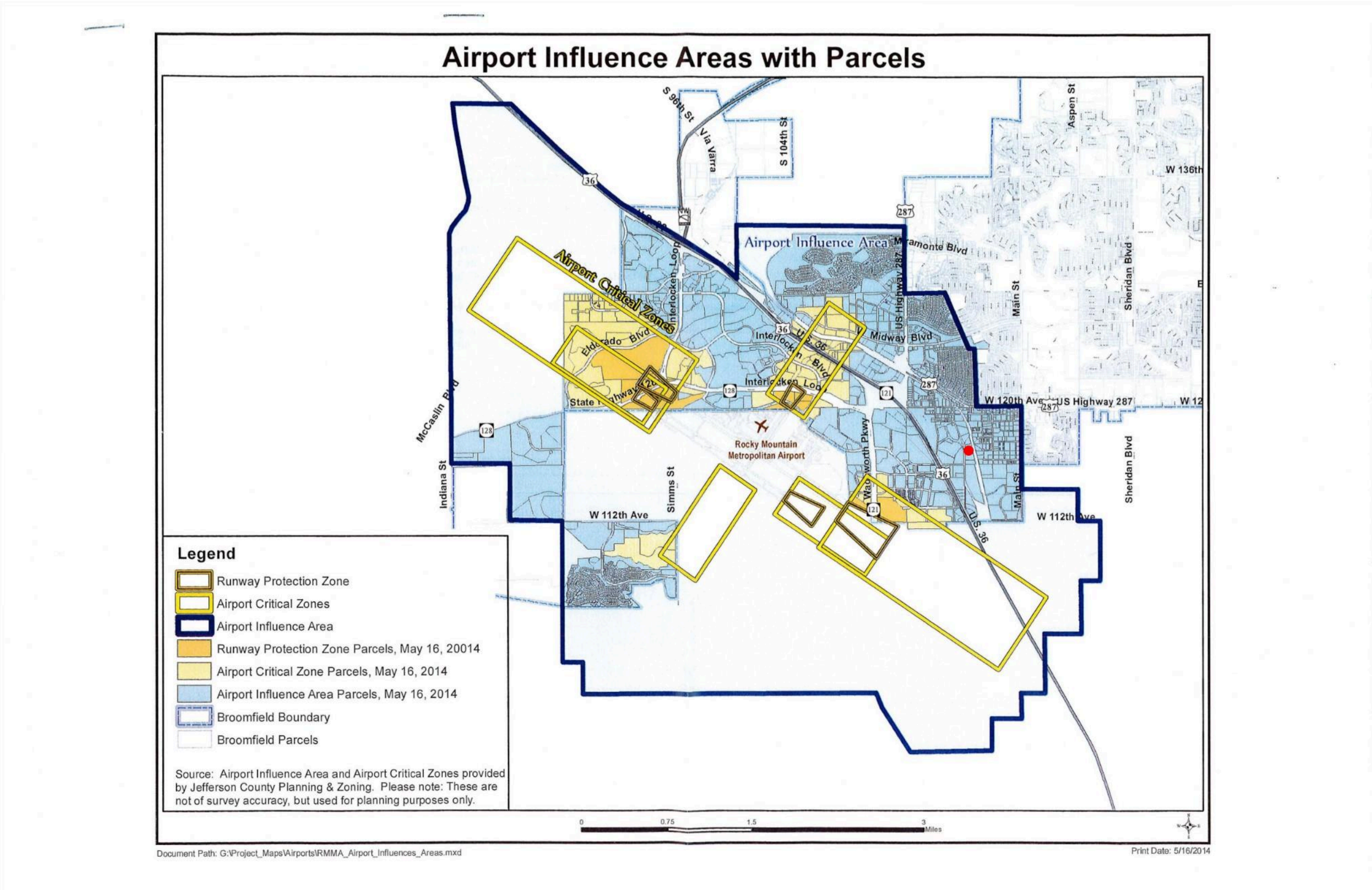
The Jefferson County School District will serve this development, with students attending Semper Elementary School, Mandalay Middle School, and Standley Lake High School. The district has reviewed the proposal and has no objections at this time.

Oil and Gas Facilities

Broomfield's maps do not show any Oil and Gas facilities within the vicinity of this project site.

Airport Proximity

The project area is located northeast of Rocky Mountain Metropolitan Airport. The map below shows the approximate project location with a red circle. The project is located within the Airport Influence Area, but outside the airport critical zones and the runway protection zones. While the project is located outside of the critical and protection zones, it is in an area that is subject to significant overhead flights from frequent takeoffs and landings at the airport. This high volume of flights means that the site would be subject to noise impacts from aircraft that could impact the quality of living for residents in this area. If the project proceeds beyond the concept review stage, the applicant will be expected to work with the airport on any requested mitigation measures, such as incorporating construction materials that mitigate outside to inside noise from aircraft.



Staff Review of Key Issues

A proposal to rezone an industrial property to a residential designation would likely result in a negative impact on the City and County of Broomfield's long-range financial plan because residential uses are more expensive to serve than commercial uses. The applicant's stated intent to develop the property with 100% of the units designated for income-aligned housing at 60% AMI would provide a positive benefit to the Broomfield community. These potential positive and negative impacts will be considered along with several other applicable review standards during the development review process and the public hearings for the development.

Neighborhood Outreach and Communication

The City and County of Broomfield's standard public notice requirements have been met for this Concept Review. These requirements include:

- Mail notices were sent to all property owners within 1,000 feet of the project boundaries a minimum of ten days in advance of the meeting.
- Sign(s) were posted on the property a minimum of ten days in advance of the meeting to advertise the public hearing.
- The concept review has a project website on the Broomfield Voice.

The developer held a required neighborhood meeting for the subject proposal on July 9th. The applicant is required to record attendance and create a summary of the meeting discussion which shall be submitted with the formal development application. Public notice requirements for this neighborhood meeting are as follows:

- A sign posted on the property ten days in advance to advertise the conceptual review hearing
- Mail notice to property owners within 1000 feet of the parcel boundaries

Next Steps

If the developer opts to submit a formal development application, the proposal is expected to include a Final Plat, a Rezoning (to an appropriate zone district with a possible Use by Special Review for the VFW), and an Urban Renewal Site Plan.

Any rezoning request will require consideration of approval by Council through a public hearing.

Because this site is less than seven (7) acres in size, the applications for a Final Plat and for an Urban Renewal Site Plan would require a public hearing with the Land Use Review Commission, with the option for a call-up by Council.

Meeting Date: Tuesday, July 21, 2026

To: Mayor and Council
From: Jennifer Hoffman, City and County Manager
Presented By: Ken Rutt, Director of Water Utilities, Graham Clark, Director of Finance

Memo Title/Subject: Second Quarter Enterprise Update

View Correspondence
View Presentation

Council Action Needed on Item

Staff is seeking direction from Council regarding the anticipated rate and development fee increases for 2027. If Council directs staff to proceed, additional detail would be provided in the future memorandum prepared for Council's formal consideration of the utility rate increase, which would be anticipated in October 2026.

Summary

This is the Second Quarter Enterprise Update for 2026. Quarterly updates will continue, with the Third Quarter update scheduled for October 2026. This update focuses on the following areas:

- Enterprise related Capital Projects & Ongoing Maintenance & Operations are available at this link.
- Drought Status and Water Supply Update
- How Broomfield's Reuse System Works
- Great Western Reservoir Status and Strategy
- Water Conservation
- Consumption data, development projections, and Five-year fund balance projections
- Rate recommendations and customer impact information

Prior Council or Other Entity Actions

- 1-20-26 Water Supply Update
- 5-7-26 1st Quarter Enterprise Update
- 6-9-26 Water Drought Update

Boards and Commissions Prior Actions and Recommendations

Financial Leadership on Water (FLOW) Advisory Committee Report

2026 FLOW Recommendations to Council

At the June 4, 2026, FLOW meeting, the FLOW Committee unanimously voted to approve these three recommendations to Council:

- Adopt the City and County of Broomfield staff's 2027 rate proposal of a 7% increase for Water, Sewer, Reuse and Stormwater rates.
- Adopt the City and County of Broomfield staff's proposed commercial tiered rate structure.
- Adopt the City and County of Broomfield staff's 2027 proposed 4% tap fee increase.

Section 1: Drought Status Update, How Broomfield's Reuse System Works, Great Western Reservoir Status and Strategy, and Water Conservation

Section 1a: Drought Status Update - Remaining in Drought Watch

Staff has been monitoring water use throughout the CCOB. On the potable water system, relatively wet weather in May and June, together with continued outreach and communications about the drought, helped slow water use to normal levels. Total potable water use for the month of June was just below the previous five-year average for June. Total potable water use for 2026 (through June 30) is now about 4.6% above the previous five-year average. With staff continuing outreach and communication efforts and a slightly better outlook for precipitation from the National Weather Service, staff expects potable water use for the remainder of the year to be within the normal historical range.

Similarly, Church Ditch continued to deliver water to Great Western Reservoir throughout most of June. Broomfield has pumped about 96 acre-feet of Church Ditch water into Great Western Reservoir this spring, much less than normal but more than was expected coming into the irrigation season. The pumping from Church Ditch, together with slightly below normal levels of water use on the reuse system, has kept levels in Great Western Reservoir within the typical range for the end of June.

Staff recommends remaining in Drought Watch and continuing our outreach and communications to encourage voluntary conservation. Staff will provide an additional update to the City Council in August.

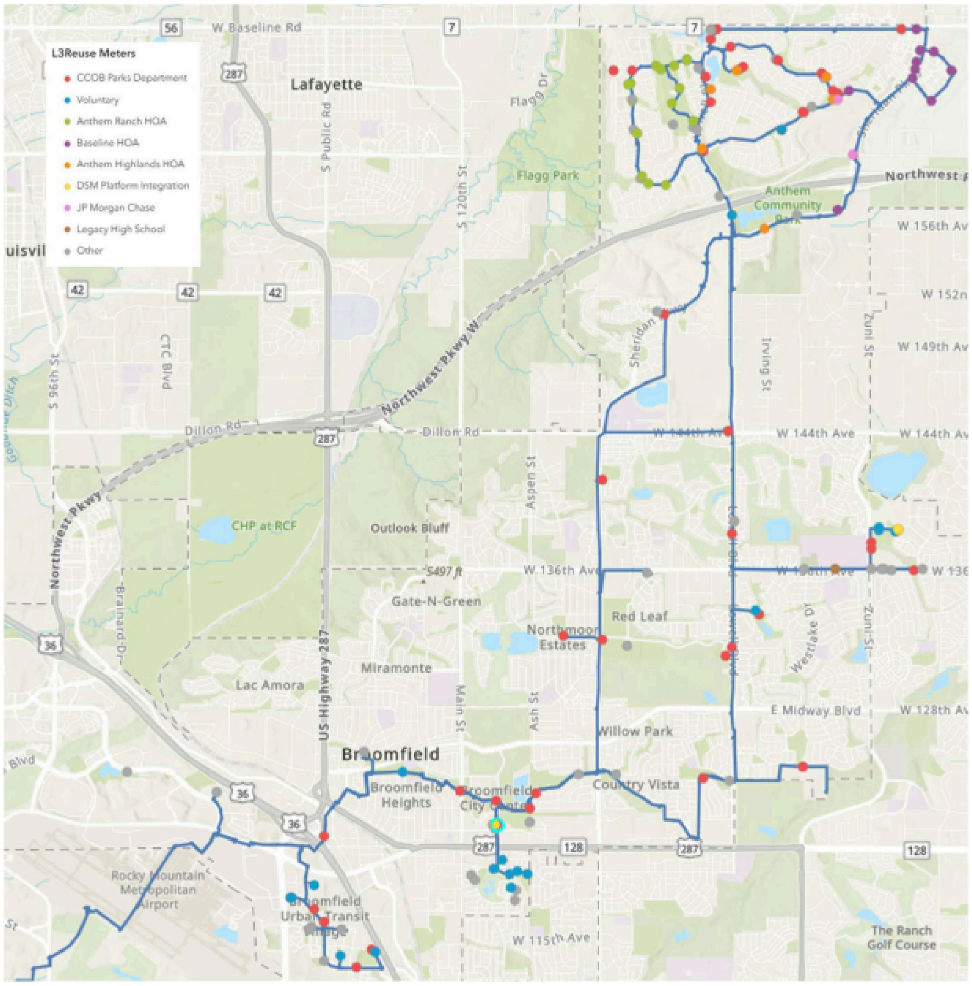
Section 1b: How Broomfield's Reuse System Works

Broomfield's water management strategy is anchored by the "One Water" framework and our "Water Utilities 2050" initiative. These forward-looking strategies are essential to our efforts to modernize infrastructure, maximize water conservation, and ensure a reliable, resilient water supply for the future. A cornerstone of this modernization is our non-potable reuse system, to a sustainable, circular water economy. By reclaiming and treating wastewater for irrigation, we create a continuous, independent resource that keeps our community green while preserving our precious drinking water supplies.

In 2025, the City and County of Broomfield's (CCOB) non-potable reuse system supplied approximately 2,015 acre-feet (about 657 million gallons) of reclaimed water for irrigation. This system accounts for nearly 20% of the CCOB's overall water demand and significantly offsets the use of treated drinking water.
The Reuse Irrigation Water System works through the following key components:

- Production: Our Wastewater Reclamation Facility processes treated water, which serves as the primary source for our reuse system.
- Transport and Storage: During the off-season, pumps move this treated water into the Great Western Reservoir. The reservoir is the critical storage facility, allowing us to save water year-round and ensure we have enough supply to meet peak irrigation demands during the summer.
- Delivery: When irrigation needs are high, the Great Western Treatment Facility pumps this stored water out to the community as needed.

- System Balancing: To manage daily fluctuations in water usage, the system utilizes two storage tanks at the Airport, which hold nearly 4 million gallons of water combined. These tanks help keep pressure consistent across the irrigation network.
- Distribution: A network of over 40 miles of underground pipe delivers this water to 141 individual metering locations throughout the city. The map below provides a visual representation of the current reuse distribution system.



Section 1c: Great Western Reservoir (GWR) Status & Strategy

History of Prior Council Review

May 28, 2024: Great Western Reservoir Engineering Services award (Resolution No. 2024-57) to Schnabel Engineering to aid Broomfield in selecting an alternative and producing design documents to rehabilitate Great Western Dam. Schnabel will then aid Broomfield in selecting the preferred alternative, develop the associated design documents, and provide permitting and bid support to select a qualified contractor for the work.

April 15, 2025 (Study Session): Staff presented the First Quarterly Enterprise Update. Council reviewed a status memo outlining the history of utilizing Schnabel Engineering for Great Western Dam management data since 2001.

October 21, 2025 (Study Session): Council received the Second Quarterly Enterprise Update, establishing future report timelines stretching into 2026 to maintain infrastructure cost transparency.

January 20, 2026 (Study Session): Staff presented a comprehensive review following Schnabel's finalized late-2025 report.

- Environmental Testing: Schnabel, alongside Smith Environmental and Engineering, evaluated 20 soil and sediment samples from around the reservoir to screen for radiological contamination before structural work.

Executive Summary

The Great Western Reservoir is a foundational component of Broomfield's non-potable reuse system. During the summer irrigation season, GWR provides the majority of the water delivered to reuse customers. Without this critical storage, the reuse system cannot meet peak irrigation demands.

The Structural Challenge

State-mandated inspections have identified significant structural issues with the dam's toe drain system and main outlet pipe.

- The Risk: If these structural problems are not addressed within the next 3–5 years, the State Engineer's Office (SEO) will likely restrict water storage at the reservoir, which would drastically reduce the delivery capacity of the entire reuse system.

Strategic Alternatives

Broomfield has partnered with Schnabel Engineering to analyze three potential paths forward:

Alternative	Estimated Cost (2026)	Key Considerations
1. Selective Repair	$36M	Lower initial cost; reservoir remains partially usable during construction.
2. Full Rebuild	$48M	Higher cost; creates a modern structure with 50+ year lifespan; reservoir offline for ~2 years during construction.
3. Decommission	$14M	Lowest initial cost; however, it creates a massive capacity deficit. Requires expensive development of new water supplies/infrastructure to replace the lost storage.

Current Status & Next Steps

Staff is currently finalizing a comprehensive water resources modeling study to evaluate the feasibility of these options, specifically analyzing reuse capacity with and without GWR.

- Decision Timeline: This study will be completed this summer. Staff will present the findings and a recommended path forward to the City Council at one of its study sessions in fall 2026.

Background: The Need for Action at Great Western Reservoir

Broomfield Reuse water can be produced year-round at the Broomfield Water Recovery Facility and stored in Great Western Reservoir until needed during the irrigation season. Great Western is the key component in the non-potable system because pumping from the BWRF alone is not sufficient to meet summer irrigation demands - in most years, more than half of all water delivered to reuse customers comes from storage in Great Western.

Since 2001, Broomfield's management of Great Western has utilized engineering consultants, Schnabel Engineering, LLC (formerly Deere and Ault Consultants, Inc.), to support staff on reservoir monitoring and maintenance activities that require specialized expertise. Typical supplemental services include Emergency Action Plans for all three Broomfield local reservoirs (Glasser, Great Western and Siena), preparation of reservoir monitoring reports submitted to the State of Colorado as required by the State Engineer's Office (SEO), and engineering support for maintenance activities and studies recommended by the SEO.

Historically, monitoring reports for Great Western were completed in one year and the report for Siena and Glasser Reservoirs in the following year. Following the 2019 inspections, the SEO's office urged Broomfield to complete monitoring reports for all three reservoirs annually, especially Great Western because of its age, size, and proximity to the Skyestone neighborhood. The original Great Western dam was constructed in 1904. The following map shows the general location of the reservoir.

After the 2019 inspection, SEO rated the overall condition of the dam at Great Western Reservoir as "conditionally satisfactory" and the Safe Storage Level for the reservoir as "Condition Full Storage." These ratings mean that "the dam may be used to full storage if certain monitoring, maintenance, or operational conditions are met." Attention to the SEO's requests has minimized the possibility of moving into a restricted storage classification. The follow-up actions included Great Western Outlet Pipe Video and Inspection, Great Western Toe Drain Camera Inspection, Cleaning, and Engineering Review.

Monitoring data has shown that there is an elevated water surface within the Great Western dam embankment, indicating that the toe drain system is not functioning as designed. Through the inspection and monitoring program, staff and our engineering consultant identified visible buildup of sediment and mineralization in both toe drain pipes (see photos) which has restricted flow through the system. Additionally, inspections of the dam's main outlet pipe show that the pipe's joints are pulling apart and its weko seals are bulging.

The toe drain system at Great Western Dam was constructed in 1966. The toe drain system is a standard component in most earthen embankment dams; they help drain natural seepage through the embankment to maintain the stability of the dam.

Under the requirements of the State of Colorado Dam Safety Program, Great Western Reservoir conditions are monitored continuously throughout the year and there is a formal dam safety inspection by state officials once a year (note that Siena and Glasser dams are also inspected each year). The SEO requires that issues with the toe drain and outlet pipe be structurally corrected to maintain the integrity of the dam. Failure to address identified issues with the toe drain and outlet pipe will eventually result in an "Unsatisfactory" rating for the dam and restricted storage. Restricted storage would threaten CCOB's ability to meet summer irrigation demand for reuse customers.

SOUTH TOE DRAIN BEFORE CLEANOUT

SOUTH TOE DRAIN AFTER CLEANOUT

In response to the recent inspections indicating that the toe drain system is not functioning as designed and that the main outlet pipe is showing signs of structural distress, staff is working through a multiple phase approach including a comprehensive engineering assessment, water resources and reuse capacity modeling, and financial analysis of each of the options listed below.

Comprehensive Engineering Assessment for Great Western

On May 28, 2024, Council approved the agreement with Schnabel, Inc. to conduct engineering investigations into the dam's structural issues and to analyze alternatives for making repairs. Based on Schnabel's engineering work, they have identified three potential alternatives for addressing the issues at Great Western (Link to Report):

1. Selective Replacement of the Toe Drain and Outlet -
    - Permanently grouting and sealing the existing outlet pipe and constructing new outlet works outside the embankment; partial excavation of the dam to replace the toe drain system.
    - Pros: Lower cost; the reservoir can be partially used throughout construction
    - Cons: Structural issues with the dam embankment remain and could require additional work in the future
    - Estimated cost as of 2026: $35.9 million
2. Full Dam Replacement
    - Excavate and remove the existing dam embankment down to bedrock from each existing abutment and rebuild a new dam with all new toe drains, outlets and other infrastructure
    - Pros: Entirely new dam and supporting infrastructure that we would expect to require no major rehabilitation or construction for 50+ years (only routine maintenance); potential for increase in reservoir capacity due to removal of accumulated sediment behind the dam.
    - Cons: Higher cost; the reservoir would be completely offline and unusable for approximately two years
    - Estimated cost as of 2026: $48.0 million
3. Breach and Decommission the Dam
    - Excavate a channel in the existing dam so that it no longer can store any water and cease operations of Great Western Reservoir
    - Pros: lower initial cost

    - Cons: Significant impacts on the available capacity of the reuse system requiring development of additional infrastructure and/or converting several reuse customers to potable water. Converting to potable water would require increasing the capacity of **potable** waterlines, water treatment plant, and impacts to Broomfield Reservoir sizing and timing of construction. Potential environmental impact related to the reservoir sediment and surrounding area.
    - Estimate cost as of 2026: $14.0 million for breaching the dam plus unknown additional costs for developing additional supplies and/or storage for the reuse system. For context, Broomfield Reservoir at a size comparable to Great Western (2,500 acre-feet) was estimated to cost $72 million in 2025.

Water Resources and Reuse Capacity Modeling

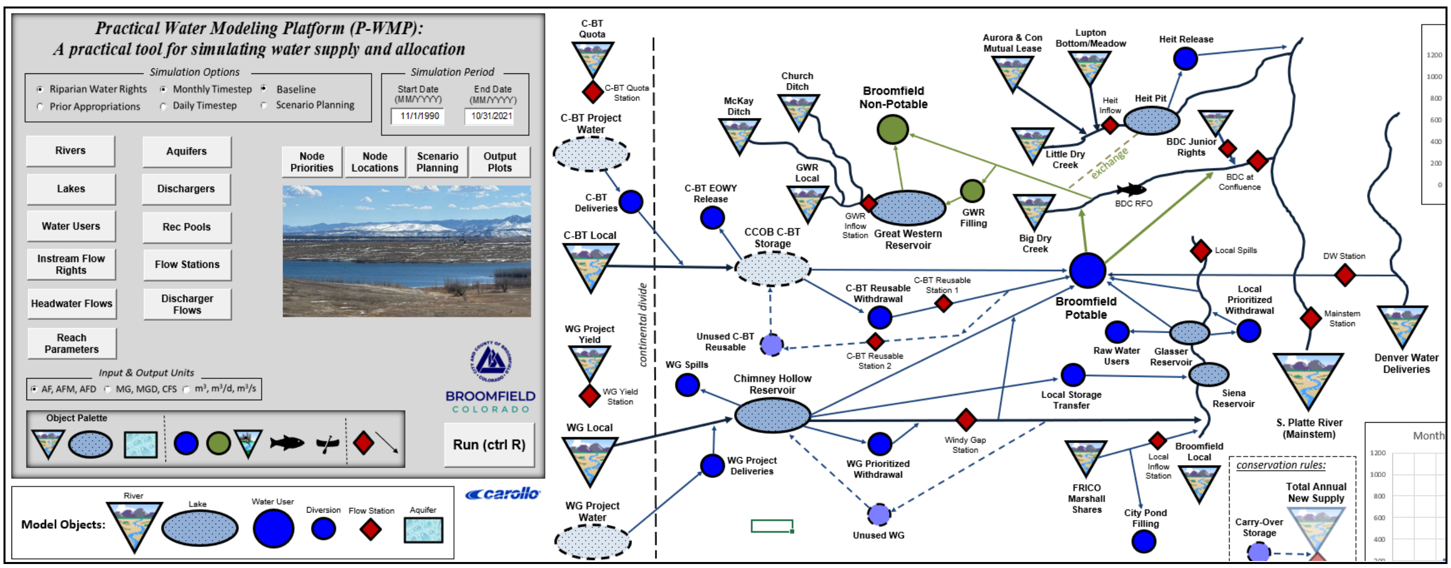
The direct cost to decommission Great Western Reservoir is substantially less than the estimated cost to repair or rebuild the dam. However, decommissioning the reservoir would greatly diminish the capacity of the reuse system because, in most years, over half of reuse deliveries for irrigation come from Great Western. There are several potential options to replace at least some of the capacity of Great Western if it were decommissioned:

1. Heit Pit: Fully build diversion structures and pump station at Broomfield's Heit Pit, which will enable increased reuse of C-BT effluent under a special agreement with Northern Water. Estimated cost in 2027 is between $10-$15 million. Projected maximum storage is 1,000 Acre Feet.
2. Potable Water Supplementation: Supplementing the reuse system with treated potable water. This approach carries significant financial and infrastructure impacts:
    - Operational Costs: Treated potable water is costlier to produce than reused water and would require cost increases to current reuse customers at potable water rates.
    - Water Supply: It might require the purchase of additional water units from Northern Water to compensate for lost storage and the loss of "second use" capabilities from Windy Gap water units.
    - Capital Infrastructure: It could accelerate major capital projects, requiring an earlier-than-planned and larger expansion of the Water Treatment Facility and necessitating that the Broomfield Reservoir be constructed sooner and at a larger capacity than currently estimated.
3. Siena Reservoir: If potable deliveries under #2 are substantial, evaluating modifications and adding pumping capacity at Siena Reservoir to pump raw, untreated Windy Gap or C-BT water directly into the reuse distribution system. This would have the potential of reducing some of the treatment costs. However, it would likely still require Broomfield Reservoir to be built sooner than it is otherwise needed.

To determine the feasibility and long-term implications of these options, Water Utilities is engaged in an integrated water resources and reuse modeling study with support from Carollo Engineers. The Carollo team has conducted similar work for Grand Junction, San Diego and other cities. The modeling study is based on a standard approach within the water supply industry.

Because CCOB's potable and reuse systems are inextricably connected, the new model simultaneously simulates water availability, demand, deliveries, and storage across both systems. It include CCOB's potable supplies (C-BT, Windy Gap, Denver Water and FRICO Marshall), reuse supplies (treated wastewater effluent and deliveries from Church Ditch), storage reservoirs (Chimney Hollow, Siena, Glasser, and Great Western) and a detailed representation of how Broomfield uses these sources and systems to meet demands. The model allows staff to evaluate capacity under current system and growth conditions, as well as under future hypothetical system and growth conditions. The model will help answer the following questions:

1. What is the maximum delivery capacity of the reuse system in its current state?
2. What would the maximum delivery capacity of the reuse system be if Great Western were rebuilt and its capacity increased to 2,450 acre-feet (full historical capacity; current capacity is reduced due to sediment build up behind the dam)?
3. What would the maximum delivery capacity of the reuse system be if Great Western were decommissioned and Heit Pit was fully developed?
    a. If there are shortfalls with Heit Pit, how much potable water would need to be delivered to meet full reuse demands?
    b. With this amount of potable water deliveries to reuse, how much sooner and at what larger capacity would Broomfield have to expand the water treatment facility and build Broomfield Reservoir?
4. If Great Western is decommissioned and Heit Pit is not developed, how much potable water would need to be delivered to meet full reuse demands?
    a. With this amount of potable water deliveries to reuse, how much sooner would Broomfield have to expand the water treatment facility and build Broomfield Reservoir?



Screen capture of Broomfield's new integrated water resources and reuse model.

Next Steps

Staff is currently finalizing the modeling study and engineering analysis to identify the optimal path forward. We are committed to transparency and will present our findings—including a recommended structural alternative and a supporting financial strategy—to the City Council at a study session for fall 2026.

Upon receiving Council direction at that session, staff will execute the following:

- Design Initiation: Partner with Schnabel Engineering to begin formal design of the selected alternative.
- Fiscal Planning: Integrate the project into the Capital Improvement Program (CIP) as part of the proposed 2028 budget.

This strategic decision is critical to securing Broomfield's long-term reuse water supply and ensuring continued compliance with state safety requirements.

Section 1d: Water Conservation Programs

Broomfield's water conservation programs are off to a good start in 2026, with strong participation from the community, particularly for Resource Central programs that are focused on outdoor water efficiency. The table below summarizes participation as of June 11th (Resource Central) and June 16 (Broomfield Rebates).

Resource Central Program	Participation as of 6/11/2026
Garden-in-a-Box	140 discounts claimed - sold out
Residential Lawn Replacement	36 completed projects; 34 applicants in process- sold out
Free Slow-the-Flow Sprinkler Evaluations	29 complete; 50 scheduled; 7 HOAs
WaterWise Yard Seminars	353 Broomfield residents have registered
HOA Water Assessments	2 HOAs (Outlook and Stone Creek at Broadlands)
HOA Turf Replacement Consultations	2 HOAs (Summer Bay Townhomes and Vantage Pointe)
Broomfield Water Rebates	**Participation as of 6/16/2026**
Rain Barrels	12
Irrigation Controllers	68
Whole home water monitoring systems	5
Irrigation nozzles	86

On June 11, 2026, Resource Central provided a public presentation on recent research into the water savings impact of their lawn replacement program. Their research shows that on average participants in the program save 10.11 gallons of water per square foot of turf replaced. The current cost of the turf replacement program is $2.75 per square foot, with a unit cost of about $0.27 per gallon of water saved. This amounts to $88,634 per acre-foot of water saved, roughly equivalent to the recent market cost for Colorado-Big Thompson units, which have ranged from about $78,000 up to $95,000 per acre-foot.

Section 2: Enterprise Revenues, Expenses, and Fund Balances

Over the past three years, staff, in partnership with AECOM, has shifted the Enterprise revenue model from a heavy reliance on growth and development, to a balanced funding model that is less dependent on growth. This transition enhances Broomfield's ability to proactively identify, prioritize, and address critical infrastructure needs and support long-term system reliability. Furthermore, in an effort to maintain sustainability and reduce consumption, a standard tiered billing model was adopted in 2023 for residential customers and a similar model is proposed for the commercial class for 2027. Key financial steps taken over the last several years to shift to a more balanced model for the future include:

2023

- Implementing tiered residential rates to incentivize conservation and increase usage fee revenue

2024

- Conducting a comprehensive assessment of utilities infrastructure with AECOM
- Approval of a base rate increase for 2025 to solidify and balance revenue sources
- Approval of the creation of Stormwater Enterprise Fund in 2025
- Increased transparency: workshops, webpage, quarterly updates

2025

- Continued focus on stabilizing revenue streams in preparation for Q1 2026 bond issuances
    - Aa2 rating from Moody's: high investment grade
- Approval of rates for second year of five year plan (15% Water and Sewer, 9% for Stormwater)
- Increased transparency: formation of the FLOW Committee

2026

- Successful issuance of Water and Sewer bonds in Q1 2026
- Further refine long term infrastructure needs and costs
- Monthly FLOW Committee meetings in preparation for 2027 rate recommendations

The financial stability of the Enterprise Funds has strengthened over the last three years. This puts Broomfield in a better position to ensure the long-term reliability and sustainability of the water, sewer, reuse, and stormwater systems.

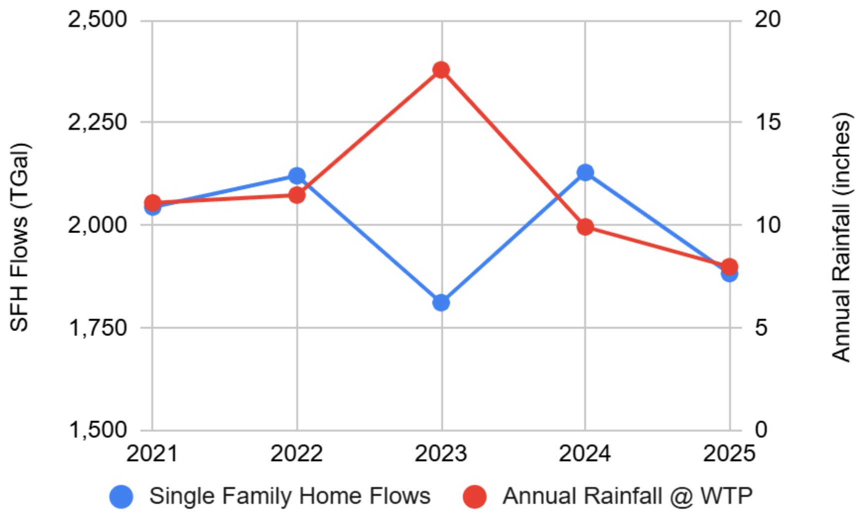
Section 2a: 2025 Consumption Data

Population changes, weather, and conservation measures factor into water consumption flows. Changes in consumption directly impacts usage revenue. Staff monitors total flows data on a monthly basis. We now have full 2025 consumption data as well as consumption data for the first six months of 2026. Reviewing how flows increase or decrease can give an early indication of any impact on future rate increases.

Year over Year Consumption Update

The average annual rainfall over the last 5 years is 11.61 inches and the average total consumption across all single family homes is 1,998,000 gallons. The chart below shows the relationship between rainfall and the total consumption of single family homes. This demonstrates how consumption dropped significantly in 2023 due to increased rainfall, leading to lower usage revenue that year ($10.4M) compared to 2024 ($14.1M).

Rainfall and Single Family Home Consumption

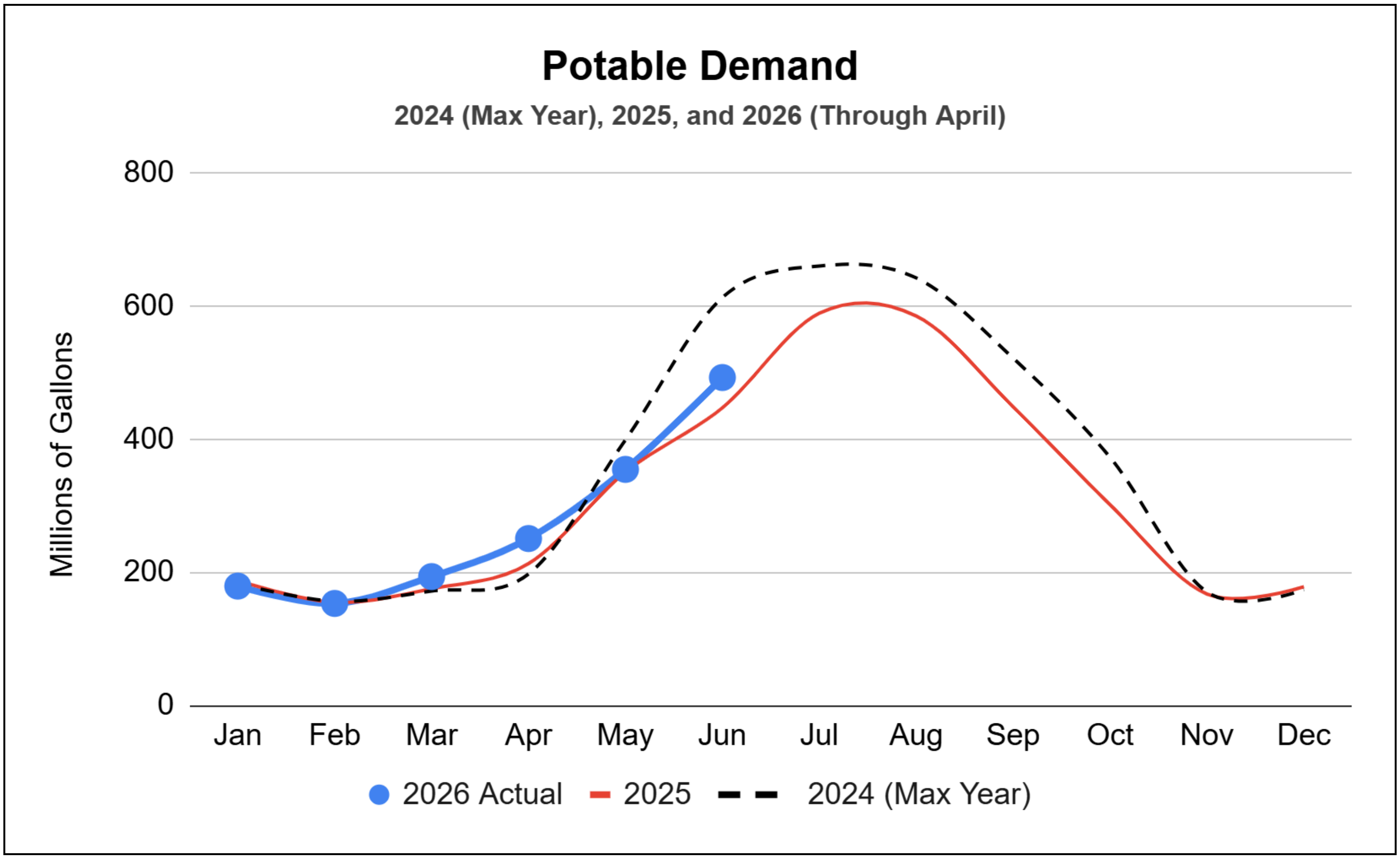


Total water consumption (across all customers) was 4.97% higher on a year-over-year basis during the 1st quarter of 2026 and 4.36% higher in the 2nd quarter. For the year through June, consumption in 2026 has been 1.626 billion gallons, about 6.23% more than 2025.

- January was down 4.48% from 2025
- February was down 1.09% from 2025
- March was up 10.35% from 2025
- April was up 17.65% from 2025
- May was up 1.13% from 2025
- June was up by 10.21% from 2025

Compared to the average over the previous five years, total consumption through June is 4.56% greater in 2026.

2026 vs Previous Years for January to June Total Consumption



Section 2b: Development Fee Projections

Broomfield collects license fees, also commonly known as tap fees, from developers for water and sewer taps. Water license fee revenue for 2025 came in at $12.8M. This continued a second year of strong license fee revenue after $14.8M in 2024. Sewer license fee revenue for 2025 was also strong at $9.7M, a small decrease from $11.3M in 2024.

Staff is projecting lower residential and commercial water and sewer license fee revenue in 2026 and 2027 compared to 2024 and 2025 due to continued economic uncertainty. Inflation, foreign policy, and interest rates are all impacting development. Overall, demand remains high to move to and live in Broomfield despite there being lower levels of construction.

Staff is currently projecting 2026 water license fee revenue of $7M-$8M and sewer license fee revenue of $3M-$4M, both of which would be significant decreases from the last couple of years. While 2027 may have a higher projection, staff is not expecting a return to more normal levels until 2028. This further highlights the importance of the focus on a balanced revenue stream between license fees, usage, and base fees.

Section 2c: 5 Year Fund Balance Projections

The tables below show where staff is currently projecting fund balances to end for water, sewer, reuse and stormwater. Revenue results are based on the 5 year rate increases shown in the Future Rate Impact Projection section of this memo found below. These projections include updates for the CIP long range plan, Operating Expense refinements, debt service costs, and projected URAF program costs.

Water Fund Projections

The five year projection shows a positive balance in all years. The projections do show the balance decreasing to $8.4M in 2028; however, extended projections show the balance increasing to $14.6M by 2030.

Water Fund Projections					
($M)	2026 Proj	2027 Plan	2028 Plan	2029 Plan	2030 Plan
Beginning Water Fund Balance	**$51.2**	**$20.2**	**$13.6**	**$8.4**	**$17.0**
Charges for Services	$36.4	$39.8	$43.0	$46.5	$49.3
License & Tap Fees	$7.7	$10.0	$12.2	$20.6	$9.5
Miscellaneous / Interest	$1.3	$1.3	$1.1	$1.1	$1.1
Contra Revenue (URAF)	($0.3)	($0.3)	($0.3)	($0.3)	($0.3)
Total Revenue	**$45.1**	**$50.9**	**$56.0**	**$68.0**	**$59.6**
O&M Expenses	$26.4	$27.2	$28.1	$28.9	$29.8
Debt Payments	$13.5	$13.7	$13.7	$13.7	$13.7
CIP	$36.2	$16.5	$19.5	$16.7	$18.6
Total Expenses	**$76.1**	**$57.4**	**$61.3**	**$59.3**	**$62.1**
Ending Water Fund Balance	**$20.2**	**$13.6**	**$8.4**	**$17.0**	**$14.6**

Sewer Fund Projections

The five year projection shows a positive balance in all years. The balances are substantially higher than the target of maintaining 180 days of annual O&M Expense on hand; however, this is necessary due to the upcoming Phases 2 through 5 of the Wastewater Treatment Facility Expansion. Phases 2 through 5 are currently projected to cost above $500M. The higher fund balance will help reduce the amount that may need to be bonded in future years.

Sewer Fund Projections					
($M)	2026 Proj	2027 Plan	2028 Plan	2029 Plan	2030 Plan
Beginning Sewer Fund Balance	**$88.1**	**$57.3**	**$60.1**	**$47.0**	**$61.0**
Charges for Services	$20.9	$22.7	$24.7	$26.9	$28.9
License Fees	$3.5	$5.3	$8.7	$16.8	$5.8
Miscellaneous Revenue	$2.5	$2.6	$2.7	$2.7	$2.7
Total Revenue	**$27.0**	**$30.6**	**$36.1**	**$46.4**	**$37.4**
O&M Expenses	$12.8	$13.1	$13.5	$13.9	$14.6
Debt Payments	$7.8	$7.8	$8.6	$9.3	$9.3
CIP	$37.2	$6.9	$27.1	$9.1	$16.1
Total Expenses	**$57.8**	**$27.8**	**$49.2**	**$32.3**	**$40.0**
Ending Sewer Fund Balance	**$57.3**	**$60.1**	**$47.0**	**$61.0**	**$58.4**

Reuse Fund Projections

The five-year projection shows a positive balance in all years. However, there are several larger projects that may need to be incorporated into the CIP plan in future years. Staff will continue to monitor the fund in coordination with the FLOW group. The CIP plan and financial projections should be re-evaluated at the end of 2026. One option for consideration is whether the fund is small enough to eventually be consolidated into the larger Water Fund to support the long-term sustainability of the reuse system.

Reclaimed Fund Projections					
($M)	2026 Proj	2027 Plan	2028 Plan	2029 Plan	2030 Plan
Beginning Reuse Fund Balance	$8.3	$3.7	$2.6	$1.9	$1.6
Charges for Services	$1.4	$1.5	$1.6	$1.7	$1.8
License Fees	$0.0	$0.0	$0.0	$0.0	$0.0
Miscellaneous Revenue	$0.3	$0.3	$0.3	$0.3	$0.3
Total Revenue	$1.7	$1.8	$2.0	$2.1	$2.2
O&M Expenses	$1.9	$2.0	$2.0	$2.1	$2.2
Debt Payments	$0.0	$0.0	$0.0	$0.0	$0.0
CIP	$4.4	$1.0	$0.6	$0.3	$0.3
Total Expenses	$6.3	$3.0	$2.6	$2.4	$2.4
Ending Reuse Fund Balance	$3.7	$2.6	$1.9	$1.6	$1.4

Stormwater Fund Projections

The five year projection shows a positive balance in all years. The projections do show the balance decreasing to $0.2M in 2030. The Stormwater fund may require a rate increase higher than 7% for 2028; however, staff recommends a 7% increase for 2027 and re-evaluating the fund balance and position after 2026 for 2028 rate setting.

Stormwater Fund Projections					
($M)	2026 Proj	2027 Plan	2028 Plan	2029 Plan	2030 Plan
Beg Stormwater Fund Balance	$4.6	$2.6	$1.8	$1.5	$2.2
Charges for Services	$6.6	$7.0	$7.5	$8.0	$8.4
License Fees	$0.0	$0.0	$0.0	$0.0	$0.0
Miscellaneous Revenue	$0.0	$0.0	$0.0	$0.0	$0.0
Total Revenue	$6.6	$7.1	$7.5	$8.1	$8.5
O&M Expenses	$3.9	$4.1	$4.2	$4.3	$4.4
Debt Payments	$0.0	$0.0	$0.0	$0.0	$0.0
CIP	$4.7	$3.8	$3.6	$3.1	$6.0
Total Expenses	$8.7	$7.8	$7.8	$7.4	$10.4
Ending Stormwater Fund Balance	$2.6	$1.8	$1.5	$2.2	$0.2

Section 3: Future Rate Recommendations

We are approaching the third year of the five-year rate plan. Staff's recommendation for 2027 is to continue with the previously communicated increase of 7%, but also to implement a tiered rate structure for Commercial customers for the Water fund.

Section 3a: Commercial Tiers

Broomfield currently has a single rate structure for commercial customers, but a tiered rate structure for single family homes. Most municipalities have a tiered structure for both customer classes. Moving to tiered commercial rates will ensure fiscal and infrastructure sustainability, incentive businesses to conserve water, and create a more equitable rate structure for businesses and homeowners.

Key considerations in creating tiers for commercial customers include the following:

- Design rates based on analysis of past metered water use among commercial sector
- Minimize impact on routine, indoor water uses that are likely central to business operations
- Set highest rate for summer peak uses
- Commercial and Industrial Users account for 15% of total water usage in 2025 and only 10% of the revenue. The new commercial tiers and rates will bring the revenue contributed up to 12%.

Using the above considerations, staff is proposing the 4 tiers below. An explanation is provided for each tier:

- Tier 1: 0-40 kgal. Explanation: This tier is a little higher than the average monthly winter use of all businesses, which was 35,000 in 2024. This is intended to cover indoor use only.
- Tier 2: 41-150 kgal. Explanation: This tier aims to cover below average and median summer use. It should cover roughly 85% of summer use.
- Tier 3: 151-1,500 kgal. Explanation: Covers 99% of water users.
- Tier 4: > 1,500 kgal. Explanation: Only 1% of current commercial users will have some usage in tier 4. The majority of their usage would still be charged within the tiers 1 through 3.

Commercial customers will be charged the Tier 1 rate for the first 40,000 gallons, and only be charged at the next rate for the usage within the next tier.

The 2027 rate adjustments staff are proposing, including implementing a Commercial tier structure similar to those of Residential Single Family homes, are essential to maintaining the reliability of the City and County of Broomfield’s utility systems. These adjustments support the City’s ability to meet current and future water demands while ensuring the continued protection of public health and safety.

Section 3a: Rate Changes

The tables below show the previously communicated five year rate plan along with key recommended rate changes for various customer types for 2027. These include:

- Five year rate plan
- Residential water and sewer rates
- Reuse rates
- Commercial rates

Five Year Rate Plan

Fund	2025	2026	2027	2028	2029
Water, Sewer, Reuse	50%	15%	7%	7%	7%
Stormwater	Create	9%	7%	7%	7%

Proposed Residential rate increases for 2027

	Projected Rates		Difference	
Fee Type	2026	2027	Diff ($)	Diff (%)
Water Base Fee	$42.45	$45.42	$2.97	7%
Multi-family Usage	$2.93	$3.14	$0.21	7%
Single Family Usage Tiers:				
Water Usage (0 - 5k gal)	$2.75	$2.94	$0.19	7%
Water Usage (6 - 9k gal)	$4.39	$4.70	$0.31	7%
Water Usage (> 9k gal)	$6.22	$6.65	$0.43	7%
Sewer Cost/1,000 gallons	$6.26	$6.69	$0.44	7%
Sewer Fed Mandate Charge	$0.52	$0.52	$0.00	0%
Sewer Env Compliance Fee	$10.35	$11.07	$0.72	7%
Stormwater Fee	$12.00	$12.84	$0.84	7%

Proposed Reuse Rates

Fee Type	2026	2027	Diff ($)	Diff (%)
Reuse Base Fee (3/4 inch)	$11.45	$12.25	$0.80	7%
Reuse Usage Fee	$1.51	$1.62	$0.11	7%

Proposed Commercial Base Charges

	Projected Rates		Difference	
Meter Size	2026	2027	Diff ($)	Diff (%)
5/8 Inch	$42.45	$45.42	$2.97	7%
3/4 Inch	$42.45	$45.42	$2.97	7%
1.0 Inch	$70.73	$75.68	$4.95	7%
1.5 Inch	$141.46	$151.36	$9.90	7%
2.0 Inch	$226.33	$242.17	$15.84	7%
3.0 Inch	$424.39	$454.08	$29.69	7%
4.0 Inch	$707.33	$756.82	$49.49	7%
6.0 Inch	$1,414.64	$1,513.62	$98.98	7%
8.0 Inch	$2,263.43	$2,421.79	$158.36	7%
10.0 Inch	$3,253.70	$3,481.34	$227.64	7%

Proposed Commercial Tiers

	Projected Rates		Difference	
Fee Type	2026	2027	Diff ($)	Diff (%)
Water Usage (0 -40k gal)	$3.70	$3.96	$0.26	7%
Water Usage (40 - 150k gal)	$3.70	$4.30	$0.60	16%
Water Usage (150k - 1.5M gal)	$3.70	$5.40	$1.70	46%
Water Usage (1.5M+ gal)	$3.70	$9.80	$6.10	165%

Proposed Development Fees

Staff is recommending a 4% increase to the water and sewer development license fees for 2027, which is in line with typical CPI (Consumer Price Index) annual growth rates. The current plan would be to continue increasing the license fees by 4% annually beyond 2027 as well unless the CPI rate fluctuates significantly, or fund balances increase to the extent that the 4% is not deemed necessary.

	Fee Amount		Difference	
Type	2026	2027	Diff ($)	Diff (%)
Water Tap	$39,350	$40,925	$1,575	4%
Sewer Tap	$15,500	$16,120	$620	4%
Reuse Tap	$14,350	$14,925	$575	4%

Section 3b: Impact to Customers

The tables below show the estimated dollar impact to an average monthly utility bill for various customer types. In the third quarter staff will gather projected 2027 rate data for municipalities along the Front Range to provide a comparison of rates in the next quarterly update.

Impact to Single Family Home Average Monthly Bill

	Rates		Average Bill *			
Fee Type	**2026**	**2027**	**2026**	**2027**	**Difference**	**%**
Water Meter Base Charge	$42.45	$45.42	$42.45	$45.42	$2.97	7%
Water Usage Tier 1 (0-5k gal)	*$2.75*	*$2.94*	*$13.75*	*$14.70*	*$0.95*	*7%*
Water Usage Tier 2 (6-9k gal)	*$4.39*	*$4.70*	*$17.56*	*$18.78*	*$1.22*	*7%*
Water Usage Tier 3 (> 9k gal)	*$6.22*	*$6.65*	*$0.00*	*$0.00*	*$0.00*	
Sewer Service Charge	$6.26	$6.69	$37.53	$40.14	$2.61	7%
Sewer Fed Mandate Charge	$0.52	$0.52	$3.12	$3.12	$0.00	0%
Sewer Env Comp Base Charge	$10.35	$11.07	$10.35	$11.07	$0.72	7%
Stormwater Base Charge	$12.00	$12.84	$12.00	$12.84	$0.84	7%
Total Bill			**$136.76**	**$146.07**	**$9.31**	**6.8%**

*** based on 9,000 gallons for water and 6,000 gallons for sewer.**

9,000 gallon/month based on 4 year historical average of 107,000 gallons per year for single family 0.75 inch

Impact to Multi-Family Home Average Monthly Bill

	Rates		Average Bill *		Difference	
Fee Type	**2025 Rate**	**2026 Rate**	**2025**	**2026**	**Difference**	**%**
Water Base Fee	$42.45	$45.42	$42.45	$45.42	$2.97	7%
Water Usage Charge	*$2.93*	*$3.14*	*$8.79*	*$9.42*	*$0.63*	*7%*
Sewer Service Charge	$6.26	$6.69	$25.02	$26.76	$1.74	7%
Sewer Fed Mandate Charge	$0.52	$0.52	$2.08	$2.08	$0.00	0%
Sewer Env Comp Base Charge	$10.35	$11.07	$10.35	$11.07	$0.72	7%
Stormwater Base Charge	$7.20	$7.70	$7.20	$7.70	$0.50	7%
Total Bill			**$95.89**	**$102.45**	**$6.56**	**6.8%**

*** based on 3,250 gallons for water and 4,000 gallons for sewer.**

3,250 gallon/month based on 2 year historical average of 39,000 gallons per year for residential multi-unit homes

Impact to a Church with a 1" Tap

Church - 1 inch tap - Average Monthly Bill						
	Rates		Average Bill *		Difference	
	2026	2027	2026	2027	$	%
Water Base Fee	$70.73	$75.68	$70.73	$75.68	$4.95	7%
Water Usage	$3.70	$3.96	$62.90	$67.32	$4.42	7%
Water Service*			**$133.63**	**$143.00**	**$9.37**	**7%**
Sewer Cost/1,000 gallons	$6.26	$6.69	$112.59	$120.42	$7.83	7%
Fed Mandate Charge	$0.52	$0.52	$9.36	$9.36	$0.00	0%
Env Compliance Fee	$10.35	$11.07	$10.35	$11.07	$0.72	7%
Sewer Service*			**$132.30**	**$140.85**	**$8.55**	**6%**
Stormwater (per 1,000 Impervious sq ft)	$2.88	$3.08	**$201.60**	**$215.60**	**$14.00**	**7%**
Total Bill			**$467.53**	**$499.45**	**$31.92**	**6.8%**
*** based on 17,000 gallons for water and 18,000 average winter consumption for sewer.**						
17,000 gallon/month based on annual usage of 204,000 for example entity.						
Impervious square footage of 70,000						

Impact to a Business with a 2" Tap

Commercial - 2 inch tap - Average Monthly Bill						
	Rates		Average Bill *		Difference	
	2026	2027	2026	2027	$	%
Water Base Fee	$226.33	$242.17	$226.33	$242.17	$15.84	7%
Water Usage	$3.70	$3.96	$166.50	$178.20	$11.70	7%
Water Service*			**$392.83**	**$420.37**	**$27.54**	**7%**
Sewer Cost/1,000 gallons	$6.26	$6.69	$300.24	$321.12	$20.88	7%
Fed Mandate Charge	$0.52	$0.52	$24.96	$24.96	$0.00	0%
Env Compliance Fee	$10.35	$11.07	$10.35	$11.07	$0.72	7%
Sewer Service*			**$335.55**	**$357.15**	**$21.60**	**6%**
Stormwater Service	$2.88	$3.08	**$109.44**	**$117.04**	**$7.60**	**7%**
Total Bill			**$837.82**	**$894.56**	**$56.74**	**6.8%**
*** based on 45,000 gallons for water and 48,000 gallons of average winter consumption for sewer.**						
45,000 gallons/month based on annual usage of 540,000 for example entity.						
Impervious square footage of 38,000.						

Conclusion

Staff will continue to closely monitor and update Council through regular Enterprise Fund updates. The meetings on the following dates will provide the opportunity for further updates and discussion:

- August 18, 2026: Economic & Fiscal Update
- October 13, 2026: First Reading of Enterprise Fund rate ordinances for 2027
- October 20, 2026: 3rd Quarterly Enterprise Update
- October 27, 2026: Second Reading of Enterprise Fund rate ordinances for 2027
- Currently Scheduled for September 15, 2026 Study Session: Great Western Reservoir Update

Thanks to prudent financial decisions over the last few years, the financial position of the Enterprise Funds are strengthening. We remain committed to transparency, accountability, and ensuring every dollar is spent wisely.