

## 2419 Colorado Demolition Committee

**Summary of Findings:**

- Demolition Permit Application – completed and ready for submission to Design Review Committee. A site survey showing the building to be demolished is required, and we do not have a formal survey but will attempt to submit the application with a site map showing the building. Because the building is more than 50 years old, we need to get approval from the Landmarks Board before demolishing. If we submit our application before noon on a Friday, the Design Review subcommittee will generally consider it the following Wednesday. If they have no objections, they approve demolition there. If they do have objections, they pass the application on to the full Landmarks Board for its review. Best estimate of fees is as follows:

Demolition Permit Fee	\$ 173.70
If Landmarks Board review	additional \$ 282.00
If Public Hearing	additional \$1,504.00

- Asbestos Abatement – the structure was inspected by Herron in 2006, and an estimate of \$8,275 was provided to remove mold and asbestos. No recent contact with an abatement contractor has been made.
- De-Construction – We must submit a de-construction plan showing that 65% of material by weight from deconstruction of the structure, including concrete and asphalt, will be diverted from the landfill. We met with a deconstruction contractor on Friday, 9/11, who would work with Resource to devise this deconstruction plan. ReSource will receive some of the recyclable construction materials from the site, and the contractor would grind the concrete and recycle the asphalt shingles. Because of the large volume of concrete in the structure, achieving the 65% diversion will likely not be a problem. Estimate for the demolition is \$25,225 including rough grading of the site and filling in the basement, and approximate time to complete is two weeks.
- Site work and Grading – The deconstruction contractor we met with is able to do basic grading work, including filling in the basement, removal of site concrete, and grading the site. In order to obtain the necessary site work and grading permits, we may need an Improvement Survey Plat with topographic information which will show the location of the structures, visible utilities, drives, and easements on the site. Estimated cost \$3,200 (\$2,700 if we just do topographic elevations on the 2419 parcel) plus \$500 for a title commitment which will show all existing easements on the parcels. This estimate is from Flatirons, Inc., who earlier prepared a Boundary Survey of the two parcels. From the Improvement Survey Plat,

they would be able to prepare a site plan and grading/drainage plan in the future (not included in this price) if required by the City. Recommendation is to wait with survey and title commitment until/if required by City.

**Questions:**

- What function does the church have in mind for the location where the building now stands?
- Is it important to leave Lindesfarne Green in its present location and condition?
- Where does the church desire water and electrical on the site?
- Will there be an "accessory structure" erected after the demolition and, if so, where?
- How should traffic flow on the entire site?
- Can the church do without the curb cut/driveway in front of 2419 Colorado?
- Which trees are important to keep?

**Need to do:**

- Meet with one or two additional deconstruction contractors, once timing has been determined by the Vestry
- Meet with asbestos abatement contractors, once timing has been determined by the Vestry
- Address safety issues prior to deconstruction beginning
- Determine City requirements for site and grading plans, including water ditch relocation if necessary and access points to the property, and whether or not a complete survey is required
- Devise site plan for the property, including landscape, parking, lighting, and locations of water and electric.
- Interview grading and site work contractors and develop budget, once timing has been determined by the Vestry

Committee Members:  
Bill and Debbie Reslock  
Ben Doyle (as available)  
Sherri Prieb