



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, July 28, 2014
500 E. 3rd Street – Council Chambers
Loveland, CO 80537**

THE CITY OF LOVELAND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, CREED, COLOR, GENDER, SEXUAL ORIENTATION, RELIGION, AGE, NATIONAL ORIGIN OR ANCESTRY IN THE PROVISION OF SERVICES. FOR DISABLED PERSONS NEEDING REASONABLE ACCOMODATIONS TO ATTEND OR PARTICIPATE IN A CITY SERVICE OR PROGRAM, CALL 962-2523 OR TDD 962-2620 AS FAR IN ADVANCE AS POSSIBLE.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Staff Matters

Upcoming Commission & City Council items

c. Committee Reports

d. Commission Comments

IV. APPROVAL OF MINUTES

Review and approval of the July 14, 2014 Meeting minutes

V. CONSENT AGENDA

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

1. Boyd Lake Village: Master Plan Amendment

The applicant's request is to modify the Boyd Lake Village Conceptual Master Plan to remove the specific primary and non-primary land use designations on the remaining vacant property. The removal of the designations will provide the applicant greater flexibility in marketing the

development. Standards contained in the master plan will ensure that the mix of primary and non-primary workplace uses will comply with the zone district requirements. The amendment would not change the designations of existing uses or alter the design standards approved for the development. This is a quasi-judicial matter; the Commission's recommendation will be forwarded to the City Council.

VI. REGULAR AGENDA:

1. 287 Strategic Plan

This is an informational presentation summarizing the City's progress on the Highway 287 Strategic Plan. The City's consultant on this project, Logan Simpson Design, will make a presentation including an overview of the input received from stakeholders during the public outreach phase and a vision concept based on input from the public. City staff is seeking input from the Planning Commission on the concepts developed for the corridor, the strategies proposed, and the overall direction of the plan. The plan will be finalized and go through the public hearing process for adoption later in 2014.

VII. ADJOURNMENT

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
July 14, 2014

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on July 14, 2014 at 6:30 p.m. Members present: Chairman Meyers; and Commissioners Middleton, Molloy, Dowding, Crescibene, Ray, and Jersvig. Members absent: Commissioners Prior and Forrest. City Staff present: Bob Paulsen, Current Planning Manager; Sharon Citino, Assistant City Attorney.

These minutes are a general summary of the meeting. For more detailed information, audio and videotapes of the meeting are available for review in the Development Services office.

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. There were no staff matters.

COMMITTEE REPORTS

The July Title 18 Committee is canceled.

COMMISSIONER COMMENTS

Commissioner Dowding shared with the commissioners that Commissioner Crescibene gave his wife a watermelon wand for the 4th of July.

APPROVAL OF THE MINUTES

Motion to approve the June 23, 2014 minutes was made by Commissioner Ray upon a second by Commissioner Middleton the minutes were passed with six ayes one abstention.

REGULAR AGENDA

1. Loveland Preston 7 Restaurants Special Review #311 Major Modification

This item was removed from the agenda due to the applicant's withdrawal.

ADJOURNMENT

Commissioner Ray, made a motion to adjourn. Upon a second by **Commissioner Middleton**, the motion was unanimously adopted.

Approved by: _____
Buddy Meyers, Planning Commission Chair

Beverly Walker, Planning Commission Secretary



Planning Commission Staff Report

July 28, 2014

Agenda #: Consent Agenda - 1

Title: Boyd Lake Village Conceptual Master Plan First Amendment

Applicant: McWhinney Enterprises

Request: Conceptual Master Plan Amendment

Location: North side of East Eisenhower Boulevard, west of Boyd Lake Avenue

Existing Zoning: E – Employment Center

Proposed Zoning: No change

Staff Planner: Kerri Burchett

Staff Recommendation:

Subject to additional evidence presented at the public hearing, City staff recommends the following motion:

Recommended Motions:

“Move to make the findings listed in Section VIII. of the Planning Commission staff report dated July 28, 2014; and, based on those findings, recommend to the City Council that the Boyd Lake Village Conceptual Master Plan First Amendment be approved.”

Summary of Analysis:

The applicant's request is to modify the Boyd Lake Village Conceptual Master Plan to remove the specific primary and non-primary land use designations on the remaining vacant property. The removal of the designations will provide the applicant greater flexibility in marketing the development. Development standards provided in the master plan will ensure that the mix of primary and non-primary workplace uses will remain in compliance with the zone district requirements. The amendment would not change the designations of existing uses or alter the design standards approved for the development.

Staff supports the proposed amendment. There were no concerns with the amendment voiced at the neighborhood meeting.

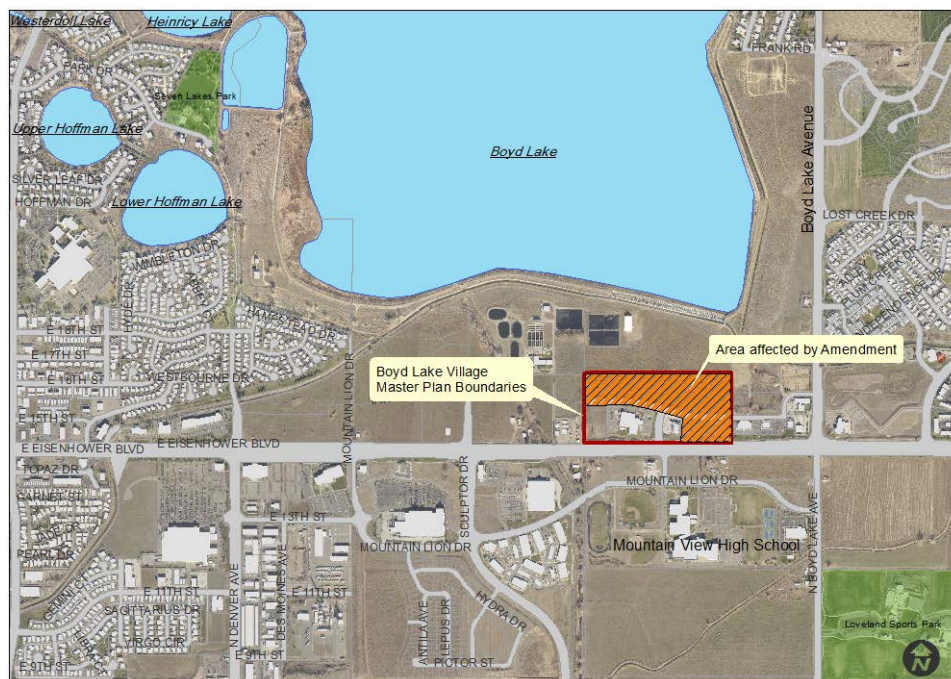
I. SUMMARY:

This is a public hearing to consider an amendment to the conceptual master plan for the Boyd Lake Village development. The applicant is requesting to remove the primary and non-primary land use designations shown on the master plan for the remaining seven vacant properties. Removing the designations would allow the applicant greater flexibility in marketing the properties. The amendment does not modify the land use designations for the two properties that are already developed. The mix of primary and non-primary workplace uses developed in the master plan, along with the design standards, also would not change with this amendment. A minimum of 60% of the land area in the master plan would be developed into primary workplace uses as required in the E-Employment Center zone district. Primary workplace uses include uses such as offices, research or light industrial.

The amendment proposes that with each site development plan, an applicant would update the conceptual master plan to designate the property as a primary or non-primary use and indicate the remaining land area that could be devoted to future primary and non-primary uses. This would ensure that the land use categories are tracked accurately in the future and assure fulfillment of the goal to develop primary workplace uses in the development.

Planning Commission's role is quasi-judicial, which means consideration of the application is to be made on the basis of adopted policies, codes and standards and the specific information submitted by the applicant and/or presented at the hearing. Planning Commission must evaluate whether the application meets the appropriate findings and forward their recommendation to City Council for a subsequent public hearing and final decision. The City Council public hearing is scheduled for August 19, 2014. The appropriate criteria/findings, along with staff analyses, are provided in Section VIII. of this staff report.

II. VICINITY MAP:



III. KEY ISSUES:

There are no key issues identified by staff with the proposal.

IV. ATTACHMENTS:

1. Boyd Lake Village Conceptual Master Plan Amendment #1 (J-B First Addition, Waterfall Addition Tracts A and D)
2. Conceptual Master Plan Narrative
3. Employment Center District, Section 18.30 of the Municipal Code
4. Waterfall Fifth Subdivision (for information purposes only)
5. Waterfall Fourth Subdivision (for information purposes only)

V. SITE DATA:

ACREAGE OF SITE (GROSS ACRES).....	32.22 ACRES
COMP PLAN DESIGNATION.....	E –EMPLOYMENT
EXISTING ZONING	E-EMPLOYMENT CENTER
EXISTING USE	MEDICAL OFFICES AND VACANT
PROPOSED USE.....	PRIMARY AND NON-PRIMARY WORKPLACE USES
EXIST ADJ ZONING & USE - NORTH.....	DR DEVELOPING RESOURCE - CITY OF GREELEY FILTER PLANT
EXIST ADJ ZONING & USE - SOUTH	US HWY. 34 & B BUSINESS – RESTAURANTS, CAR WASH UNDER CONSTRUCTION AND 1 SINGLE FAMILY HOUSE
EXIST ADJ ZONING & USE - WEST.....	COUNTY C COMMERCIAL – COMMERCIAL RETAIL
EXIST ADJ ZONING & USE - EAST.....	CITY B BUSINESS AND I INDUSTRIAL – COMMERCIAL OFFICES & VACANT
UTILITY SERVICE PROVIDER - SEWER	CITY OF LOVELAND
UTILITY SERVICE PROVIDER - ELECTRIC.....	CITY OF LOVELAND
UTILITY SERVICE PROVIDER - WATER.....	CITY OF LOVELAND

VI. BACKGROUND:

The Waterfall Addition was annexed into the city in January of 1993. The J-B Addition was annexed into the City of Loveland in February of 2005 and zoned, along with portions of Tracts A and D, Waterfall Addition, to the Meadowbrook Falls Planned Unit Development. The property was rezoned to Employment Center and the conceptual master plan was approved for the Boyd Lake Village development in September of 2007. Since that time, two medical office buildings have been developed in the master plan along E. Eisenhower Boulevard.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION:

- A. Notification:** An affidavit was received from Cole Evans with McWhinney Enterprises certifying that notice of this hearing was mailed to all owners of property within 1,200 feet of the site, and that notices were posted in prominent locations on the perimeter of the project site at least 15 days prior to the date of the Planning Commission hearing. A notice was also published in the Reporter Herald on July 12, 2014. All notices stated that a public hearing would be held by the Planning Commission on July 28, 2014 at 6:30 pm.
- B. Neighborhood Response:** A noticed neighborhood meeting was held at 5:30 p.m. on June 26, 2014 in the City Council Meeting Room. Three persons attended the meeting along with city staff and the applicant. Upon hearing a description of the application, there were no concerns expressed by the neighborhood at the meeting. The neighborhood response was positive regarding the amendment.

VIII. FINDINGS AND ANALYSIS

In this section of the report, applicable findings are recommended in italic print, followed by staff analysis as to whether the findings can be met by the submitted application. The consideration and action of the Planning Commission should focus on these findings as being the appropriate basis for their action.

Finding 1. *Development of the property pursuant to any of the uses permitted by right under the zoning district, and as proposed in the plan, would result in development that is consistent with relevant policies contained in Section 4.0 of the 2005 Loveland Comprehensive Plan, as amended.*

Current Planning: Staff believes this finding can be made, based on the following facts:

- The amendment would provide flexibility in the location of primary and non-primary uses but does not alter the percentage of these uses in the development. A minimum of 60% of the land area would be developed into primary workplace uses and would comply with the Comprehensive Master Plan and the Employment Center zone.
- The approved development standards in the Amended Conceptual Master Plan are not proposed to change. The standards promote a high quality development, consistent with the philosophies in the Comprehensive Plan.

Finding 2. *Development of the property pursuant to the plan would be consistent with the purposes set forth in Section 18.04.010 of the Loveland Municipal Code.*

Current Planning: Staff believes this finding can be made, based on the following fact:

- The land uses and design standards permitted in the development would not change with the amendment. The amendment seeks to allow greater flexibility in marketing the property to both primary and non-primary uses. Development of the property would be consistent with the purposes of the Municipal Code and the design standards would provide a unified, high quality development.

Finding 3. *Development of the property pursuant to any of the uses permitted by right under the zoning district, and as proposed in the plan, would be consistent with the E- Employment Center zone district, as set forth in Title 18 of the Municipal Code.*

Current Planning: Staff believes this finding can be made, based on the following fact:

- The proportion of primary and non-primary workplace uses will be consistent with the provisions of the E- Employment Center zone district. At least 60% of the land area will be devoted to primary workplace uses. Uses permitted by right will be developed in accordance with the requirements in the Employment Center zone and the design standards contained in the Conceptual Master Plan.

Finding 4. *Development of the subject property pursuant to any of the uses permitted by right under the zoning district, and as proposed in the plan, would result in development that is compatible with existing land uses adjacent to and in close enough proximity to the subject property to be effected by development of it.*

Current Planning: Staff believes this finding can be made, based on the following fact:

- At the time of approval, the original Conceptual Master Plan was determined to be compatible with existing and surrounding land uses. No changes are proposed to the uses permitted in the development. There were no concerns or questions regarding compatibility voiced at the neighborhood meeting.

Finding 5. *Development of the subject property pursuant to any of the uses permitted by right under the zoning district, and as proposed in the plan, would result in impacts on City infrastructure and services that are consistent with current infrastructure and services master plans.*

Transportation: Staff believes that this finding can be met, due to the following facts:

- Development of the subject property pursuant to any of the uses permitted by right under the zoning district would result in impacts on City infrastructure and services that are consistent with current infrastructure and service master plans.
- Analyses of traffic impacts and the description of associated required street improvements for ACF compliance are examined in detail when a specific development application is submitted. All specific development applications within this area will need to demonstrate conformance with ACF requirements with the site development plans.

Water/Wastewater: Staff believes that this finding can be met, due to the following facts:

- This development is situated within the city's current service area for both water and wastewater. The proposed amendment request is consistent with the Department's Water and Wastewater master plan by being consistent with the 2005 Comprehensive Plan.
- Regarding water, the site is at the eastern end of the gravity pressure zone. There is a 12" water main in 15th Street west of Horstman Place and then an 8" water main thereafter.
- Regarding wastewater, the site drains to the wastewater treatment plan via the East Side Lift Station. There is a 10" wastewater main in 15th Street. Water and wastewater stubs have been provided into the undeveloped lots and future development of the lots will

require extension of these stubs.

Power: Staff believes that this finding can be met, due to the following facts:

- There is an underground 200 amp three phase power in conduit located along the south side of East 15th Street, with conduits stubbed north across the street from the various vaults located along 15th Street. Power will be extended onto the site at the developer's cost per the city's Municipal Code.
- The proposed development will not negatively affect the city power utility.

Stormwater: Staff believes that this finding can be met, due to the following facts:

- Proposed stormwater facilities will adequately detain and release stormwater runoff in a manner that will eliminate off-site impacts.
- When designed and constructed, the development will not negatively affect City storm drainage utilities.

Fire: Staff believes that this finding can be met, due to the following facts:

- The development will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The proposed development will not negatively impact fire protection for the subject development or surrounding properties.

Parks and Rec: Staff believes that this finding can be met, due to the following fact:

- As outlined and described in the 2001 Parks and Recreation Master Plan, a recreational trail spur will need to be aligned and constructed through this development in a general east and west direction, as shown on the conceptual master plan. The purpose of the trail spur is to connect the main City loop at Denver Avenue to the west side of Boyd Lake Ave. The timing of the construction of the trail and the dedication of the easement to accommodate the trail will be reviewed and approved in conjunction with the site development plans.

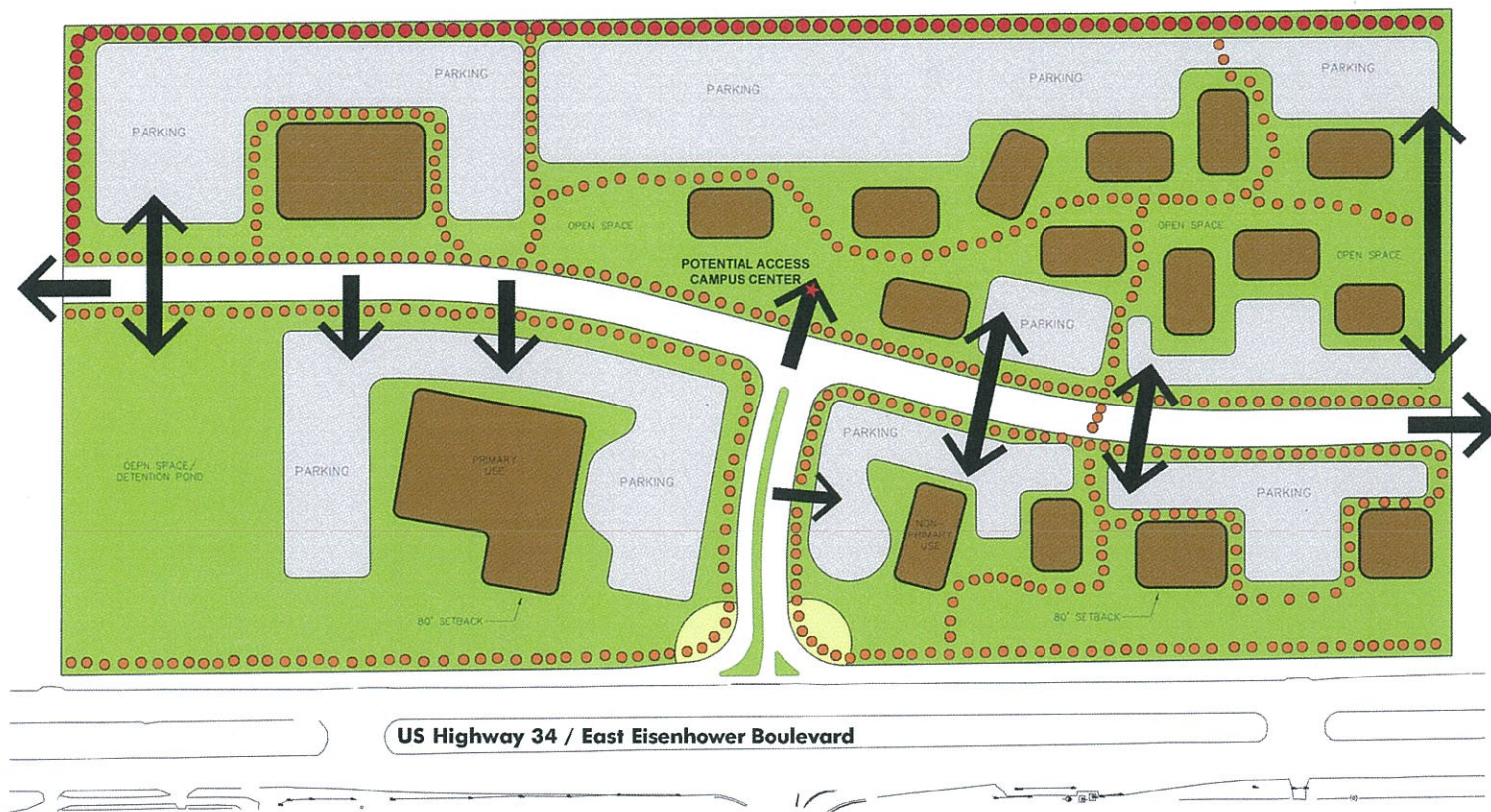
Finding 6. *Development of the subject property pursuant to any of the uses permitted by right under the zoning district, and as proposed in the plan, would result in development that would not be detrimental to the health, safety, or welfare of the neighborhood or general public.*

Current Planning: Staff believes this finding can be made, based on the following:

At the time of approval of the original conceptual master plan, the city determined that development of the proposed uses would not be detrimental to the health, safety or welfare of the neighborhood or general public. The amendment requests to remove the specific locations for primary and non-primary workplace uses to provide flexibility in marketing the properties and should not be detrimental to the health, safety and welfare of the neighborhood or general public.

IX. RECOMMENDED CONDITIONS:

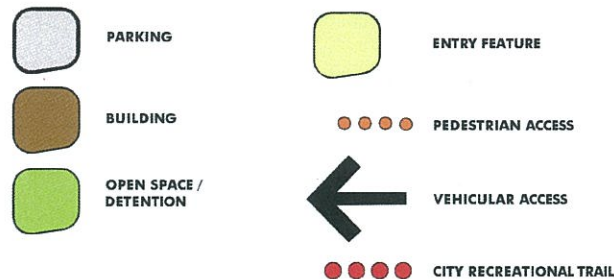
There are no staff recommended conditions for these applications.



US Highway 34 / East Eisenhower Boulevard



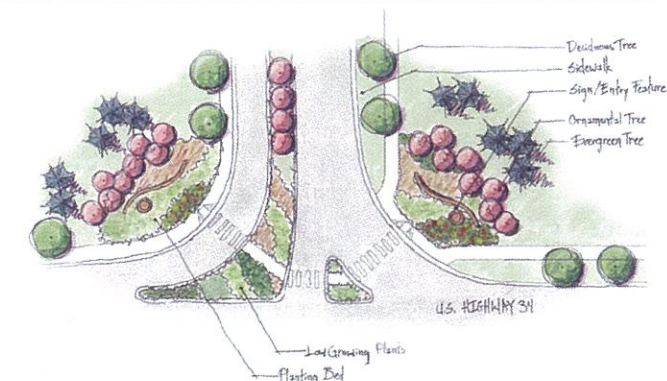
Note:
Building locations shown on this plan are conceptual. More detailed plans will be developed for each lot at time of site development plan.



LAND USE TABLE - EMPLOYMENT ZONING	
BOYD LAKE VILLAGE - 32.22 ACRES (26.3 ac excluding ROW)	
MINIMUM 60% PRIMARY USE - 15.78 ACRES	
MAX. 40% NON-PRIMARY USE - 10.52 ACRES	
EXISTING NON-PRIMARY USE (DESIGNATION) - 1.43 ACRES	
REMAINING MAX. NON-PRIMARY USE - 9.09 ACRES	

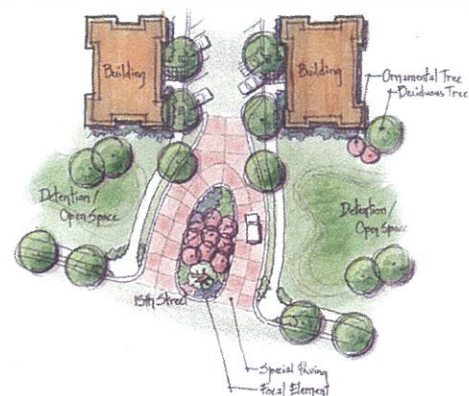
ENTRY CONCEPT

NOT TO SCALE



CAMPUS CENTER CONCEPT

NOT TO SCALE



OPEN SPACE CONCEPT

NOT TO SCALE



DESIGN STANDARDS

Unifying architectural elements

MATERIALS

- Wood:** Exposed columns, tilted columns, and beams of rough sawn glulam timbers with exposed metal plates and fasteners shall be used with each building, but shall be minimally utilized at or near entries. (Stained, semi-transparent brown - consistent on all buildings).
Minimum usage 20% of building facade (buff sandstone color including grays and rust - consistent on all buildings).
- Stone:** Full wall planes of buff sandstone or synthetic stone - thin cut or dry stack veneer with faces canted outward from top to bottom (see building character sketches), and/or partial wall planes of sandstone veneer utilized as columns.
Minimum usage 20% of building facade. (Painted, light ochre/light tan - consistent on all buildings).
- Concrete, Metal, or Stucco:** Architectural precast, cast-in-place concrete walls incorporating elastomeric paint, concrete panel sided walls, architectural grade metal (aluminum or similar), or stucco walls shall be used as full walls. Surfaces must be articulated with reveals designed to create pattern and form.
Minimum usage 20% of building facade. (Painted, light ochre/light tan - consistent on all buildings).
- Brick veneer:** Minimum usage 20% of building facade (reddish/brown color - consistent on all buildings). Brick may include bands of stone for articulation.
- Roofing:** Flat roofs behind parapet walls, slim line cantilevered flat roofs faced with metal (mainly utilized at entries), slightly sloped shed roofs with large overhangs, or slightly arched barrel roofs with large overhangs shall be used. All shed roofs and barrel roofs shall utilize the same warm gray standing seam metal roof. Every building shall incorporate at least (3) of these forms.
- Glassing:** Glass shall be bronze tinted, high performance, low-e, glass with no more than 30% reflectivity. Glass for retail store fronts may be clear.
- Window Frames:** Window frames shall be anodized bronze or brushed aluminum.
- Steel:** Exposed plates, connectors for timbers, guard rails, facing of cantilevered flat roof pieces, window shading devices, and any other exposed metals shall be either bronze or aluminum color to match windows or warm gray to match standing seam metal roofing.

ARCHITECTURAL FORMS

- Building Massing:** Building design shall include multiple masses differentiated by the use combinations of approved materials. Extend stone walls outward from the buildings in an outward cant from top to bottom.
- Solar Shades:** Minimum 60% of all exterior windows, including windows shaded by roof overhangs, shall incorporate metal trellising over metal brackets as window shade devices. These also become an architectural element tying the buildings together within the campus.
- Mechanical Screens:** Mechanical equipment shall be screened with parapets or screen walls with complementary metal or concrete siding panels. Color to match the building elements.
- Signs:** Building mounted signs shall be placed in predetermined locations designed to work with the building facade.
- Building Facades:** The use of materials in the percentages previously specified shall be equally faceted on all four sides of each building.
- Unified Open Space**

Internal pedestrian and bicycle networks shall be designed to invite walking and bicycle use throughout the campus, and to connect with surrounding areas and open space. Walkways shall be a minimum of five feet in width. Individual parcels and sites shall be integrated with the overall design to form a comprehensive network within the campus. Pedestrian facilities shall be included from building parcels to the central pedestrian area and from each building to adjacent building parcels. Continuous pedestrian walkways shall link public street sidewalks and the private sidewalks with individual sites.

Where it is necessary for the primary pedestrian access to cross drive aisles, parking lots, or internal circulation the pedestrian crossing shall emphasize and place priority on pedestrian access and safety by utilizing a change in paving and materials. The material and layout of the pedestrian access shall be continuous as it crosses the driveway, with a break in continuity of the driveway paving and not the pedestrian access way. The pedestrian crossings shall be well marked using low maintenance pavement treatments such as scored concrete with an appropriate size scale pattern of human scale, colored concrete, pavers, brick or other similar materials.

Where pedestrians and bicyclists share walkways a minimum width of eight (8) feet shall be required. Additional width may be required to accommodate higher volumes of bicycle and pedestrian traffic.

A minimum of 25 percent open space will be provided within this development. Detention basins and common open spaces will be incorporated throughout the site. These areas will provide pedestrian paths that serve as landscape connection through the site. Visual accent and buffer from adjacent roadways will also be provided within these landscape areas.

Major entry points have been identified on the site plan. These entries will include exemplary landscape treatment and will incorporate architectural features and signage elements designed to reflect the same character of the buildings. Sculpture(s) and/or water feature(s) may also be incorporated in these areas. See conceptual sketch this sheet for an example of a typical entry.

The campus center will be the prime focal area of the campus. This area will include landscape and architectural features consistent with the major entry points. At least one sculpture, architectural feature, or water feature will be incorporated in this area to provide visual interest. Vehicular access will still be a part of the campus center, but a hierarchy will be placed on pedestrian traffic. Where buildings face the street larger sidewalks with different paving materials will be used to create an urban street character. Plazas and/or gathering spaces will be incorporated in this area.

Unified streetscapes will be developed along 15th Street and Horstman Place. Horstman Place will be constructed with a ten foot median to include ornamental flowering trees, shrubs, perennial plants, and ornamental grasses. A pathway and detached sidewalks will also be included along this street. 15th Street will be designed with detached sidewalks and pathways to include deciduous canopy trees along each side of the street at 40 feet on center with drought tolerant turf planted in the pathways.

Additional open space/landscape areas will be provided along streets within the development, around buildings, and within and around parking lots for screening.

The landscaping used within the development will be installed according to xeric principles. Low water use plants will be required.

Other unifying features

Outdoor plaza areas will exist at various building sites within the development. These plazas may be attached to individual buildings or separated within the open space for shared use with multiple buildings. A minimum of one plaza space shall be provided for every four buildings. These spaces will be designed in the same character as the public spaces and will be connected to the pedestrian pathway system.

The recreational trail is shown on the plan along the west and north boundary of the site. The purpose of this location is to allow for public pedestrian traffic to get through the development without conflicting with internal pedestrian traffic. The recreational trail will be within a 30 foot easement which will provide a buffer from neighboring uses to the north and west. Pedestrian connections will be provided to the Waterfall parcel to the east via the public recreation trail, internal pedestrian trail system, and sidewalks within the public right of way.

A signage master plan will be developed to insure consistent sign design and location for various sign types within the development. A planned sign program will also be developed and approved prior to any sign construction within the development. The signs will be designed to allow for efficient way finding and will be designed in a character to complement the building architecture.

Site furnishings (lighting, trash receptacles, benches, planter pots, bollards, bike racks, building addressing, etc.) will be developed with a unified theme to reflect the character of the development. Site furnishings will be approved with the building permit.

View shed protection

The buildings on the south portion of the site will be oriented to US Highway 34 to give the development a street character along that corridor. The views along US 34 will be protected as each building will be a maximum of 3 stories in height and buildings will be setback 80 feet from US 34. The other buildings on the site will be oriented around the site's open space. These buildings will be clustered in such away as to enhance views from the buildings and the common open space.

Unified Design Agreement

An architectural review board will be in place to review each project within the development. An approval from the architectural review board will be required prior to the submission of any building permit.

Master Association

All of the landscaping within the development will be maintained by a master association.

MASTER PLAN PROCESS

Each site development plan submitted for (property within the boundaries of this master plan including all properties in Waterfall Fifth Subdivision and Lots 2, 3 and 4, Block 2 Waterfall Fourth Subdivision) shall include an updated master plan labeling the lot as providing primary or non-primary uses and an updated land use table identifying the remaining primary and non-primary use acreages available. The updated master plan shall be processed administratively with each site development plan.

SIGNATURES

a. Approved this ____ day of ____, 2014, by the Current Planning Manager of the City of Loveland, Colorado

Current Planning Manager

b. Approved this ____ day of ____, 2014, by the City Engineer of the City of Loveland, Colorado

City Engineer

c. Approved this ____ day of ____, 2014, by the City Attorney of the City of Loveland, Colorado

City Attorney

d. Approved this ____ day of ____, 2014, by the City Planning Commission of the City of Loveland, Colorado

Chairperson

e. Approved this ____ day of ____, 2014, by the City Council of the City of Loveland, Colorado

Mayor Attest

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

Being all the lawful recorded owners of the property shown on this rezoning, except any existing public streets, roads, or highways, do hereby certify that I consent to the recordation of any information pertaining thereto.

MBL 34, LLC,
a Colorado limited liability company

By: McWhinney Real Estate Services,
Inc., a Colorado corporation,
Manager

By:
Jay Hardy, Vice President
Community Development

FIRST AMENDMENT CONCEPTUAL MASTER PLAN J-B FIRST ADDITION, WATERFALL ADDITION TRACTS A, D REZONE #303 LOVELAND, COLORADO

BLA DESIGN, INC. • 4803 INNOVATION DRIVE

SHEE
MARC
REV: M

PC ATTACHMENT 1

ELEVATION - 6,000 S.F. BUILDING ELEVATION CONCEPT - NOT TO SCALE



PERSPECTIVE - 6,000 S.F. BUILDING ELEVATION CONCEPT - NOT TO SCALE



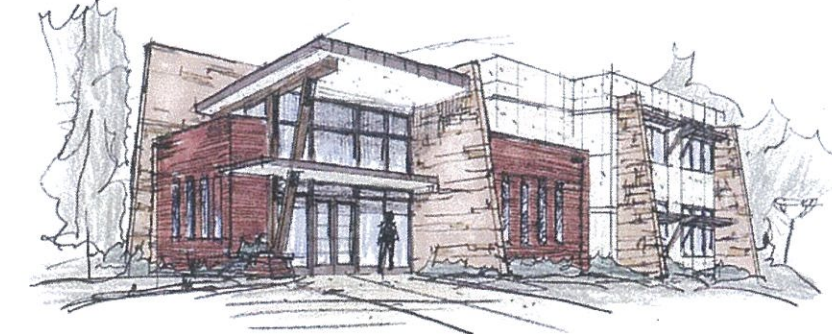
PERSPECTIVE - 50,000 S.F. BUILDING CONCEPT - NOT TO SCALE



ELEVATION - 10,000 S.F. BUILDING ELEVATION CONCEPT - NOT TO SCALE



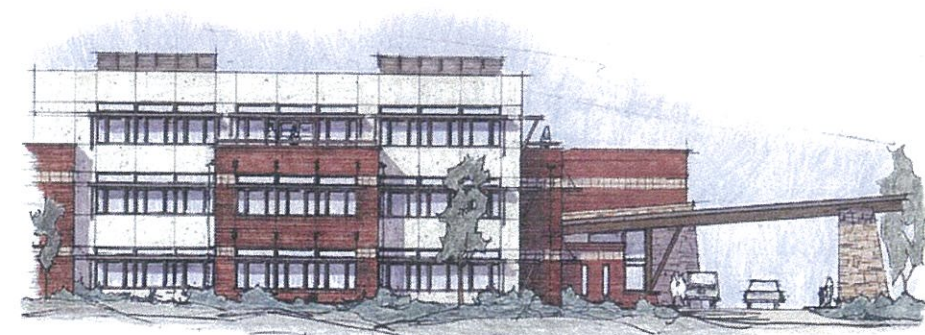
ELEVATION - 10,000 S.F. BUILDING ELEVATION CONCEPT - NOT TO SCALE



BUILDING MATERIALS



ELEVATION - 75,000 S.F. BUILDING ELEVATION CONCEPT - NOT TO SCALE



ELEVATION - 75,000 S.F. BUILDING ELEVATION CONCEPT - NOT TO SCALE



ELEVATION - RETAIL BUILDING ELEVATION CONCEPT - NOT TO SCALE



DESIGN STANDARDS

Unifying architectural elements

MATERIALS:

- A. **Wood:** Exposed columns, tilted columns, and beams of rough sawn glu-lam timbers with exposed metal plates and fasteners shall be used with each building, but shall be minimally utilized at or near entries. (Stained, semi-transparent brown - consistent on all buildings).
- B. **Stone:** Full wall planes of buff sandstone or synthetic stone - thin cut or dry stack veneer with faces canted outward from top to bottom (see building character sketches), and/or partial wall planes of sandstone veneer utilized as columns.
- Minimum usage 20% of building façade (buff sandstone color including grays and rust- consistent on all buildings).
- C. **Concrete, Metal, or Stucco:** Architectural precast, cast-in-place concrete walls incorporating elastomeric paint, concrete panel sided walls, architectural grade metal (alucobond or similar), or stucco walls shall be used as full walls. Surfaces must be articulated with reveals designed to create pattern and form.
- Minimum usage 20% of building facade. (Painted, light ochre/light tan- consistent on all buildings).
- D. **Brick veneer:** Minimum usage 20% of building façade (reddish/brown color - consistent on all buildings). Brick may include bands of stone for articulation.
- E. **Roofing:** Flat roofs behind parapet walls, slim line cantilevered flat roofs faced with metal (mainly utilized at entries), slightly sloped shed roofs with large overhangs, or slightly arched barrel roofs with large overhangs shall be used. All shed roofs and barrel roofs shall utilize the same warm gray standing seam metal roof. Every building shall incorporate at least (3) of these forms.
- F. **Glazing:** Glass shall be bronze tinted, high performance, low-e, glass with no more than 30% reflectivity. Glass for retail store fronts may be clear.
- G. **Window Frames:** Window frames shall be anodized bronze or brushed aluminum.
- H. **Steel:** Exposed plates, connectors for timbers, guard rails, facing of cantilevered flat roof plates, window shading devices, and any other exposed metals shall be either bronze or aluminum color to match windows or warm gray to match standing seam metal roofing.

ARCHITECTURAL FORMS :

- Building Massing:** Building design shall include multiple masses differentiated by the use combinations of approved materials. Extend stone walls outward from the buildings in an outward cant from top to bottom.
- Solar Shades:** Minimum 60% of all exterior windows, including windows shaded by roof overhangs, shall incorporate metal telescoping over metal brackets as window shade devices. These also become an architectural element tying the buildings together within the campus.
- Mechanical Screens:** Mechanical equipment shall be screened with parapets or screen walls with complimentary metal or concrete siding panels. Color to match the building elements.
- Signs:** Building mounted signs shall be placed in predetermined locations designed to work with the building façade.

- Building Facades:** The use of materials in the percentages previously specified shall be equally fenestrated on all four sides of each building.

Unified Open Space

- Internal pedestrian and bicycle networks shall be designed to invite walking and bicycle use throughout the campus, and to connect with surrounding areas and open space. Walkways shall be a minimum of five feet in width. Individual parcels and sites shall be integrated with the overall design to form a comprehensive network within the campus. Pedestrian facilities shall be included from building parcels to the central pedestrian area and from each building to adjacent building parcels. Continuous pedestrian walkways shall link public street sidewalks and the private sidewalks with individual sites.
- Where it is necessary for the primary pedestrian access to cross drive aisles, parking lots, or internal circulation the pedestrian crossing shall emphasize and place priority on pedestrian access and safety by utilizing a change in paving and materials. The material and layout of the pedestrian access shall be continuous as it crosses the driveway, with a break in continuity of the driveway paving and not the pedestrian access way. The pedestrian crossings shall be well marked using low maintenance pavement treatments such as scored concrete with an appropriate size score pattern of human scale, colored concrete, pavers, brick or other similar materials.
- Where pedestrians and bicyclists share walkways a minimum width of eight (8) feet shall be required. Additional width may be required to accommodate higher volumes of bicycle and pedestrian traffic.

- A minimum of 25 percent open space will be provided within this development. Detention basins and common open space will be incorporated throughout the site. These areas will provide pedestrian paths that serve as landscape connection through the site. Visual accent and buffer from adjacent roadways will also be provided within these landscape areas.

- Major entry points have been identified on the site plan. These entries will include exemplary landscape treatment and will incorporate architectural features and signage elements designed to reflect the same character of the buildings. Sculpture(s) and/or water feature(s) may also be incorporated in these areas. See conceptual sketch this sheet for an example of a typical entry.

- The campus center will be the prime focal area of the campus. This area will include landscape and architectural features consistent with the major entry points. At least one sculpture, architectural feature, or water feature will be incorporated in this area to provide visual interest. Vehicular access will still be a part of the campus center, but a hierarchy will be placed on pedestrian traffic. Where buildings face the street larger sidewalks with different paving materials will be used to create an urban street character. Plazas and/or gathering spaces will be incorporated in this area.

- Unified streetscapes will be developed along 15th Street and Horstman Place. Horstman Place will be constructed with a ten foot median to include ornamental flowering trees, shrubs, perennial plants, and ornamental grasses. A pathway and detached sidewalks will also be included along this street. 15th Street will be designed with detached sidewalks and pathways to include deciduous canopy trees along each side of the street at 40 feet on center with drought tolerant turf planted in the parkways.

- Additional open space/landscape areas will be provided along streets within the development, around buildings, and within and around parking lots for screening.

The landscaping used within the development will be installed according to xeric principles. Low water use plants will be required.

Other unifying features
Outdoor plaza areas will exist at various building sites within the development. These plazas may be attached to individual buildings or separated within the open space for shared use with multiple buildings. A minimum of one plaza space shall be provided for every four buildings. These spaces will be designed in the same character as the public spaces and will be connected to the pedestrian pathway system.

The recreational trail is shown on the plan along the west and north boundary of the site. The purpose of this location is to allow for public pedestrian traffic to get through the development without conflicting with internal pedestrian traffic. The recreational trail will be within a 30 foot easement which will provide a buffer from neighboring uses to the north and west. Pedestrian connections will be provided to the Waterfall parcel to the east via the public recreation trail, internal pedestrian trail system, and sidewalks within the public right of way.

A signage master plan will be developed to insure consistent sign design and location for various sign types within the development. A planned sign program will also be developed and approved prior to any sign construction within the development. The signs will be designed to allow for efficient way finding and will be designed in a character to compliment the building architecture.

Site furnishings (lighting, trash receptacles, benches, planter pots, bollards, bike racks, building addressing, etc.) will be developed with a unified theme to reflect the character of the development. Site furnishings will be approved with the building permit.

View shed protection
The buildings on the south portion of the site will be oriented to US highway 34 to give the development a street character along that corridor. The views along US 34 will be protected as each building will be a maximum of 3 stories in height and buildings will be setback 80 feet from US 34. The other buildings on the site will be oriented around the site's open space. These buildings will be clustered in such away as to enhance views from the buildings and the common open space.

Unified Design Agreement
An architectural review board will be in place to review each project within the development. An approval from the architectural review board will be required prior to the submission of any building permit.

Master Association
All of the landscaping within the development will be maintained by a master association.

MASTER PLAN PROCESS

Each site development plan submitted for (property within the boundaries of this master plan including all properties in Waterfall Fifth Subdivision and Lots 2, 3 and 4, Block 2 Waterfall Fourth Subdivision) shall include an updated master plan labeling the lot as providing primary or non-primary uses and an updated land use table identifying the remaining primary and non-primary use acreages available. The updated master plan shall be processed administratively with each site development plan.

Chapter 18.30

E DISTRICT – EMPLOYMENT CENTER DISTRICT

Sections:

18.30.010	Purpose.
18.30.020	Uses permitted by right.
18.30.030	Uses permitted by special review.
18.30.040	Development standards and balance of land uses.
18.30.050	Development approval.
18.30.060	Schedule of flexible standards.

18.30.010 Purpose.

The E - Employment Center District is a mixed-use district intended to provide locations for a variety of workplaces and commercial uses, including light industrial, research and development, offices, institutions, commercial services and housing. This district is intended to encourage the development of planned office and business parks; promote excellence in the design and construction of buildings, outdoor spaces, transportation facilities, streetscapes, lodging and other complementary uses. This district is intended to implement the E- Employment Center category set forth in the City's Comprehensive Master Plan. Uses that complement and support primary workplace uses, such as hotels, retail, restaurants, convenience shopping, child care and housing are intended to be secondary uses and not intended to be the primary or predominant uses in E districts. Such uses should be limited to guidelines set forth in this district. (Ord. 5156, § 1, 2006)

18.30.020 Uses permitted by right.

The following uses are permitted by right in an E district:

- A. Art gallery, studio and workshop including live/work studio and workshop. Such facilities may include the display, sale, fabrication or production of paintings, sculptures, ceramics and other art media. Limited outdoor fabrication of art work may be permitted subject to special review as provided in Chapter 18.40.
- B. Commercial child day care center licensed according to the statutes of the state;
- C. Convention and Conference Center;
- D. Entertainment Facilities and Theaters, indoor;
- E. Financial Services;
- F. Food Catering;
- G. Gas station with or without convenience goods or other services subject to Section 18.52.060 and located three hundred (300) feet or more from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district);
- H. Health Care Service Facility;
- I. Hospital;
- J. Indoor Recreation;
- K. Lodging Establishment (hotel and motel);
- L. Long Term Care Facility;
- M. Medical and dental laboratories;
- N. Office, general administrative;
- O. Parking Garage;
- P. Parking Lot;
- Q. Personal and Business Service Shops;

- R. Place of Worship or Assembly;
- S. Print Shop;
- T. Professional Office/Clinic;
- U. Restaurant, standard; (Ord. 5845 § 5 (part), 2014)
- V. Retail store;
- W. Veterinary Clinic;
- X. Light Industrial;
- Y. Research Laboratory;
- Z. Public and Private Schools;
- AA. Workshop and Custom Small Industry (entirely enclosed within a building and provided there is no excessive odor, glare, smoke, heat, vibration, etc.), Limited outdoor fabrication of products may be permitted subject to special review as provided in Chapter 18.40;
- BB. Dwelling, Attached Single-Family;
- CC. Dwelling, Detached Single-Family;
- DD. Dwelling, Multi-Family;
- EE. Dwelling, Two-Family;
- FF. Elderly housing;
- GG. Dwelling, Mixed Use;
- HH. Community Facility;
- II. Park or Recreation Area;
- JJ. Congregate care facility;
- KK. Antennas, as defined in Section 18.55.020(A), co-located on an existing tower or structure as provided in Section 18.55.030 and Section 18.55.030 and meeting all other requirements of Chapter 18.55; and
- LL. Accessory buildings and uses. (Ord. 5156, § 2, 2006)

18.30.030 Uses permitted by special review.

The following uses are permitted by special review in an E district subject to the provisions of Chapter 18.40:

- A. Bar or tavern;
- B. Car Wash;
- C. Domestic Animal Day Care Facility;
- D. Gas station with or without convenience goods or other services subject to Section 18.52.060 and located less than 300 feet from a residential use or zone district (measurement shall be made from the nearest site or lot line of the gas station to the nearest lot line of the residential use or zone district);
- E. Nightclub;
- F. Open-Air Farmers Market;
- G. Plant Nursery and Greenhouses;
- H. Restaurant, Drive-In or Fast Food;
- I. Self-Service Storage Facility;
- J. Vehicle Minor Repair, Servicing, and Maintenance;
- K. Vehicle Rentals for Cars, Light Trucks and Light Equipment;
- L. Vehicle Rentals for Heavy Equipment, Large Trucks and Trailers;
- M. Vehicle Sales and Leasing for Cars and Light Trucks;
- N. Veterinary Hospital;
- O. Warehouse and distribution;
- P. Firing range, indoor. (Ord. 5845 § 5 (part), 2014)
- Q. Airports and Heliports;

- R. Essential Public Utility Uses, Facilities, Services, & Structures;
- S. Group Care Facility;
- T. Personal wireless service facility as defined in Section 18.55.020(A), located on a new structure, meeting all requirements of Chapter 18.55; and
- U. Public Service Facility.
- V. Crematorium subject to Section 18.52.080. (Ord. 5446 § 6, 2009)
- W. Off -Track Betting Facility (Ord. 5594 § 5, 2011)

18.30.040 Development standards and balance of land uses.

The following standards shall be administered as Type 2 standards in accordance with Section 18.53.020 Compliance.

- A. Balance of land Uses: Not more than 40 percent of the land area within a development plan shall be dedicated to non-primary workplace uses. Non-primary workplace uses include hotels, retail, convenience and service uses, restaurants, child care, housing or other uses intended to support and compliment primary workplace uses. For the purposes of this requirement primary workplace uses shall include but shall not be limited to office, research or light industrial. A proposed development plan that does not meet this requirement may be permitted if within two miles of the proposed development plan, primary workplace uses exist or the zoning for such uses is in place, in an amount that is sufficient to comply with the intent of this section and meet the long term need for primary employment land uses anticipated by the City's Comprehensive Master Plan.
- B. Campus-Type Character: E-Employment Center Districts are intended to have a "campus-type" character with strong unifying design elements meeting the following standards:
 - 1. Unified Building Design: Building design shall be coordinated with regard to color, materials, architectural form and detailing to achieve design harmony, continuity and horizontal and vertical relief and interest.
 - 2. Unified Open Space: Projects shall include a unifying internal system of pedestrian-oriented paths, open spaces and walkways that function to organize and connect buildings, and provide connections to common origins and destinations (such as transit stops, restaurants, child care facilities and convenience shopping centers). The development plan shall utilize open space and natural features that serve as buffers and transitions to adjacent area(s). Development plans shall include at least 20 percent of the gross site area devoted to common open space features, including features such as common area landscaped buffers, parks or plaza spaces, entrance treatments, natural areas, or wetlands, but excluding any open space or landscaped areas within required building setbacks or parking lots. Areas dedicated to storm water drainage may also be counted toward meeting the open space requirement, provided they are designed to be recreation space or as an attractive site feature incorporating a naturalistic shape and/or landscaping.
 - 3. Other Unifying Features: Major project entry points shall include well designed signage and entry features such as quality identity signage, sculpture, plazas, special landscape clusters, etc. The visibility of parking lots or structures shall be minimized by placement to the side or rear of buildings and/or with landscape screening. Shared vehicular and pedestrian access, shared parking, common open space and related amenities should be integrated into the project's design. The overall design and layout shall be compatible with the existing and developing character of the neighboring area.
 - 4. Viewshed Protection: Care shall be taken to minimize disruptions to adjacent neighborhood views of open spaces or natural features through the sensitive location and design of structures and associated improvements. Visual impacts can be reduced and better view protection provided through careful building placement and consideration of building

heights, building bulk, and separations between buildings.

5. Unified Design Agreement: In the case of multiple parcel ownerships, an applicant shall make reasonable attempts to enter into cooperative agreements with adjacent property owners to create a comprehensive development plan that establishes an integrated pattern of streets, outdoor spaces, building styles and land uses consistent with the standards in this section.

C. Other Standards:

1. Significant retail and office components shall comply with standards in Section 18.29.040 – Development Standards for MAC districts.
2. See also Chapter 18.53 Commercial and Industrial Architectural Standards and Site Development Performance Standards and Guidelines.
3. Section 18.29.040 paragraphs D. Loading Areas, E. Utility Boxes, F. Trash Enclosures, and G. Other Standards shall apply in E-Employment Center Districts. (Ord. 5156, § 3, 2006)

18.30.050 Development approval.

- A. Development Approval: Uses listed in Section 18.30.020 are permitted subject to the applicant obtaining a Type 1 Zoning Permit as required by Section 18.04.020 with approval of the site plan as required by Chapter 18.46 - Site Plan Review Requirements & Performance Standards excluding single and two-family residential uses and accessory buildings as excepted by Section 18.04.020. Special review uses listed in Section 18.30.030 may be permitted subject to the applicant obtaining a Type 2 or 3 Zoning Permit as required by Chapter 18.40 - Uses Permitted B Special Review.
- B. Phased Approval: For larger development sites where site development details are not known for the entire site at the time of obtaining a Type 1, Type 2 or Type 3 Zoning Permit as prescribed above, a conceptual master plan shall be provided for the entire parcel subject to phased approval of site plans to ensure the coordinated development of the entire parcel. The conceptual master plan must include the general type, intensity and location of land uses and public facilities and the overall classification and design of the primary road and pedestrian network, including all information that the planning division may require. The conceptual master plan shall also include a narrative statement, conceptual renderings, schematic designs, architectural guidelines or other information as needed to demonstrate how the proposed development plan complies with development standards in Section 18.30.040 paragraphs B. and C. Additionally, the conceptual master plan shall depict an allocation of land uses in a manner that demonstrates compliance with Section 18.30.040.A. The conceptual master plan shall be provided with an E-Employment rezoning application and the rezoning approval shall be subject to compliance with the conceptual master plan. Subsequent site plans submitted for Type 1, Type 2 or Type 3 Zoning Permit approval shall conform to the conceptual master plan.
- C. Plan Modifications: Modifications to the conceptual master plan as required to show compliance with Section 18.30.040 Development Standards, or that comply with Section 18.30.060 Schedule of Flexible Standards, may be approved administratively by the Director of Development Services. Changes to permitted uses or substantial changes to the location of land uses as depicted on the conceptual master plan shall be submitted for review and recommendation by the Planning Commission with final approval by the City Council. (Ord. 5156, § 4, 2006)

18.30.060 Schedule of flexible standards.

**Chapter 18.30 MAC and E Districts
Schedule of Flexible Standards**

Non-Residential				Residential				
District	Front Bldg. Setback (1)	Rear & Side Bldg. Setbacks (2)	Bldg. Height (3)	Residential Density	Front (2)	Rear (2)	Side (2)	Height
MAC-Community Activity Center	I-25: 80 ft Arterial: 35 ft Non-Arterial: 25 ft	See buffer requirements, Section 4.04 SDPSG	50 ft (4) 120 ft (5)	Up to 16du/ac (6) (7)	20 ft	15 ft	5 ft	40 ft
E-Employment Center	I-25: 80 ft Arterial: 35 ft Non-Arterial: 25 ft	See buffer requirements, Section 4.04 SDPSG	50 ft (4) 120 ft (5)	Residential up to 20% of total project area, up to 16du/ac (7)	20 ft	15 ft	5 ft	40 ft

Use	Maximum height of building or structure	Maximum height of accessory building or structure
E-Employment Center District	As provided in Chapter 18.30 E District Schedule of Flexible Standards	50

Notes to MAC and E Districts Schedule of Flexible Standards:

- (1) Building setbacks shall be measured from the edge of the future right-of-way. Development sites within the area covered by the U.S. 34 Corridor Plan shall conform to all road setback and design requirements of that plan. Exceptions from U.S. 34 Corridor Plan standards may be permitted for development plans following guidelines for optional flexible standards in note (2) below. (Ord. 5156, § 1, 2006, Ord. 4453 § 5 (part), 1999)
- (2) **Optional Flexible Standards:** Setback required by this section and buffer standards required by Section 4.04 of the Site Development Performance Standards and Guidelines (SDPSG) may be reduced or waived for projects that orient buildings to streets to create an attractive pedestrian environment following "New Urbanism" or "Smart Code" principles (see "The Lexicon of the New Urbanism" or "Smart Code").
 - a. Where front setbacks are reduced, a treelawn not less than four feet in width shall be provided between the outer edge of the curb and the sidewalk. Canopy trees planted not less than 30 feet on-center (Figure 18.31-1) shall be provided in the treelawn. Landscaped bulb-outs and trees planted in tree grates in the sidewalk (Figure 18.31-2), with on-street parking, may be provided instead of a treelawn. Where garages face and are accessed from the street, at least 20 feet shall be provided between the face of the garage and the back of the sidewalk so that adequate space is provided for vehicle parking in the driveway.
 - b. Residential buildings with reduced setbacks shall include features such as covered porches or front stoops and walkways between buildings and the public sidewalk. Also, garages should be placed to the rear of the lot behind the primary structure, with side driveway or alley access.
 - c. In evaluating proposals with reduced setbacks, consideration shall be given to existing setbacks in adjacent developed areas to avoid incompatible and/or inconsistent design conditions.
- (3) Subject to height restriction in Section 18.54.040, which restricts any nonresidential use or multi-family use located closer than fifty (50) feet from the property boundary of a residential use, excluding multi-family dwelling units, shall be limited to the maximum height allowed for a single family residential use.
- (4) All uses other than office, research, lodging and mixed-use (see Note (5)).

- (5) Maximum number of dwelling units permitted per acre. The density calculation shall include the gross land area dedicated to residential use, including roads, drainage areas and open space within and serving the residential component of the project. Residential units that are part of a building that includes non-residential uses (mixed-use) shall not be included in the residential density calculation.
- (6) Office, research, lodging and mixed-use (mixed-use means residential located in the same building as non-residential uses). There shall be no limit on the amount of land area within a MAC district that may be devoted to residential use; however, for projects exceeding 50 percent residential land area, the applicant must demonstrate that sufficient land area is devoted to commercial use within the project, or within the vicinity of the project, to meet future commercial needs and demands. Such evidence may consist of a market analysis and/or an analysis of development trends and existing and proposed land uses within the vicinity of the project.

Chapter 18.32

PP DISTRICT – PUBLIC PARK DISTRICT

Sections:

- 18.32.010 Purpose.**
- 18.32.020 Definitions.**
- 18.32.030 Uses permitted by right.**
- 18.32.040 Uses permitted by special review.**
- 18.32.050 Site plan review process.**
- 18.32.060 Height limitations.**
- 18.32.070 Off street parking area.**

18.32.010 Purpose.

The purpose of the Public Park District is to establish and preserve areas in the City for public recreation facilities, parks and open space lands described in the City of Loveland Parks and Recreation Master Plan, as adopted and amended (“Parks and Recreation Master Plan”).

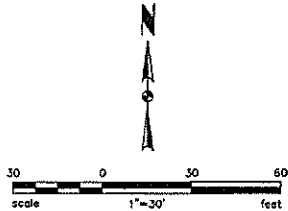
18.32.020 Definitions.

Definitions of Neighborhood Park, Community Park, School Recreation Areas, Regional Park, Special Use Areas, Recreational Trail, Recreational Facilities, Open Lands/Natural Area, Golf Courses, and Cemeteries or Memorial Gardens used in this Section shall be as defined below.

- A. Neighborhood Park - Shall mean a publicly owned park as defined and described in the Parks and Recreation Master Plan. Neighborhood Parks are centrally located, accessible to surrounding neighborhoods and should be equally distributed throughout the City. A Neighborhood Park should be a minimum of eight (8) acres in size and serve approximately a 1- mile service area with a ½ mile radius surrounding the park. Typical facilities include informal softball and soccer/football fields, volleyball, basketball, playground, horseshoe, tennis, shelter/pavilion with tables, pathways and free play areas.
- B. Community Park - Shall mean a publicly owned park as defined and described in the Parks and Recreation Master Plan, as adopted and amended. Community Parks serve as focal points within the community. Community Parks usually have parking, increased traffic due to active programmed sports, lighting and increased noise. Community Parks are greater than thirty (30) acres and usually serve approximately a 4-mile service area with a 1-mile radius surrounding the park. Typical facilities include those allowed in Neighborhood Parks plus all listed in the Park and Recreation Master Plan.
- C. School Recreation Areas – Shall mean a publicly owned park or recreation area as defined and described in the Parks and Recreation Master Plan. These areas are located adjacent to schools or are cooperatively developed as recreation areas on school properties. These sites should be developed where practical and beneficial to serve neighborhoods, which lack a park or have access barriers. Facilities may include youth baseball/softball fields, volleyball, basketball, soccer/football, playground, and multi-use turf areas.
- D. Regional Park – A Regional Park shall mean a publicly owned park which offers leisure value beyond the neighborhood or Community Park as defined and described in the Parks and Recreation Master Plan. Often there is an environmental or scenic quality, such as a river or mountain terrain within a Regional Park. Regional Parks are usually larger than two hundred (200) acres. Viestenz-Smith Mountain Park is categorized as a Regional Park.
- E. Special Use Areas - Shall mean a publicly owned park or recreation area as defined and described in the Parks and Recreation Master Plan, and may include unique or special uses such

LEGEND

- FOUND NO. 4 REBAR WITH CAP LS 7242 INSIDE A 4" IRON PIPE AND SEVERELY BENT OVER (NOT ACCEPTED)
- FOUND NO. 4 REBAR WITH CAP LS 32444
- SET NO. 4 REBAR WITH CAP LS 37911
- PROJECT BOUNDARY



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.41	S89°34'16"W
L2	5.00	S89°34'16"W
L3	17.35	S22°04'16"E
L4	17.35	N22°04'16"E
L5	3.81	S67°55'44"E
L6	15.50	N00°25'44"W
L7	15.50	S00°25'44"E
L8	15.61	N00°25'44"W
L9	15.61	S00°25'44"E
L10	14.14	S89°34'16"W
L11	10.50	S00°25'44"E
L12	10.50	N00°25'44"W
L13	5.85	S89°34'16"W
L14	0.94	S89°35'37"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	1121.50'	287.49'	157°1'54"	N87°48'26"W	296.52'
C2	1233.50'	325.67'	150°7'39"	N82°46'18"W	324.73'
C3	1121.50'	285.41'	14°34'53"	N83°06'57"W	284.69'
C4	1121.50'	12.08'	0°37'01"	N75°30'53"W	12.08'
C5	40.49'	29.53'	41°48'48"	S45°10'08"E	28.89'
C6	50.00'	151.87'	145°01'32"	S78°21'30"W	114.45'
C7	1233.50'	16.25'	0°45'17"	N89°57'29"W	16.25'

UNINCORPORATED LARIMER COUNTY
(NOT A PART OF THIS PLAT)

FOUND NO. 4 REBAR WITH CAP LS 7242
(AS NOTED ON WATERFALL 4TH SUBDIVISION PLAT) INSIDE
A 4" IRON PIPE AND SEVERELY BENT OVER.
REPLACED WITH NO. 4 REBAR STAMPED LS 37911

10' PRIVATE IRR. ESMT.
PER WATERFALL FOURTH SUB.
REC. #20070003673

20' PRIVATE CITY OF GREELEY EXCLUSIVE
UNDERGROUND SEWER ESMT.
PER WATERFALL FOURTH SUB.
REC. #20070003673

30' SURFACE TRAIL ESMT.
TO THE CITY OF LOVELAND
PER WATERFALL FOURTH SUB.
REC. #20070003673

UNINCORPORATED LARIMER COUNTY
(NOT A PART OF THIS PLAT)

0.46' (RE 10 TEMP. TURN
AROUND ESMT.)

TEMP. TURN AROUND ESMT.
PER WATERFALL FOURTH SUB.
REC. #20070003673

14' UTIL. ESMT.
PER WATERFALL FOURTH SUB.
REC. #20070003673

6' POSTAL ESMT.
PER WATERFALL FOURTH SUB.
REC. #20070003673

67' EXISTING R.O.W.
PER WATERFALL FOURTH SUB.
REC. #20070003673

OUTLOT 1
WATERFALL FOURTH SUBDIVISION
(NOT A PART OF THIS PLAT)

N89°34'16"E 1665.40' (BASIS OF BEARING)

BLOCK 1
LOT 1
97,923 S.F.
(FUTURE DEVELOPMENT)

BLOCK 1
LOT 2
256,345 S.F.

MATCHLINE SEE SHEET 3

LOT 1 BLOCK 1
WATERFALL FOURTH SUBDIVISION
(NOT A PART OF THIS PLAT)

LOT 2 BLOCK 1
WATERFALL FOURTH SUBDIVISION
(NOT A PART OF THIS PLAT)

EAST 15TH STREET

WATERFALL 5TH SUBDIVISION

FINAL PLAT



TST, INC.
CONSULTING ENGINEERS
746 Ynders Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 1097.0004.00

SCALE HORIZONTAL: 1"=30'

DATE JUNE 2008

SHEET 2 of 3



0043.01_PLAT

RR

JSV

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

0043.01_PLAT

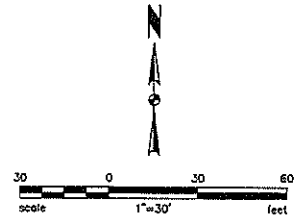
LINE TABLE		
LINE	LENGTH	BEARING
L1	1.41	S89°34'15"W
L2	5.00	S89°34'15"W
L3	17.35	S22°04'16"E
L4	17.35	N22°04'16"E
L5	3.51	S57°55'44"E
L6	15.50	S00°25'44"W
L7	15.50	S00°25'44"E
L8	15.61	S00°25'44"W
L9	15.61	S00°25'44"E
L10	14.14	S89°34'15"W
L11	10.50	S00°25'44"E
L12	10.50	N00°25'44"W
L13	5.86	S89°34'15"W
L14	0.94	S89°35'37"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CHORD
C1	1121.50'	297.49'	15°11'54"	N82°48'26"W	256.62'
C2	1233.50'	325.67'	15°07'59"	N82°45'18"W	324.23'
C3	1121.50'	285.41'	14°34'53"	N83°06'52"W	284.65'
C4	1121.50'	12.08'	0°37'01"	N75°30'59"W	12.08'
C5	40.49'	29.53'	41°45'48"	S45°10'08"E	28.88'
C6	60.00'	151.87'	145°01'32"	S79°21'30"W	114.45'
C7	1233.50'	16.25'	0°45'17"	N89°57'29"W	16.25'

N89°34'16"E 1665.40' (BASIS OF BEARING)

LEGEND

- ⑥ FOUND NO. 4 REBAR WITH CAP LS 7242 INSIDE A 4" IRON PIPE AND SEVERELY BENT OVER (NOT ACCEPTED)
- ⑥ FOUND NO. 4 REBAR WITH CAP LS 32444
- SET NO. 4 REBAR WITH CAP LS 37911
- ===== PROJECT BOUNDARY



OUTLOT 1
WATERFALL FOURTH SUBDIVISION
(NOT A PART OF THIS PLAT)

BLOCK 1
LOT 3
129,082 S.F.

BLOCK 1
LOT 4
124,642 S.F.
(FUTURE DEVELOPMENT)

BLOCK 1
LOT 2
256,345 S.F.

WATERFALL 5TH SUBDIVISION
FINAL PLAT



TST, INC.
CONSULTING ENGINEERS
748 Winders Way
Fort Collins, Colorado
Phone: 970.226.0557
Fax: 970.226.0204

JOB NO. 1097.0004.00

SCALE HORIZONTAL: 1"=30'

DATE JUNE 2008

SHEET

A PLAT OF WATERFALL FOURTH SUBDIVISION

BEING A SUBDIVISION OF TRACTS A AND D, WATERFALL ADDITION AND J-B FIRST ADDITION TO THE CITY OF LOVELAND LOCATED IN THE
SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY
OF LARIMER, STATE OF COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BOYD LAKE VILLAGE, LLC., THE CITY OF GREELEY, GREELEY AND LOVELAND IRRIGATION COMPANY AND FIRST NATIONAL BANK, BEING THE OWNERS AND LIENHOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

BEING ALL OF TRACT A AND D WATERFALL ADDITION AND A PORTION OF J-B ADDITION TO THE CITY OF LOVELAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 8, THENCE ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 N 00°18'02" W A DISTANCE OF 94.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N 00°18'02" E A DISTANCE OF 1221.83 FEET TO THE SOUTH SIXTEENTH CORNER OF SAID SECTION 8;

THENCE N 00°20'00" E A DISTANCE OF 476.21 FEET TO A POINT ON THE CENTER LINE OF THE GREELEY - LOVELAND IRRIGATION DITCH PER DEED BOOK L, PAGE 247; THENCE ALONG SAID CENTERLINE THE FOLLOWING EIGHT (8) COURSES:

- 1) SOUTH 80°52'10" EAST A DISTANCE OF 395.61 FEET;
- 2) THENCE SOUTH 77°02'15" EAST A DISTANCE OF 589.41 FEET;
- 3) THENCE SOUTH 67°58'51" EAST A DISTANCE OF 111.88 FEET;
- 4) THENCE SOUTH 61°49'43" EAST A DISTANCE OF 189.27 FEET;
- 5) THENCE SOUTH 56°09'04" EAST A DISTANCE OF 88.28 FEET;
- 6) THENCE SOUTH 67°51'30" EAST A DISTANCE OF 191.97 FEET;
- 7) THENCE SOUTH 76°20'15" EAST A DISTANCE OF 172.06 FEET;
- 8) THENCE SOUTH 62°49'15" EAST A DISTANCE OF 8.91 FEET TO THE NORTHEASTERLY CORNER OF TRACT D WATERFALL ADDITION RECORDED AT RECEPTION NUMBER 20040086163; THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT, THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°12'40" WEST A DISTANCE OF 402.83 FEET;
- 2) THENCE SOUTH 00°13'06" WEST A DISTANCE OF 776.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF HWY. 34, THENCE ALONG SAID NORTHERLY RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH 89°31'37" WEST A DISTANCE OF 353.35 FEET;
- 2) THENCE SOUTH 89°29'10" WEST A DISTANCE OF 360.68 FEET;
- 3) THENCE SOUTH 88°17'22" WEST A DISTANCE OF 549.50 FEET;
- 4) THENCE SOUTH 89°27'23" WEST A DISTANCE OF 403.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 56.62 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR EXISTING, DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN ON THIS PLAT; AND DO HEREBY DESIGNATE AND DEDICATE: (i) ALL SUCH RIGHTS-OF-WAY AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS PLAT; AND (ii) ALL SUCH UTILITY EASEMENTS TO AND FOR PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, TRAIL, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME AS WATERFALL FOURTH SUBDIVISION TO THE CITY OF LOVELAND, COLORADO.

NOTES:

1) BASIS OF BEARINGS: CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 BEING MONUMENTED AT THE EAST END BY A 3/4" ALUMINUM CAP STAMPED LS 34995 DATED 2005 AND AT THE WEST END BY A 3/4" ALUMINUM CAP STAMPED LS 16425 DATED 1993, ASSUMED TO BEAR, SOUTH 89°40'06" WEST.

2) THIS PROPERTY IS SUBJECT TO A CONCEPTUAL MASTER PLAN ON FILE WITH THE CITY.

3) UNLESS OTHERWISE APPROVED BY THE CITY, ALL UNSATISFIED CONDITIONS OF APPROVAL FOR THE ORIGINAL SUBDIVISION SHALL CONTINUE TO APPLY TO THIS PROPERTY.

4) EXISTING EASEMENTS SHOWN ARE FROM FIRST AMERICA HERITAGE TITLE COMPANY COMMITMENT NUMBER: 812-H0076105-085-COM, AMENDMENT NO.4 DATED SEPTEMBER 14, 2006 AT 8:00 A.M.

5) THE FLOOD ZONE DESIGNATION FOR THIS SITE IS LISTED AS X: AREA OF MINIMAL FLOODING PER FIRM FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 08069C1194F, DATED DECEMBER 19, 2006.

6) STORMWATER DETENTION FACILITIES, THEIR OUTLETS, STORM SEWERS AND INLETS IN BLOCK 1, BLOCK 2, AND TRACT 1 SHALL BE OWNED AND MAINTAINED BY THE BOYD LAKE VILLAGE OWNERS ASSOCIATION.

7) THE LAST FIELD INSPECTION OF THE SITE WAS MARCH 30, 2007.

8) TRAIL EASEMENT TO BE MAINTAINED BY BOYD LAKE VILLAGE OWNERS ASSOCIATION UNTIL THE CITY OF LOVELAND CONSTRUCTS THE RECREATION TRAIL.

9.) PERMANENT UTILITY EASEMENT RECORDED AT RECEPTION NO. 89019604 PROVIDED FOR A SEWER LINE USED BY THE BOYD LAKE SHORES SPECIAL ASSESSMENT DISTRICT, THE COUNTY OF LARIMER PAID FOR THE CONSTRUCTION AND THE CITY OF LOVELAND TOOK OWNERSHIP THEREAFTER.

10.) COUNTY ROAD RIGHT OF WAY BY ORDER OF CONVEYANCE RECORDED AT RECEPTION NO. 90022443 HAS BEEN TRANSFERRED TO THE CITY OF LOVELAND THROUGH THE ANNEXATION PROCESS. THE DEVICE THAT ACCOMPLISHED THIS IS KNOWN AS "J-B ADDITION".

11.) PROPERTY IS SUBJECT TO AN APPROVED ANNEXATION AGREEMENT FOR THE JB ADDITION RECORDED AT RECEPTION NO. 2005-0032980.

12.) US WEST EASEMENTS RECORDED AT RECEPTION NUMBERS 94036920, 94036921 & 94036922 TO BE VACATED BY THIS PLAT.

13.) THAT PORTION OF A CONSTRUCTION & MAINTENANCE EASEMENT AFFECTING THIS PARCEL RECORDED AT RECEPTION NUMBER 89019604 TO BE VACATED BY THIS PLAT.

14.) THAT PORTION OF A PERMANENT EASEMENT AFFECTING THIS PARCEL RECORDED AT RECEPTION NUMBER 90022443 TO BE VACATED BY THIS PLAT.

15.) AS EACH PLATTED LOT DEVELOPS, AND AS PART OF THE BUILDING PERMIT SUBMITTAL PACKAGE, THE APPLICANT SHALL INCLUDE A LETTER SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF COLORADO AND RETAINED BY THE LANDOWNER CERTIFYING THAT THE PROPOSED DEVELOPMENT WILL NOT CAUSE AN INCREASE IN WATER LEVEL ELEVATION IN BOYD LAKE DURING A PROBABLE MAXIMUM PRECIPITATION EVENT AS DEFINED BY THE OFFICE OF THE COLORADO STATE ENGINEER AND SHALL ALSO INCLUDE A LETTER FROM AN ENGINEER RETAINED BY THE GREELEY AND LOVELAND IRRIGATION COMPANY CONFIRMING THE FINDING BY LANDOWNER'S ENGINEER. THE PROCESS OF PREPARING SAID LETTERS IS OUTLINED IN AN AGREEMENT BETWEEN THE GREELEY AND LOVELAND IRRIGATION COMPANY AND BOYD LAKE VILLAGE, LLC RECORDED IN THE LARIMER COUNTY REAL ESTATE RECORDS AS RECEPTION NUMBER 20070086210

LIENHOLDER:

BY: *Cynthia E. Posgate*

TITLE: *Vice President*

AS AUTHORIZED AGENT FOR FIRST NATIONAL BANK

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS *27th* DAY OF *November* 2007.

WITNESS MY HAND AND OFFICIAL SEAL

Cynthia E. Posgate
NOTARY PUBLIC

MY COMMISSION EXPIRES *9.9.09*



OWNERS:

BY: *Kirk A. Dando*

AS: MANAGER FOR BOYD LAKE VILLAGE, LLC

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS *1st* DAY OF *November* 2007.

BY: *Bobbie L. Florence*

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES *3/22/2011*



OWNERS:

BY: *Adela R. Gain*

FOR THE CITY OF GREELEY

STATE OF COLORADO)
COUNTY OF WELD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

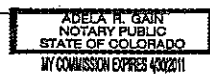
ME THIS *19* DAY OF *Nov.* 2007.

BY: *Adela R. Gain*

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES



OWNERS:

BY: *Robert L. Pree*

FOR GREELEY AND LOVELAND IRRIGATION COMPANY

STATE OF COLORADO)
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE

ME THIS *2nd* DAY OF *November* 2007.

BY: *Robert L. Pree*

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES *10-15-2008*



SURVEYORS CERTIFICATE

I, DAVID L. SWANSON, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF WATERFALL FOURTH SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATED *27th* DAY OF *November*, 2007.



DAVID L. SWANSON
REGISTERED LAND SURVEYOR
COLORADO REGISTRATION NO. 36070

UNLESS STAMPED AND SEALED THIS PLAT IS CONSIDERED PRELIMINARY

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

IMPROVEMENT STATEMENT:

ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR WATER SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, CURBS AND GUTTERS, SIDEWALKS, STREET IMPROVEMENTS, STREET SIGNS, TRAFFIC CONTROL SIGNS, ALLEY GRADING AND SURFACING, GAS SERVICE, ELECTRIC SYSTEM, GRADING AND LANDSCAPING SHALL BE PAID BY BOYD LAKE VILLAGE, LLC.

PRIVATE DEDICATION STATEMENT:

THE OWNER HEREBY GRANTS AND DEDICATES EASEMENTS FOR ACCESS, INGRESS AND EGRESS, OVER, UPON, THROUGH AND ACROSS ALL PRIVATE DRIVES FOR THE BENEFIT AND USE OF THE OWNERS, PATRONS, INVITEES, AND GUESTS OF THE WATERFALL 4TH SUBDIVISION FOR THEIR RECIPROCAL AND MUTUAL USE AND ENJOYMENT. THIS GRANT AND DEDICATION SHALL RUN WITH THE LAND, AND SHALL BE BINDING AND ENFORCEABLE UPON THE OWNER AND THE OWNER'S SUCCESSORS AND ASSIGNS AND IT SHALL INURE TO THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS, PATRONS, INVITEES, AND GUESTS OF THE WATERFALL 4TH SUBDIVISION. THE PRIVATE ACCESS EASEMENTS HEREBY GRANTED AND DEDICATED SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) OF THE WATERFALL 4TH SUBDIVISION.

BY: *Kirk A. Dando* DATE: *11/20/07*
OWNER: *Kirk A. Dando* AS: MANAGER FOR BOYD LAKE VILLAGE, LLC

CITY CERTIFICATE

THIS PLAT IS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS *6th* DAY OF *December*, 2007 FOR FILING WITH THE CLERK AND RECORDER OF LARIMER COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE ACCEPTED, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LOVELAND, FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE DIRECTOR OF DEVELOPMENT SERVICES.

DIRECTOR OF DEVELOPMENT SERVICES



WITNESS MY HAND AND SEAL OF THE CITY OF LOVELAND.

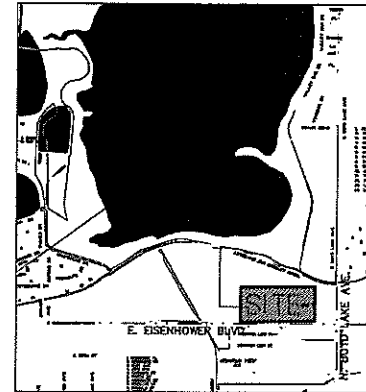
ATTEST: *James M. Weaver*
CLERK

ATTORNEYS CERTIFICATE

I, *ROBERT L. PREE*, AN ATTORNEY LICENSED TO PRACTICE LAW IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE ABOVE DESCRIBED LAND DEDICATED TO THE CITY OF LOVELAND, COLORADO, AND THAT THE PARTIES EXECUTING THE DEDICATION ARE THE OWNERS THEREOF IN FEE SIMPLE, AND THE DEDICATED LAND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS SET FORTH HEREIN.

SO SWORN THIS *27th* DAY OF *NOVEMBER*, 2007

Robert L. Pree
ATTORNEY AT LAW



VICINITY MAP
NOT TO SCALE



Stantec
Consultants

Copyright Reserved

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- SECTION CORNER MONUMENT AS NOTED
- 1/4 CORNER MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET NO. 4 REBAR W/CAP LS 36070
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PLAT BOUNDARY

Permit Seal



Client/Project

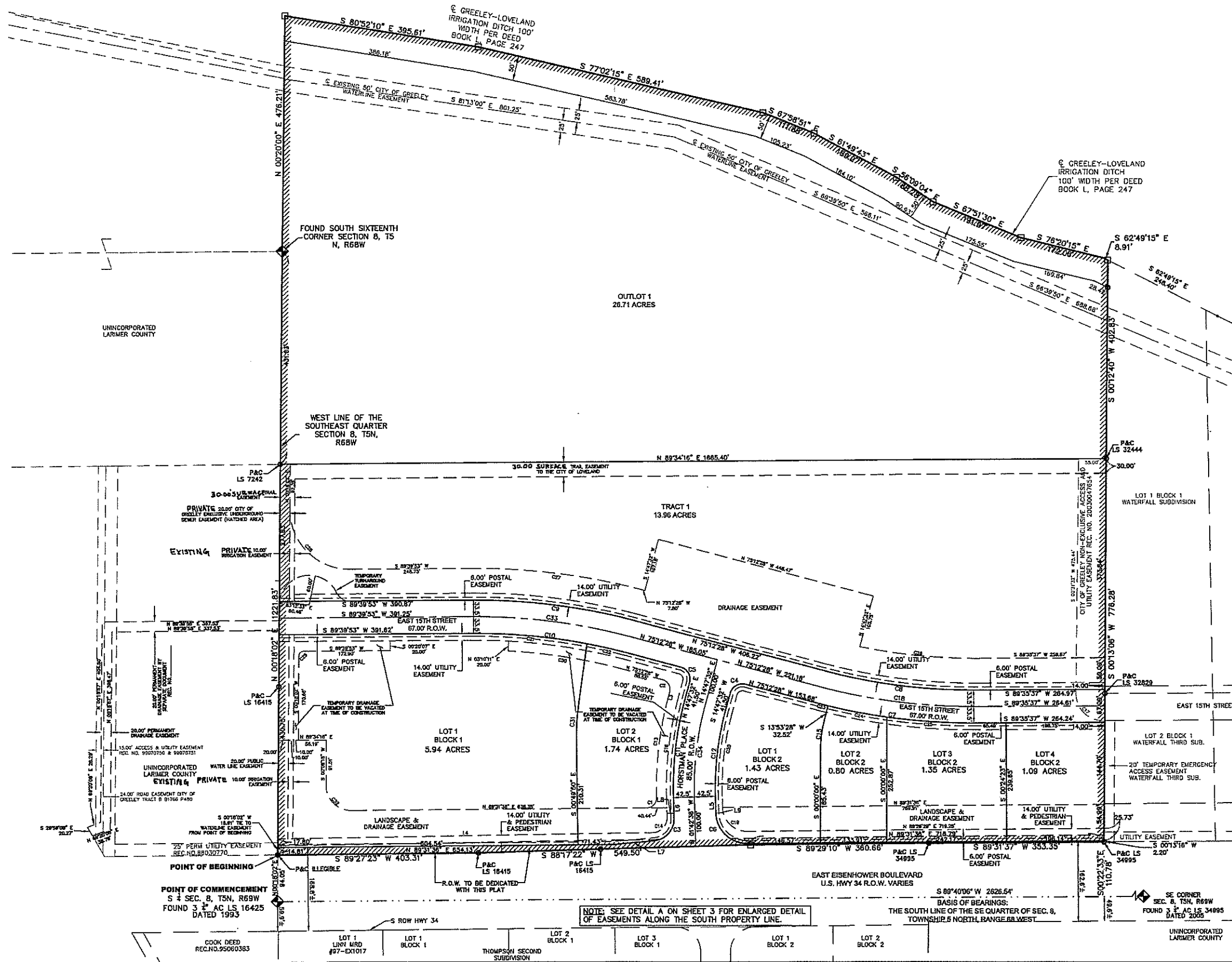
BOYD LAKE VILLAGE LLC

Title

A PLAT OF WATERFALL FOURTH SUBDIVISION

BEING A SUBDIVISION OF TRACTS A AND D, WATERFALL ADDITION AND J-B FIRST ADDITION TO THE CITY OF LOVELAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

BOYD LAKE



Stantec
Consultants

Copyright Reserved

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- ◆ SECTION CORNER MONUMENT AS NOTED
- △ 1/4 CORNER MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- SET NO. 4 REBAR W/CAP LS 36070
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT OF WAY LINE
- PROPOSED LOT LINE
- PLAT BOUNDARY



Permit Seal

Client/Project
BOYD LAKE VILLAGE LLC

Title

Project No.

10520v-fp.dwg

Drawing No.

Scale

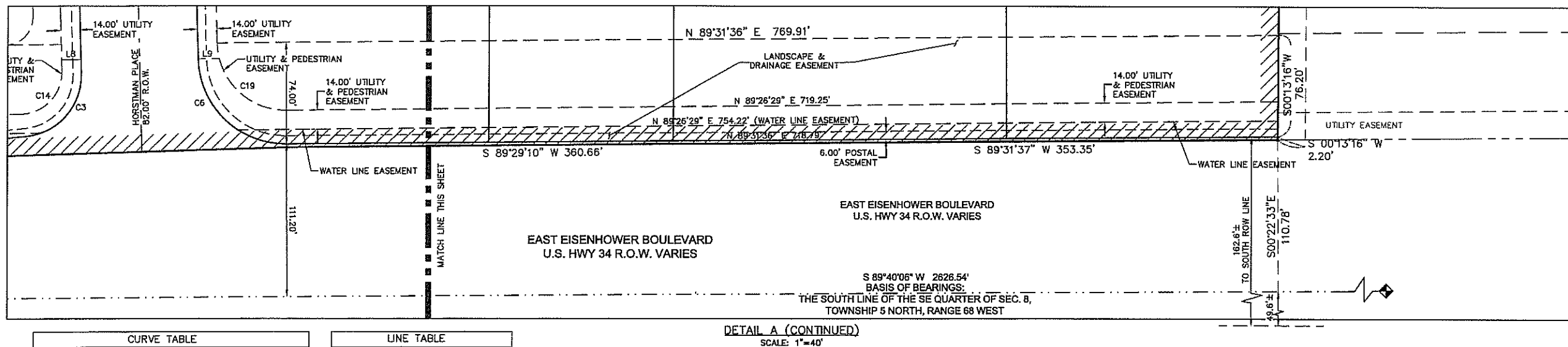
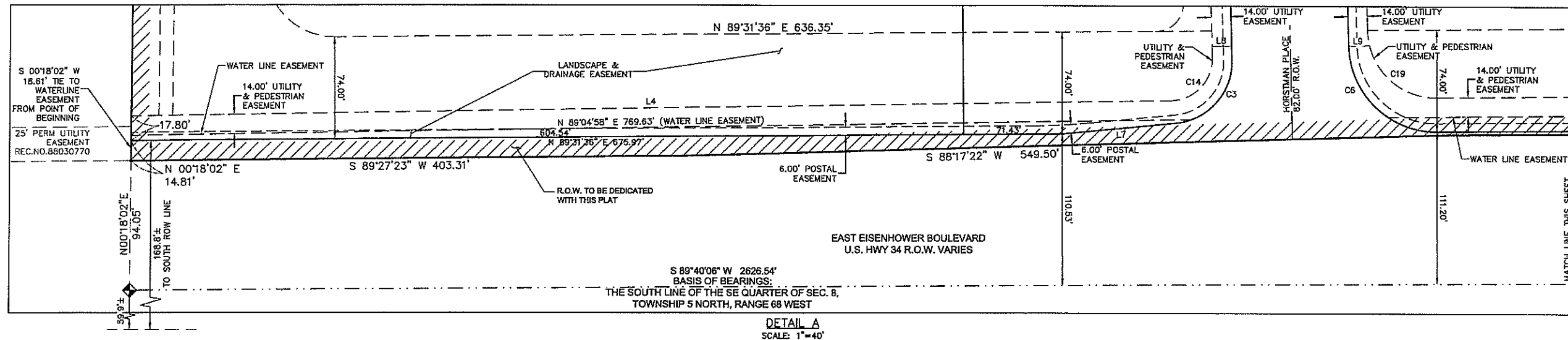
Sheet 2 of 3

Revision

WATERFALL 4TH SUBDIVISION

A PLAT OF WATERFALL FOURTH SUBDIVISION

BEING A SUBDIVISION OF TRACTS A AND D, WATERFALL ADDITION AND J-B FIRST ADDITION TO THE CITY OF LOVELAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	91°09'52"	20.00'	31.82'	28.57'	N43°55'40"E
C2	90°00'00"	20.00'	31.42'	28.28'	N30°12'28"W
C3	86°12'02"	44.50'	66.95'	60.81'	N41°23'23"E
C4	90°00'00"	25.00'	39.27'	35.36'	S59°47'32"W
C5	90°00'00"	25.00'	39.27'	35.36'	N30°12'28"W
C6	88°45'46"	64.00'	99.15'	89.53'	S46°05'31"E
C7	15°11'55"	1188.50'	315.27'	314.34'	S82°48'26"E
C8	15°11'55"	1121.50'	297.49'	296.62'	S82°48'26"E
C9	15°07'38"	1233.50'	325.67'	324.73'	N82°46'16"W
C10	15°07'38"	1166.50'	307.98'	307.09'	N82°46'16"W
C11	16°30'10"	676.37'	194.81'	194.14'	S06°32'27"W
C12	16°30'10"	591.37'	170.33'	169.74'	S06°32'27"W
C13	8°25'48"	710.37'	203.71'	203.01'	S06°34'38"W
C14	9°04'36"	30.50'	48.33'	43.43'	N43°41'10"E
C15	13°53'28"	2500.00'	60.61'	60.46'	S05°56'44"W
C16	16°30'10"	590.37'	198.85'	198.16'	S06°32'27"W
C17	89°59'46"	55.00'	86.39'	77.78'	S44°28'21"E
C18	15°11'55"	1155.00'	306.38'	305.48'	S82°48'26"E
C19	88°50'52"	50.00'	77.53'	70.00'	S48°08'04"E
C20	16°30'10"	577.37'	166.30'	165.72'	S06°32'27"W
C21	11°18'26"	1166.50'	230.31'	229.83'	S84°04'54"E
C22	03°49'12"	1166.50'	77.77'	77.78'	S07°07'05"E
C23	00°54'04"	1188.50'	18.69'	18.69'	S75°39'30"E
C24	05°50'08"	1188.50'	121.05'	121.00'	S79°01'36"E
C25	08°27'43"	1188.50'	175.53'	175.37'	S86°10'38"E
C26	12°17'04"	1102.50'	236.38'	235.93'	S84°15'51"E
C27	15°07'38"	1297.50'	342.57'	341.57'	N84°46'18"W
C28	90°37'01"	120.00'	188.79'	170.62'	S45°01'37"E
C29	89°21'51"	110.00'	15.60'	14.06'	S44°58'57"E
C30	11°37'21"	1132.50'	229.73'	229.33'	N81°01'09"W
C31	08°39'11"	500.00'	75.51'	75.44'	S03°29'46"E
C32	90°36'39"	50.00'	79.07'	71.09'	S45°10'05"E
C33	15°07'38"	1200.00'	316.83'	315.91'	N82°46'18"W
C34	16°30'10"	633.87'	182.57'	181.94'	S06°32'27"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	NOT USED	
L2	NOT USED	
L3	12.50'	N14°47'32"E
L4	754.43'	N89°04'58"E
L5	33.46'	S01°42'38"E
L6	41.70'	N01°42'38"W
L7	82.77'	S84°29'24"W
L8	14.00'	S89°04'58"W
L9	15.22'	S89°26'29"W

DETAIL A (CONTINUED)
SCALE: 1"=40'













Stantec
Consultants

Stantec Consulting Inc.
209 South Meldrum Street
Fort Collins CO USA
80521-2603
Tel. 970.482.5922
Fax. 970.482.6368
www.stantec.com

Copyright Reserved

The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Legend

- | | |
|---|----------------------------------|
|  | SECTION CORNER MONUMENT AS NOTED |
|  | 1/4 CORNER MONUMENT AS NOTED |
|  | FOUND PROPERTY CORNER AS NOTED |
|  | SET NO. 4 REBAR W/CAP L/S 36070 |
-
- | | |
|---|----------------------------|
|  | SECTION LINE |
|  | EXISTING RIGHT OF WAY LINE |
|  | EXISTING EASEMENT |
|  | PROPOSED RIGHT OF WAY LINE |
|  | PROPOSED LOT LINE |
|  | PLAT BOUNDARY |



Permit-Seal

Client/Project
BOYD LAKE VILLAGE LLC

Title



Project No.	Scale
10520v-fp.dwg	
Drawing No.	Sheet 3 of 3 Revision



JULY 28, 2014 PLANNING COMMISSION STAFF MEMORANDUM

ITEM NO: 1

PLANNING COMMISSION MEETING: JULY 28, 2014, 6:30 pm

TITLE: Highway 287 Strategic Plan

STAFF CONTACT: Bethany Clark

ACTION: No Action Required. Information item only

I. Attachments

A. Presentation

II. Summary:

This is an informational presentation summarizing the City's progress on the Highway 287 Strategic Plan. The City's consultant on this project, Logan Simpson Design, will make a presentation including an overview of the public outreach, economic analysis, and concepts developed based on input from the public. City staff is seeking input from the Planning Commission on the concepts developed for the corridor, the strategies proposed, and the overall direction of the plan.

III. Background/Overview:

Over the past several months, City staff has been working with Logan Simpson Design to analyze the existing conditions of the Highway 287 corridor, including market conditions, in an effort to understand and identify opportunities for and constraints to improving the corridor's economic position. In February, staff and the consulting team held three public workshops to receive input and direction on the preferred overall vision for the corridor. Five case studies were presented and participants were asked to vote on their favorite corridor and identify the elements that they preferred to see on the Highway 287 corridor. The case studies survey was also available on the 287 project website through the end of March to solicit the public's input and drive the vision for the corridor. Based on survey responses and public comments, Logan

Simpson Design developed concept visions for segments of the corridor that reflects the community's values and the preferred elements from the case studies.

The Logan Simpson team has further identified several opportunity areas that the City should concentrate its efforts on due to its potential for significant economic impact. Key strategies accompany the concepts to address the application of design elements, the role of the public/private sector in improving business opportunities, and policies for implementation. The strategies identified in the action plan have been prioritized based on their impact, geographic influence, and cost. During next steps, the concepts that Logan Simpson has developed, along with the action plan, will be presented at a public open house in August.



Planning Commission Presentation, 28 July 2014


Contents

- Process & Schedule
- Market Highlights
- Case Studies
- Preliminary Vision
- Problems, Economic Strategies & Actions
- Next Steps



Process & Schedule

Process & Schedule



Initiation (Fall – Winter]	Analysis (Winter - Spring]	Vision + Alternatives (Spring - Summer)	Draft + Final Plan (Summer - Fall)
<ul style="list-style-type: none">• ST Meeting #1• AC Meeting #1	<ul style="list-style-type: none">• ST Meeting #2, #3• AC Meeting #2• Stakeholder Interviews	<ul style="list-style-type: none">• ST Meeting #4, #5• AC Meeting #3, #4• Public Workshop (2/26)• City Council Worksession (4/8)• Meetings w/ Orchards & Loveland Marketplace (ongoing)	<ul style="list-style-type: none">• ST Meeting #6• AC Meeting #5• Public Drop-In Open House• Adoption Hearings



Market Highlights

Retail Market Conditions

- 1.38 million square feet
- **21% of retail space in City**
- Mostly community & neighborhood-oriented retail
- Vacancy rates lower than region & City
- Lease rates lower than region & City

Office Market Conditions

- 380,000 square feet
- **16% of office space in Loveland**
- Mostly service office space (banks, real estate offices)
- High vacancy rate of 19.7%
- Average lease rate is \$14.62, which is $\frac{3}{4}$ of Loveland and Region average

Industrial Market Conditions

- 946,000 square feet
- **13% of industrial space in Loveland**
- 7.2% vacancy rate is lower than City and Region
- Average lease rate is \$7.73, which is the Loveland average



Case Studies

North College Avenue, Fort Collins, CO



Quebec Street, Commerce City, CO



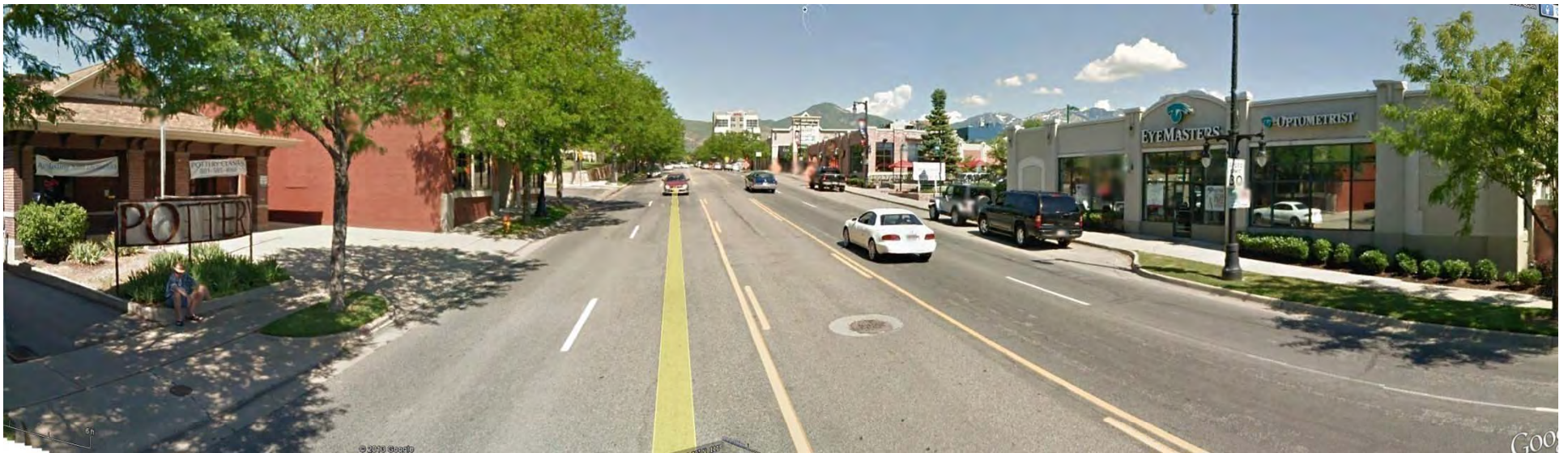
Kingshighway, St. Louis, MO



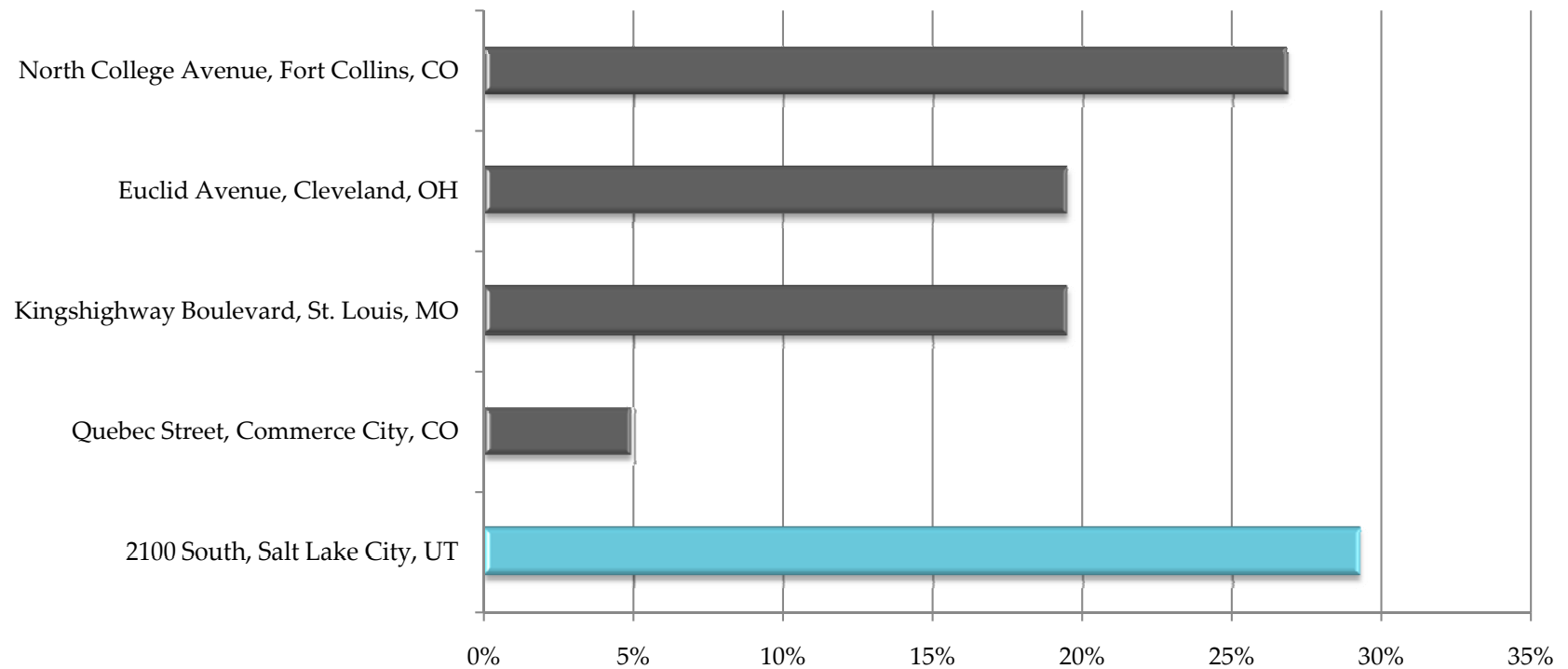
Euclid Avenue, Cleveland, OH



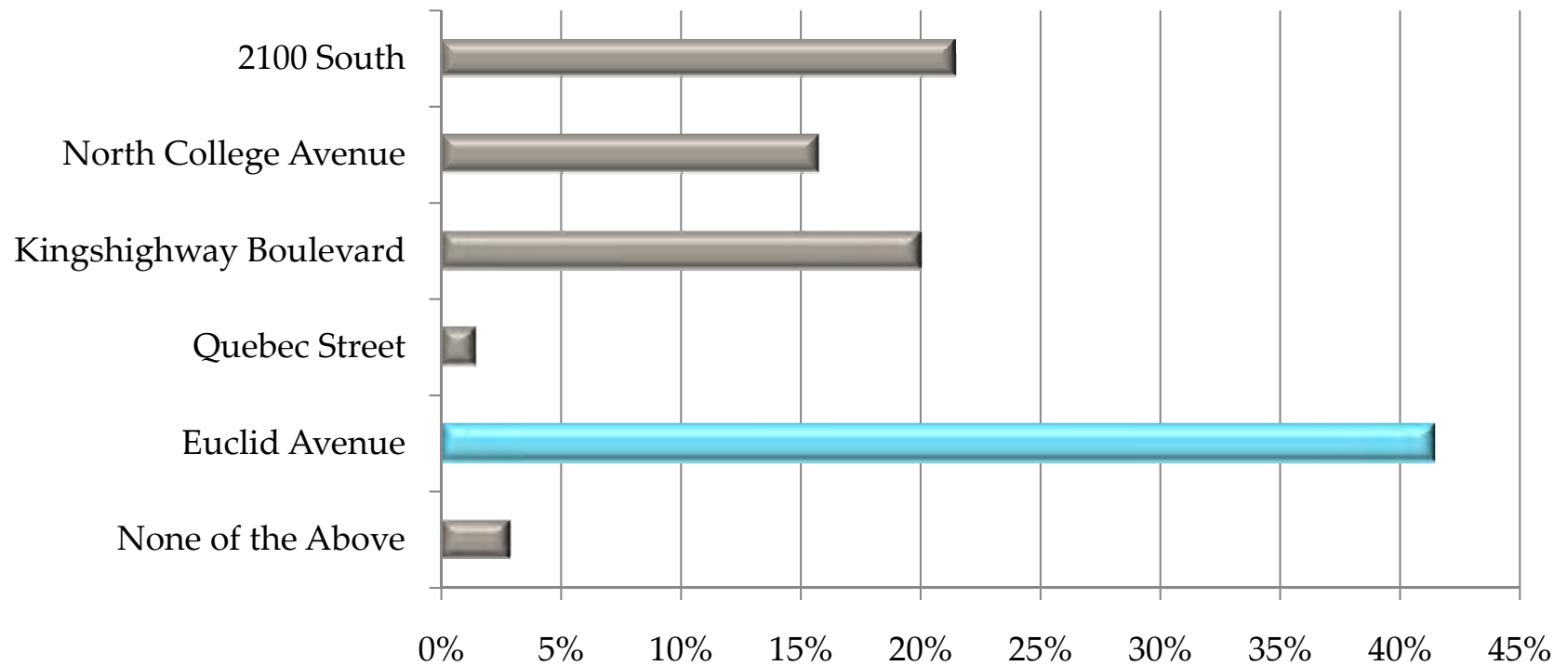
2100 South, Salt Lake City, UT



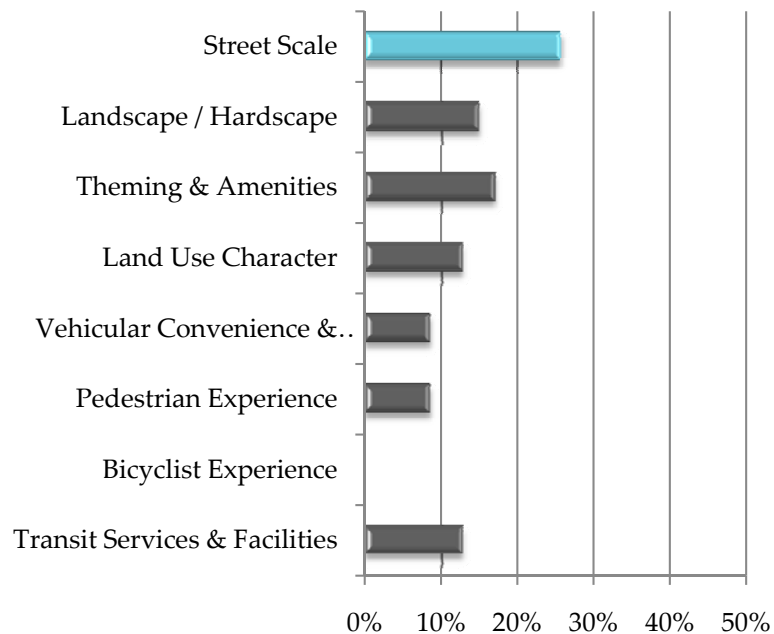
Workshop Polling Results



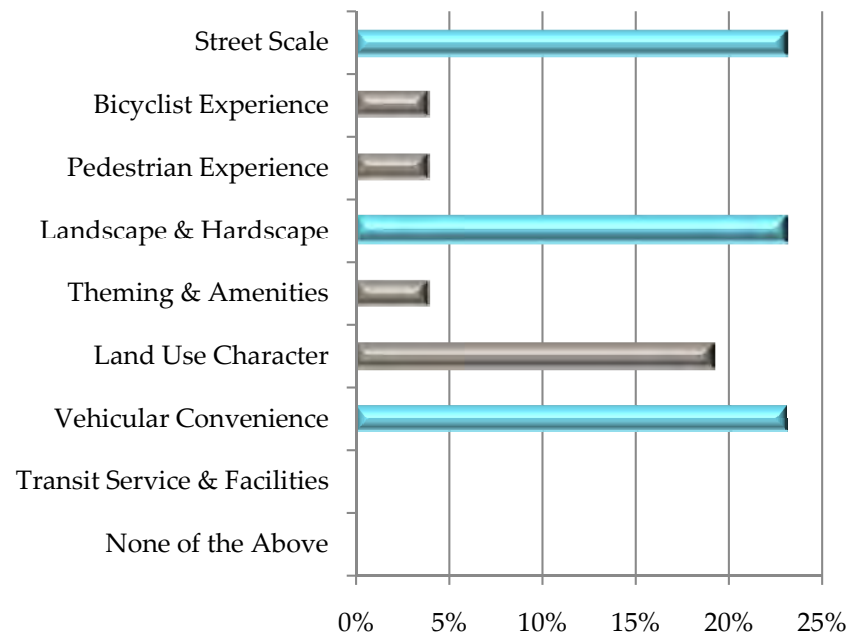
Online Survey Results



2100 South, Salt Lake City

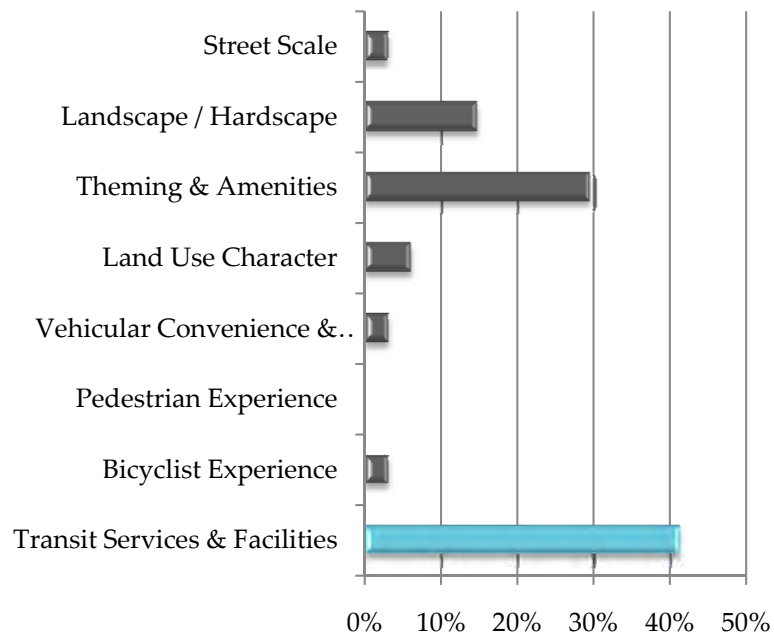


Workshop Polling Results

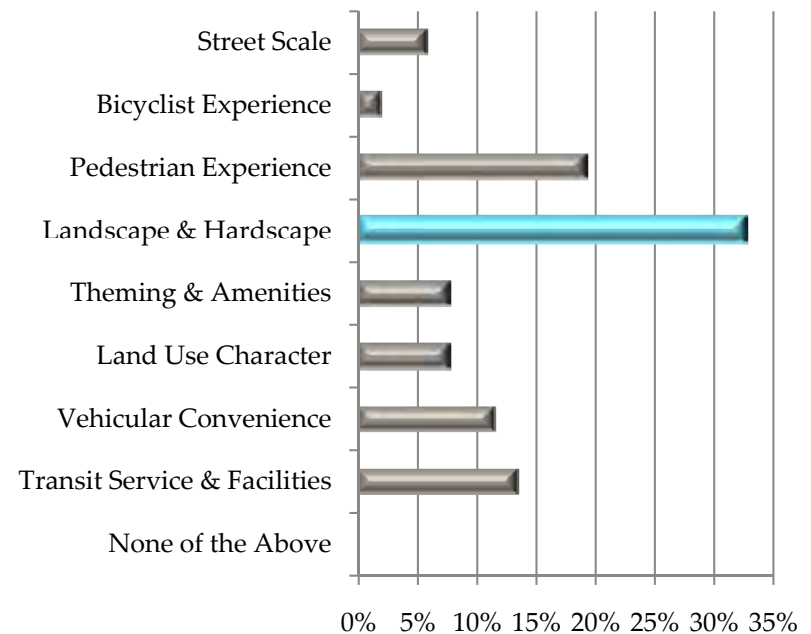


Online Survey Results

Euclid Avenue, Cleveland



Workshop Polling Results



Online Survey Results



Preliminary Vision

Vision



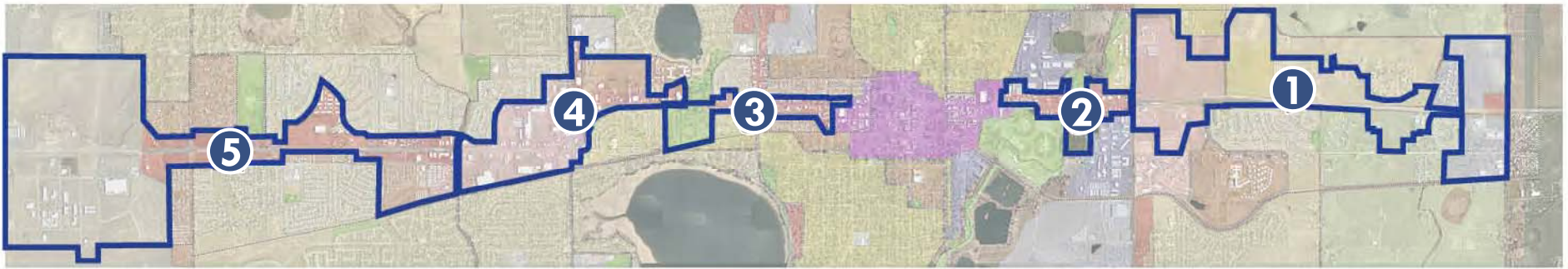
Vision





Problems, Economic Strategies & Actions

Corridor Zones



North

Zone 3 – Between 8th Street and Cemetery

Zone 4 – Between Cemetery and 37th Street

Zone 5 – Between 37th and 71st Street

South

Zone 1 - Between 42nd Street and 14th Street

Zone 2 – Between 14th Street and Cleveland



Corridor-Wide Action Plan



- Problems

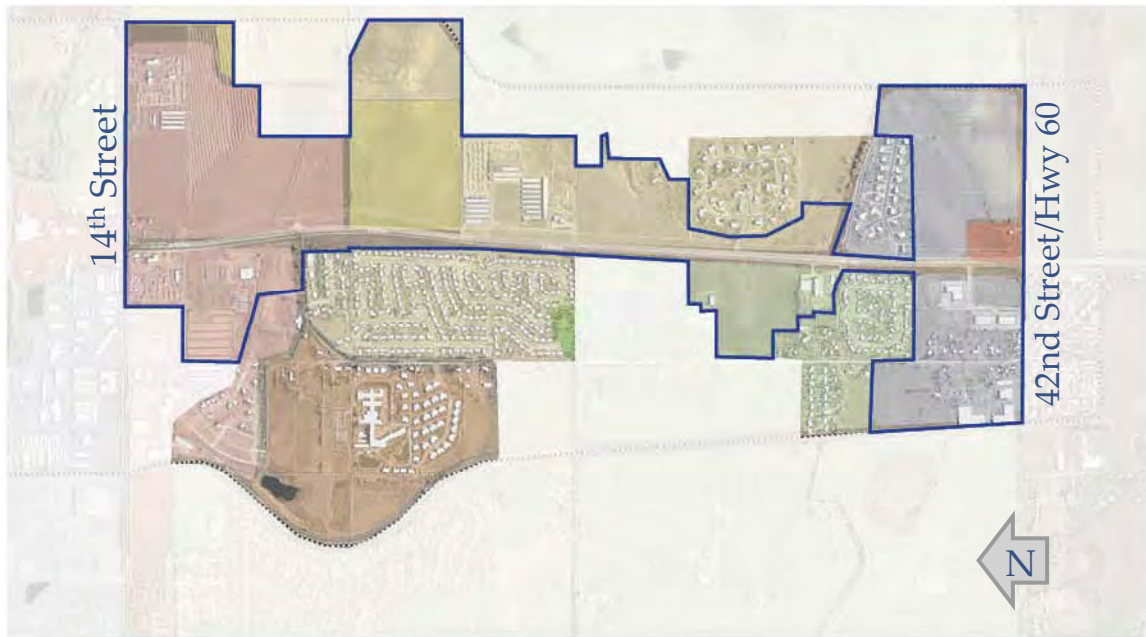


- Economic Strategy



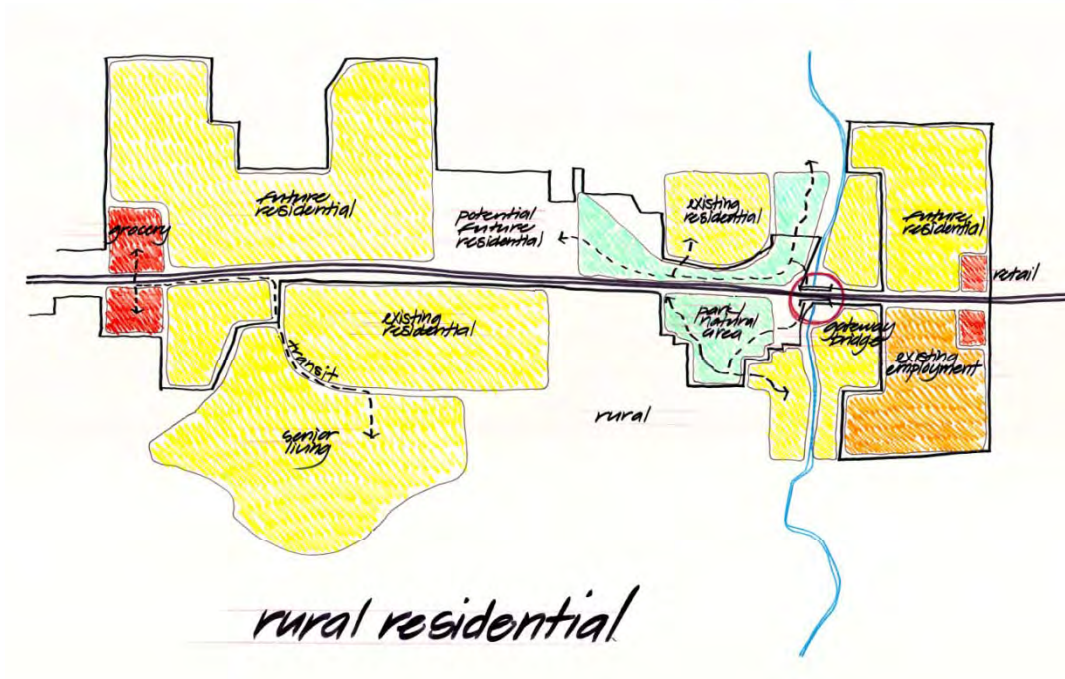
- Actions/Sub-Actions

Problems - Zone 1



- ❑ Sparsely developed with large vacant areas
- ❑ Lack of coherent land use plan
- ❑ Insufficient households to support new commercial uses currently
- ❑ Lack of street network – no connectivity
- ❑ Lack of infrastructure – utility constraints
- ❑ County enclaves that disrupt land use pattern

Economic Strategy – Zone 1



Concentrate future commercial and employment development at 14th Street/Hwy 402 while maintaining and expanding low and medium density residential uses to the south.

Actions - Zone 1

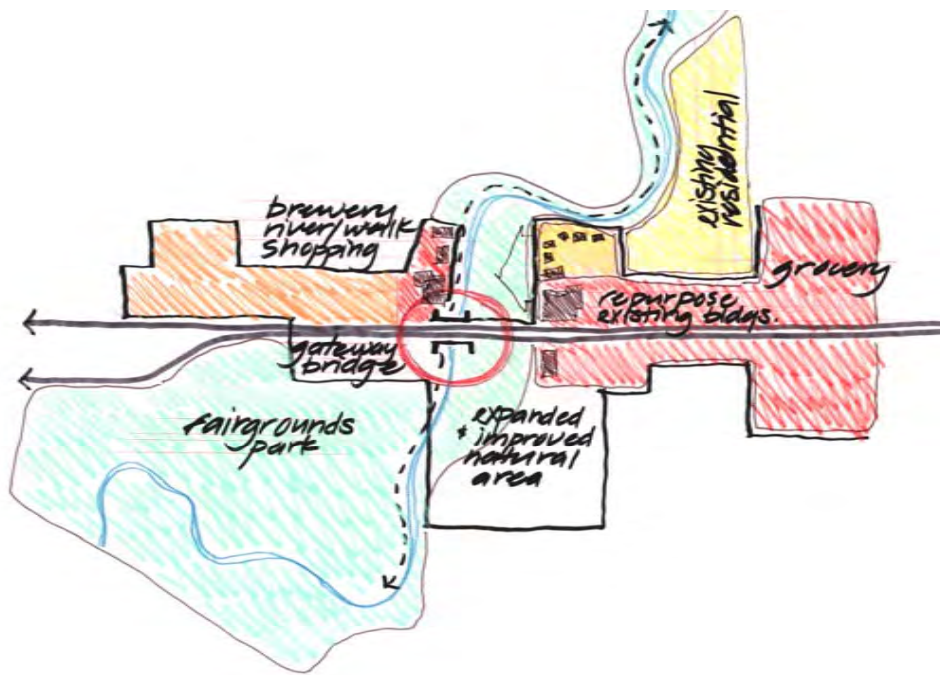
1. **Modify future land use map and zoning to focus on low/medium density residential development.**
2. **Create southern gateway into Loveland.**
3. **Promote development of larger master planned neighborhoods with capability to finance infrastructure needs.**

Problems – Zone 2



- Underutilized and low value commercial & industrial uses
- Flood hazard has limited reinvestment opportunities for certain properties
- Higher value commercial frontage development potentials are compromised by county industrial uses to the east
- Too many drive access points
- Area development does not capitalize on river amenity

Economic Strategy – Zone 2



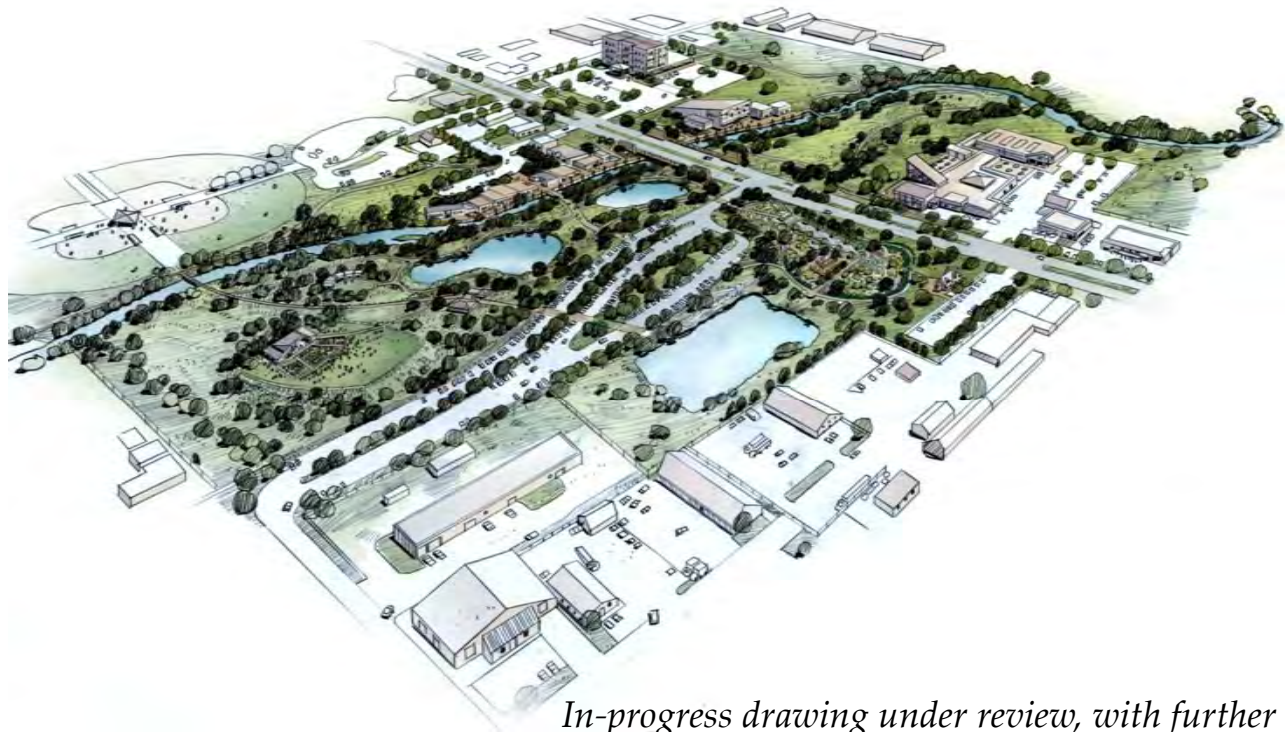
Create an enhanced river corridor with public spaces and amenities that will attract new commercial development and make existing properties more attractive.

Actions - Zone 2

1. Redevelop the Big Thompson River District.

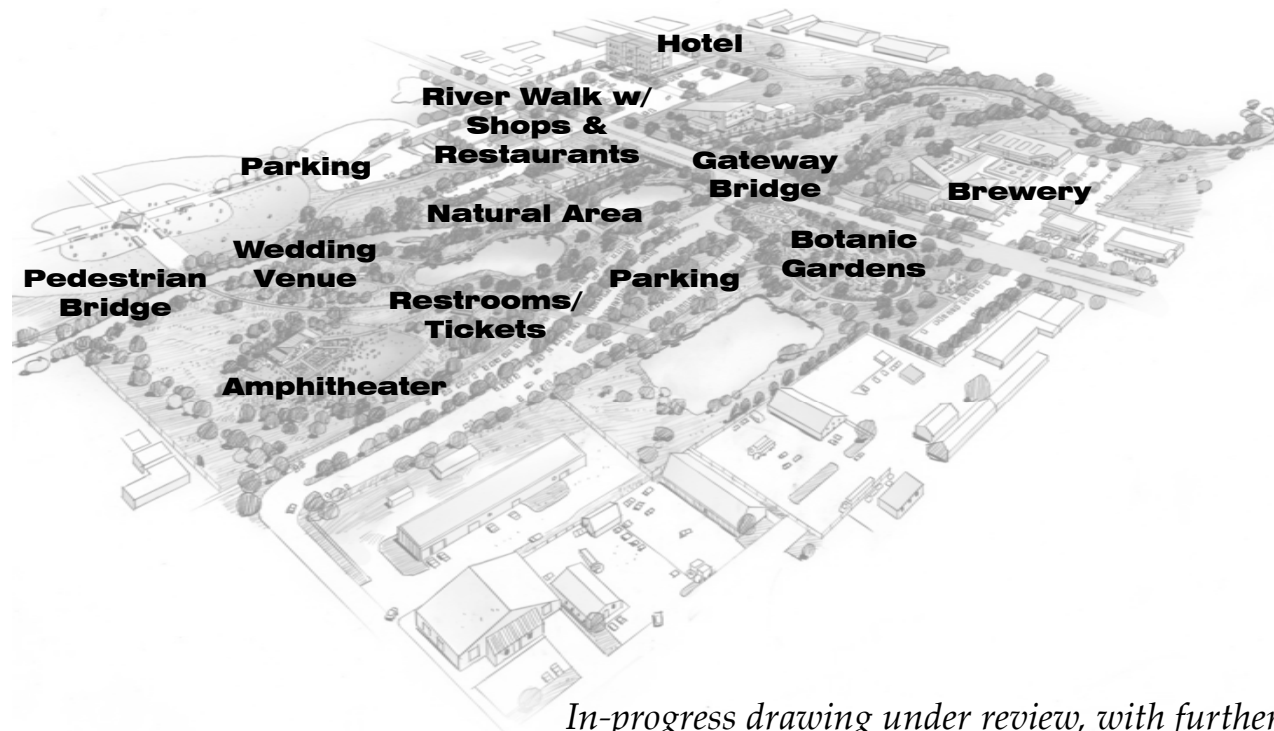
- ▣ Create an urban renewal plan.
- ▣ Mitigate the flood hazard on key parcels.
- ▣ Improve bridge across Big Thompson River as a southern gateway to downtown.

Big Thompson Sample Master Plan



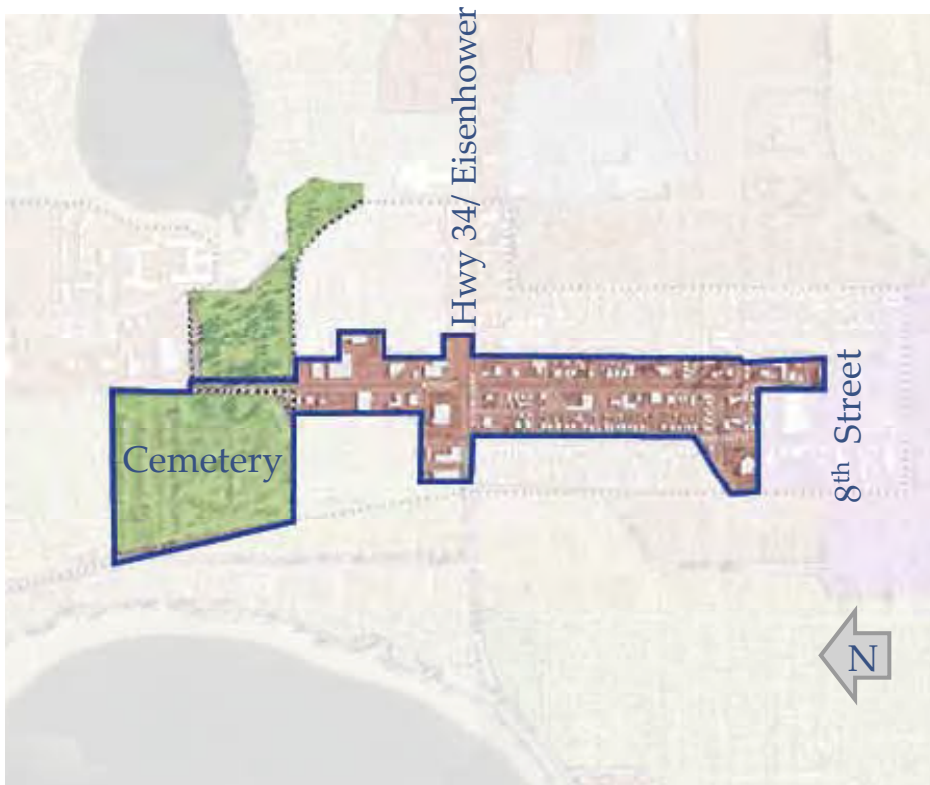
In-progress drawing under review, with further revisions expected.

Big Thompson Sample Master Plan



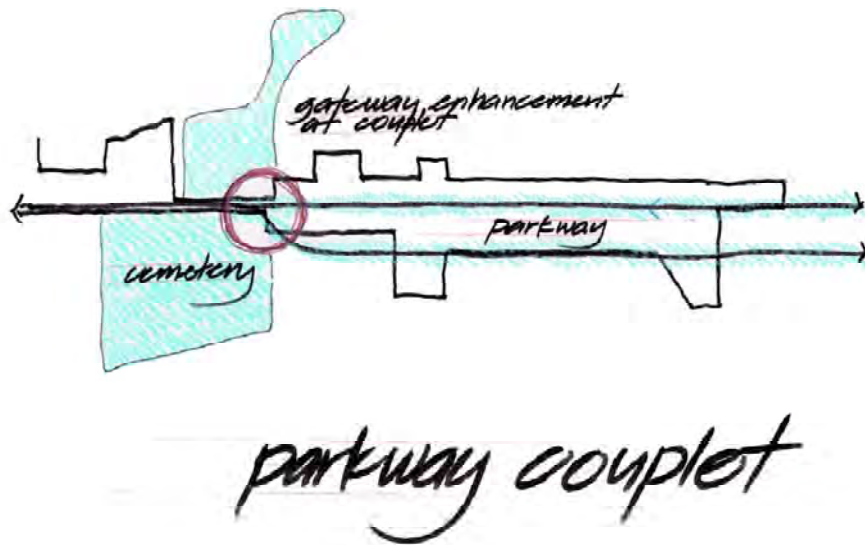
In-progress drawing under review, with further revisions expected.

Problems – Zone 3



- Low value and underperforming auto-oriented uses
- Numerous vacant sites with substandard site dimensions and access for commercial uses
- Lack of pedestrian access and separation from auto traffic
- Small, narrow frontages in separate ownership create too many drive access points

Economic Strategy — Zone 3



Improve the couplet right of way to create more functional commercial sites and attract higher quality uses oriented to downtown and residents of surrounding neighborhoods.

Actions - Zone 3

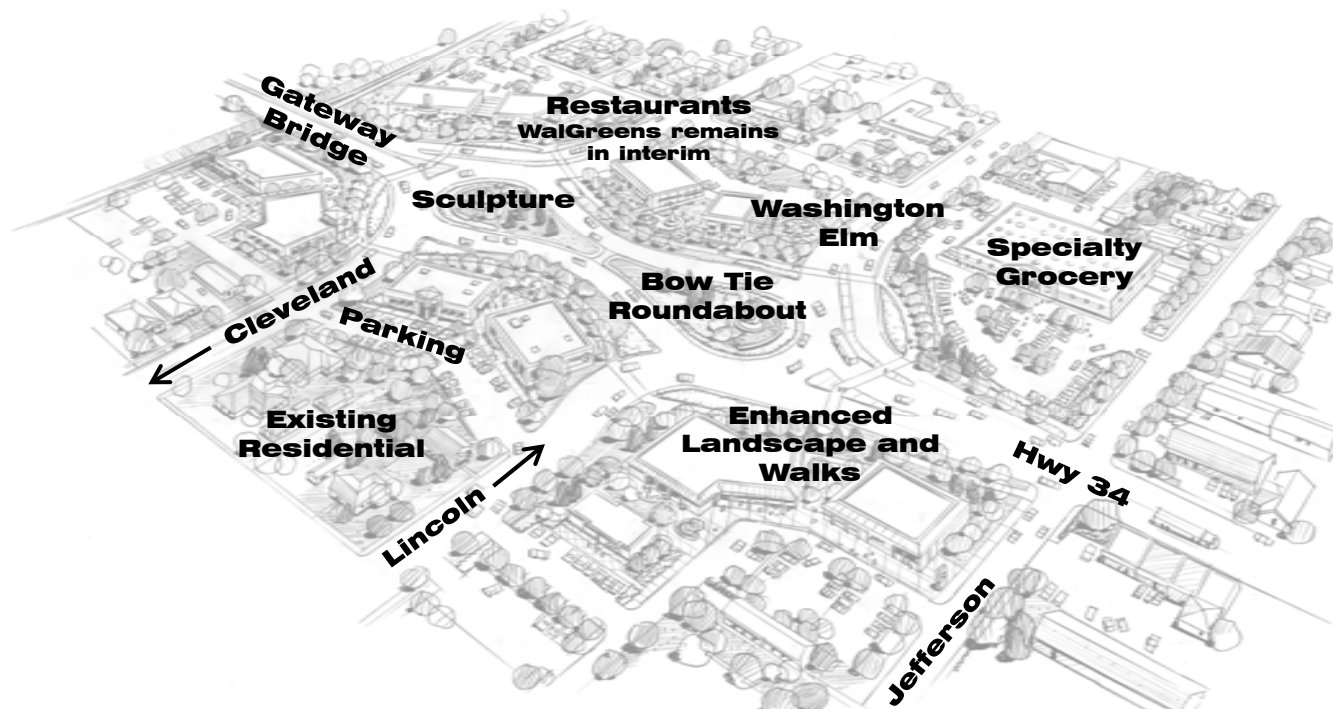
1. Improve the street section.
2. Update zoning to allow mixed use and residential development.
3. Create a master plan for the Hwy 34 & Hwy 287 intersection as a key gateway into downtown, with intuitive wayfinding, architecture and landscape enhancements to mark this intersection.

Hwy 287 & 34 Sample Master Plan



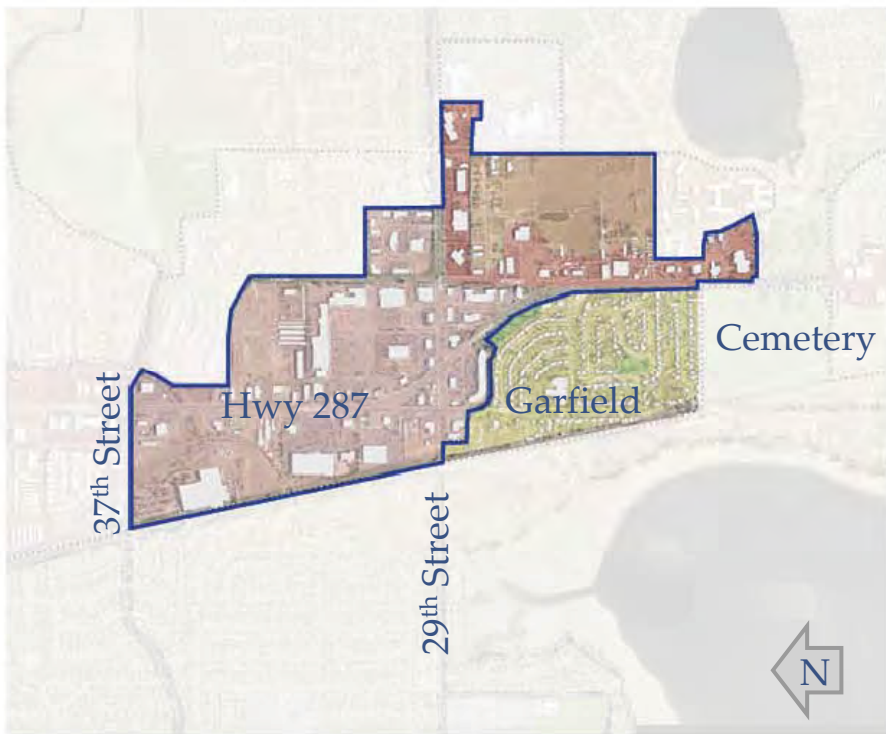
In-progress drawing under review, with further revisions expected.

Hwy 287 & 34 Sample Master Plan



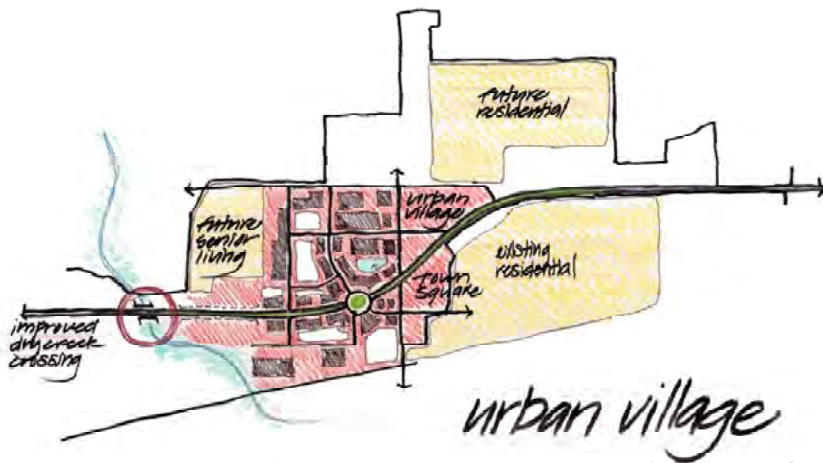
In-progress drawing under review, with further revisions expected.

Problems – Zone 4



- 29th to 33rd area is the most viable commercial node in the corridor but the quality of the retail store mix is declining
- Shopping centers are aging and in need of reinvestment
- Current regulations promote incremental, piecemeal improvements and are discouraging reinvestment
- Confusing circulation and access between district shopping centers
- One dimensional shopping experience consisting primarily of neighborhood retail and service uses.

Economic Strategy — Zone 4



Create a public/private development plan to revitalize and expand the 29th commercial node as a community shopping and entertainment destination for central and north Loveland.

Actions - Zone 4

1. Develop a commercial district revitalization plan.
2. Reorganize the street network and walk/trail connections for improved vehicle, pedestrian and bicycle connectivity.
3. Improve Dry Creek Bridge crossing.
4. Expand and diversify the mix of uses to create a mixed use activity center.
5. Commission a marketing study and plan to create a new brand for the area.
6. Develop site design standards that promote pedestrian-oriented development.

Orchards Sample Master Plan



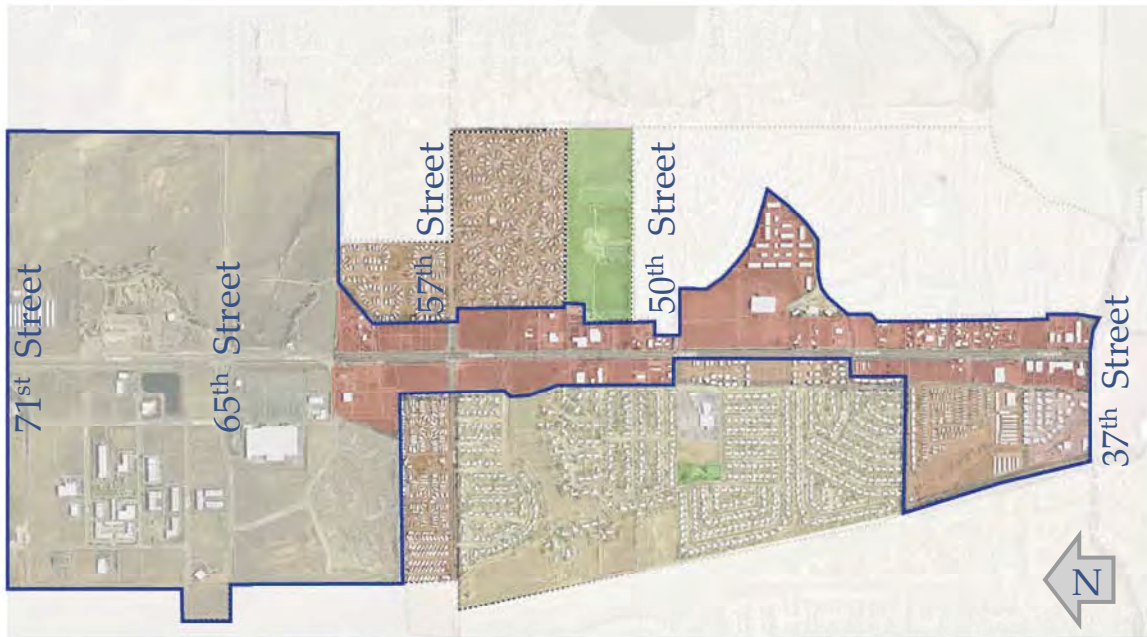
In-progress drawing under review, with further revisions expected.

Orchards Sample Master Plan



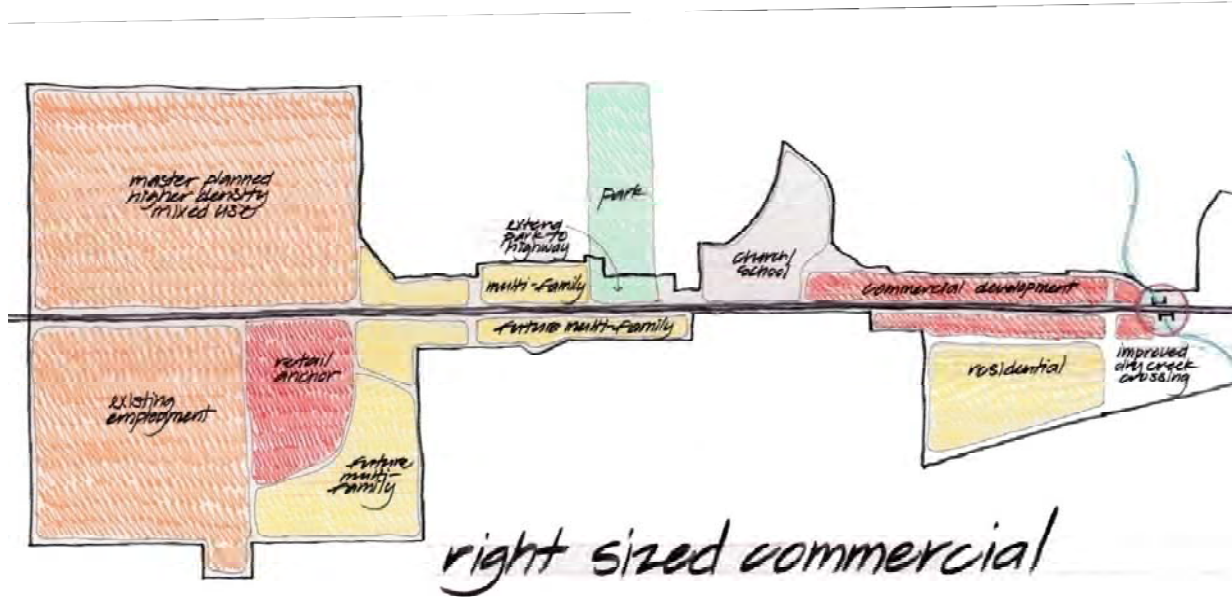
In-progress drawing under review, with further revisions expected.

Problems – Zone 5



- Large number of vacant commercial properties along 287 from 37th to 65th create gaps in destinations
- Strength of Longview/Midway employment node on north end is not being leveraged to generate more growth

Economic Strategy – Zone 5



Concentrate future commercial uses at 65th Street, and employment uses in Longview/Midway. Transition remaining corridor to community-oriented services and higher-density residential uses to create more coherent and better planned commercial nodes, and open vacant parcels to alternative development opportunities.

Actions - Zone 5

1. Update zoning code to encourage mixed use and residential development to support retail districts to the north and south.
2. Improve street section for multi-modal use.
3. Leverage the existing employment concentration to attract more business.

Actions — All Zones

1. Prepare Access Control Plan.
2. Update Zoning Code.
- 3. Improve Hwy 287 to provide multi-modal access and aesthetic enhancements.**
4. Plan for transit super stops in zones 5, 4, 3 for future connection to Fort Collins/MAX.
5. Improve the sign ordinance to reduce visual clutter.



Next Steps

Next Step - Prioritization

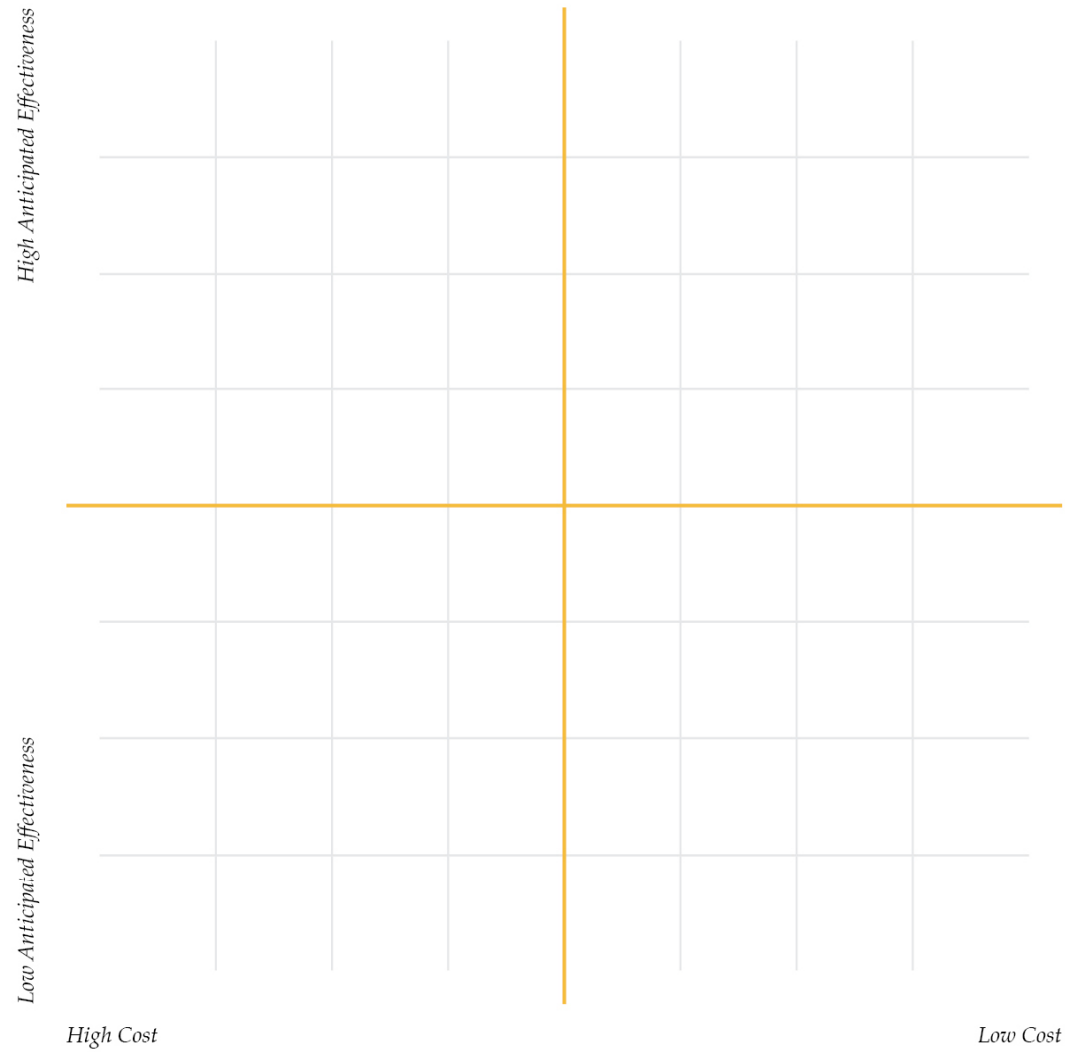
- **Effectiveness:**

- *impact* - the ability to improve the economic position of the corridor; and
- *influence* - the geographic scale of change and the ability to improve all five segments.

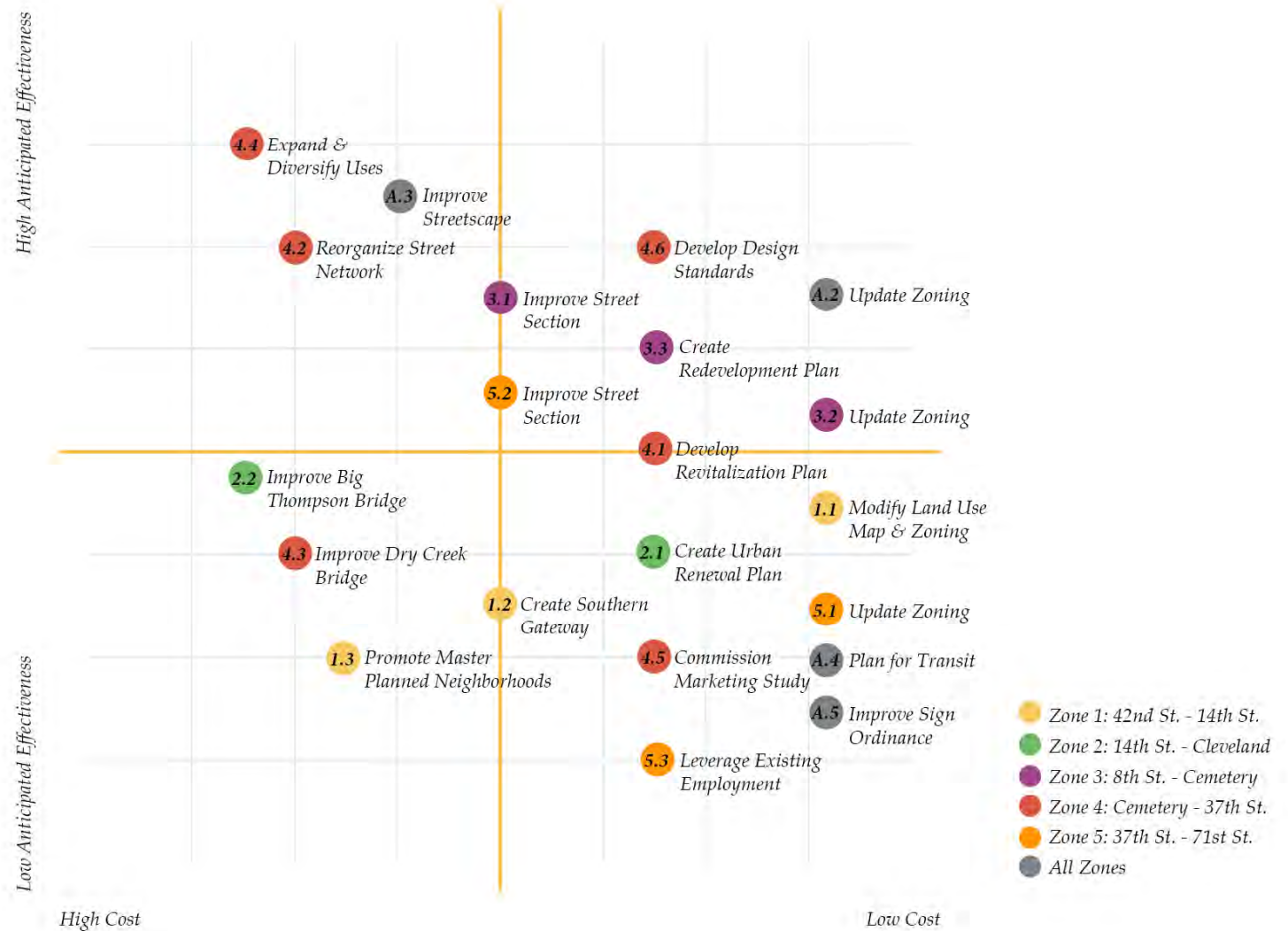
- **Cost:**

- *the potential cost vs. revenue generated.*

Next Step - Prioritization



Next Step - Prioritization



Next Steps

- Refine Corridor Action Plan
- Conduct Public Open House
- Develop Draft & Final Plan Documents

Comments

- Refinements prior to Public Open House?





Sub-Actions

Sub-Actions - Zone 1

1. **Modify future land use map and zoning to focus on low/medium density residential development.**
 - ▣ Change future land use and zoning to reflect master planned community land uses.
 - ▣ Concentrate commercial uses at 14th Street/Hwy 402 intersection.
 - ▣ Phase out incompatible industrial or commercial uses south of 14th.
2. **Create southern gateway into Loveland.**
 - ▣ Provide new sign and gateway bridge at creek crossing.
 - ▣ Purchase and develop open space/natural area to support/incentivize development of master planned neighborhoods and reinforce southern gateway.
3. **Promote development of larger master planned neighborhoods with capability to finance infrastructure needs.**
 - ▣ Create a special improvement district for infrastructure improvements, in coincidence with developer interest.
 - ▣ Establish more defined street network with improved connectivity to Hwy 287.
 - ▣ Provide trunk infrastructure investments to incentivize master planned communities.

Sub-Actions - Zone 2

1. Redevelop the Big Thompson River District.

- ❑ Create an urban renewal plan to capitalize on flood mitigation and convert Hwy 287 river crossing into a river district.
- ❑ Update the Big Thompson River District zoning.
- ❑ Acquire select properties to eliminate blighted uses adjacent to river.
- ❑ Leverage public investment to incentivize commercial private interface to the river.
- ❑ Mitigate the flood hazard on key parcels.
- ❑ Expand and improve natural area with trails that connect with Hwy 287 and Fairgrounds Park.
- ❑ Improve bridge across Big Thompson River as a southern gateway to downtown.

Sub-Actions - Zone 3

1. **Improve the street section.**
 - ▣ Construct sidewalks where missing and widen existing sidewalks.
 - ▣ Add tree lawns to improve image, safety, and multi-modal access.
 - ▣ Provide landscape enhancements at couplet to improve arrival/image into downtown.
 - ▣ Consolidate access at commercial sites and set back parking lots.
2. **Update zoning to allow mixed use and residential development.**
3. **Create a master plan for the Hwy 34 & Hwy 287 intersection as a key gateway into downtown, with intuitive wayfinding, architecture and landscape enhancements to mark this intersection.**

Sub-Actions - Zone 4

1. **Develop a commercial district revitalization plan.**
2. **Reorganize the street network and walk/trail connections for improved vehicle, pedestrian and bicycle connectivity.**
 - ▣ Create a finer grain public street network to improve access and connectivity.
 - ▣ Partner with land owners for dedication of additional right of way.
 - ▣ Utilize new street frontages to create additional commercial development sites.
 - ▣ Reconfigure underperforming commercial spaces with poor access.
 - ▣ Integrate and connect shopping center with adjacent neighborhoods.
3. **Improve Dry Creek Bridge crossing.**
 - ▣ Develop a bike/pedestrian underpass and create a sense of arrival with improved bridge.

Sub-Actions - Zone 4

4. **Expand and diversify the mix of uses to create a mixed use activity center.**
 - ▣ Attract entertainment/destination retail uses.
 - ▣ Create a pedestrian oriented subdistrict to attract specialty retail and dining uses.
 - ▣ Add community gathering and event spaces to increase general community use and non-shopping visitation to the area.
5. **Commission a marketing study and plan to create a new brand for the area.**
6. **Develop site design standards that promote pedestrian-oriented development.**

Sub-Actions - Zone 5

- 1. Update zoning code to encourage mixed use and residential development to support retail districts to the north and south.**
- 2. Improve street section for multi-modal use.**
 - ▣ Improve pedestrian and bicycle access from adjacent neighborhoods to Hwy 287.
 - ▣ Consolidate drive access points to businesses.
- 3. Leverage the existing employment concentration to attract more business.**
 - ▣ Market and promote the Longview/Midway Industrial Park.