

**LOVELAND HISTORIC PRESERVATION COMMISSION
MEETING AGENDA
MONDAY, NOVEMBER 17, 2014 6:00 PM
CITY COUNCIL CHAMBERS
500 E. THIRD STREET**

THE CITY OF LOVELAND IS COMMITTED TO PROVIDING AN EQUAL OPPORTUNITY FOR CITIZENS AND DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY, RACE, COLOR, NATIONAL ORIGIN, RELIGION, SEXUAL ORIENTATION OR GENDER. THE CITY WILL MAKE REASONABLE ACCOMMODATIONS FOR CITIZENS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. FOR MORE INFORMATION, PLEASE CONTACT THE CITY'S ADA COORDINATOR AT BETTIE.GREENBERG@CITYOFLOVELAND.ORG OR 970-962-3319.

6:00 PM

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. APPROVAL OF THE AGENDA**
- V. APPROVAL OF PREVIOUS MEETING'S MINUTES**

- VI. REPORTS** 6:05-6:15
 - a. Citizen Reports
This agenda item provides an opportunity for citizens to address the Commission on matters not on the consent or regular agendas.
 - b. Council Update (John Fogle)
 - c. Staff Update (Bethany Clark)

- VII. AGENDA – CONSIDERATION OF NEW BUSINESS**
 - a. Historic Preservation Blogs (Meg Dunn – Forgotten Fort Collins Blog) 6:15-6:45
 - b. 2015 Comprehensive Plan – Create Loveland Top 5 Opportunities 6:45-7:05
 - c. Holiday Outreach/Downtown District Open House 7:05-7:35
 - d. DDA Update and Discussion (Jim Cox) 7:35-7:50
 - e. Set Next Meeting's Agenda/Identify Action Items 7:50-7:55

- VIII. COMMISSIONER COMMENTS** 7:55-8:00
This agenda item provides an opportunity for Commissioners to speak on matters not on the regular agenda.

- VIII. ADJOURN**

1 **City of Loveland**
2 **Historic Preservation Commission**
3 **Meeting Summary**
4 **October 20, 2014**

5
6 A meeting of the Loveland Historic Preservation Commission was held Monday, October 20 2014 at 6:00
7 P.M. in the City Council Chambers in the Civic Center at 500 East Third Street, Loveland, CO. Historic
8 Preservation Commissioners in attendance were: Jim Cox, Stacee Kersley, Mike Perry, Paula Sutton and
9 Chris Wertheim. John Fogle, City Council liaison and Nikki Garshelis of Development Services were also
10 present.

11 **Guests:** Mike Scholl of the Economic Development Department and Amanda Rachuy, HP Volunteer

14 **CALL TO ORDER**

15 *Commission Vice Chair Kersley called the meeting to order at 6:01 p.m.*

17 **APPROVAL OF THE AGENDA**

18 *Commissioner Sutton made a motion to approve the agenda; the motion was seconded by Commissioner*
19 *Wertheim and it passed unanimously.*

21 **APPROVAL OF THE MINUTES**

22 *Commissioner Cox made the motion to approve the minutes from the September meeting, the motion was*
23 *seconded by Commissioner Sutton and it passed unanimously.*

25 **CITIZEN REPORTS**

26 None

28 **CITY COUNCIL UPDATE**

29 *Councilor Fogle reported that the purchase of the downtown properties for the development is almost*
30 *complete. Sprouts is proceeding with traffic studies, he said. There was some discussion regarding the*
31 *grocery location, its design and competition with other grocers. Mike Scholl responded to some of the*
32 *questions.*

34 **STAFF UPDATE**

35 • *Nikki Garshelis reported on the recent 287 Strategic Plan open houses, the Comprehensive Plan*
36 *charrettes, the boulders for the Milner House plaque and Marshal Peak site and the submission of*
37 *the National Historic District application.*

39 **CONSIDERATION OF NEW BUSINESS**

41 **HOWARD SINCLAIR SERVICE STATION**

42 *Mike Scholl, Economic Development Manager, reported on the status of the Sinclair Gas Station:*

43 • The City now owns the station but is leasing it back to Gene Stires until June 30, 2015.
44 • Mr. Stires has first right of refusal to move the building to another location.
45 • Per Council Fogle, the City does not have funds to move the building.
46 • Michael's Development is moving forward with plans.
47 • Hopefully, summer of 2015 will be beginning of building project.

48 • Most of the buildings acquired are non-historic but staff will work to preserve elements and fixtures
49 for repurposing.
50 • Challenged the county to design a 50 year building that contributes to downtown architecture and
51 not just a box.
52 • A charrette will be held to engage the community.
53

54 Responses/ Questions from the HPC regarding the project and station included:

55 • Talk to Stires to see how HPC can help. Suggest asking Chair Berglund to call him.
56 • Development needs to be distinct and unique.

57 Additional information from Mike Scholl:

58 • The Arcadia Hotel's owner wants to restore it. He's concerned about register listing and the
59 requirements.
60 • Owner has applied for a façade improvement grant
61 • The stucco cannot be removed without destroying the brick underneath so the owner wants to add
62 brick veneer.
63 • There was a discussion about Pulliam building issues.

64 **PRIORITY OUTREACH IDEAS**

65 *Nikki Garshelis* suggested that, since the previous item had taken more time than allotted, the HPC postpone
66 their discussion of outreach items to the January meeting. The HPC members agreed and added that since
67 Commissioner Berglund, Commissioner Patterson and liaison Clark were absent it would be best to postpone
68 this item. A study retreat in January would be ideal.

70 **TOUR DE PANTS 2015**

71 *Nikki Garshelis* reported on the upcoming proposed plan for Tour de Pants 2015

72 • It is scheduled for May 2nd from 8am-noon
73 • Jeff Feneis will lead the historic bike tour
74 • The celebration will be in the parking lot next to the museum.
75 • Marshal Frank Peak will be the subject of the event
76 • Peak was shot and killed in 1915 in Loveland. His killer(s) were never caught.
77 • The bike ride will begin at the site of the murder with a plaque dedication and ceremony honoring
78 Marshal Peak.
79 • 2015 will be the 100 year anniversary of the murder.
80 • The Police Department will be involved.
81 • The museum is planning an exhibit
82 • Law Enforcement clothing of 1915 will be displayed (with pants!)

83 A discussion about the event followed the presentation. The Homes Tour is on the same day and
84 Commissioner Sutton will see if the tour can start a bit later so people can attend both events.

85 Commissioners Sutton and Wertheim volunteered to attend TDP Committee meetings along with Amanda
86 Rachuy, Jeff Feneis, Elizabeth Markham from the Police department and Jennifer Cousino and Jenni Dotson
87 from the Museum. Meetings will begin in January.

88 **HOLIDAY OUTREACH**

89 HPC members agreed they would like to hold the holiday outreach in December and they like the idea of
90 holding an open house with information about the Downtown Historic District application. Loveland
91 Aleworks is a good site for the event.

95 **Next Meeting's Agenda/Action Items**

96 • DDA Update – Jim Cox

97 • Meg Dunn– Forgotten Fort Collins Blog

98

99 **Commissioner Comments**

100 • Saving Places Conference is coming up February 4-6, 2015 at the Colorado Convention Center. The
101 City will reimburse HPC members regular CLGS registration cost of \$140. Anything over that
102 amount will be the responsibility of the member.

103

104 **Meeting adjourned at 7:47p.m.**

DRAFT



Community & Strategic Planning

500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2745 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

STAFF UPDATE

Meeting Date: November 17, 2014

To: Loveland Historic Preservation Commission

From: **Bethany Clark, Community & Strategic Planning**

Format:

If a more in-depth discussion or extensive questions on a specific item is desired, staff requests that the HPC Chair establish if it is the Commission's consensus to have a longer discussion. Staff will be happy to answer questions on any item with individual commissioners after the meeting.

If the staff update indicates that staff will be pursuing a particular course of action, no comment from the Commission indicates that the Historic Preservation Commission is supportive of that course of action.

Staff Update Items:

Milner-Schwarz and Frank Peak Boulders

The two boulders selected for the Milner-Schwarz site for the National Register plaque and the Frank Peak memorial have been moved to their respective locations. The Loveland Historical Society has already affixed the National Register plaque to the boulder placed along the entry path and it looks great.





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MEMORANDUM

To: Historic Preservation Commission
From: Bethany Clark, Development Services
Date: November 17, 2014
RE: 2015 Comprehensive Plan "Create Loveland" Opportunities

Community and Strategic Planning needs the expertise of each Board or Commission in the drafting of the Create Loveland document, the City's new Comprehensive Plan. The new Comprehensive Plan, properly prepared and implemented, will have greater influence on maintaining and enhancing the City's quality of life than any other City plan. Which is why it is important that we hear from our Board and Commission members.

To date, existing conditions snapshots and a preliminary vision for the plan has been completed, developed through extensive and inclusive public outreach, which some of you have been involved in. Recently, land use opportunities and policies have been identified to achieve the vision and it is these opportunities that Strategic Planning believes the Boards and Commissions should provide their input on.

The opportunities have been classified by topic areas: *Downtown, Land Use, Economic Development, Gateways & Corridors, Housing, Community Services, Neighborhood Character, Health & Wellness, and Environment and Mobility*. The Historic Preservation Commission is charged with a specific mission and it is through that lens that we ask you to weigh in on the list of opportunities. We are asking that the Commission select the top 5 opportunities that best represent what is important to your Commission. We are also asking you to identify any key opportunities that may be missing, related to land use and built environment decisions. Attached you will find the list of opportunities with the opportunities highlighted that staff believes are tied to historic preservation. We will run through a quick exercise during the meeting to narrow the list down to the top 5 opportunities from a historic preservation standpoint.

Attachments:

Attachment A: Opportunities

Attachment B: Top 5 Opportunities Form

OPPORTUNITIES

Centers & Corridors

Downtown

- Enhance wayfinding, streetscape, street lights and evening ambience to improve walkability and pedestrian safety
- Add parking in convenient locations where appropriate and maintain and sign existing parking to increase convenience
- Encourage and support public art and cultural institutions
- Further develop the Downtown market niche of arts and cultural activities, dining, entertainment, retail and housing uses
- Improve pedestrian and bike connections between Downtown and the Big Thompson River and Fairgrounds Park
- Continue stimulating a strong residential base with a balanced mix of unit types to support local businesses
- Redevelop key catalytic sites as a critical aspect of achieving Downtown revitalization
- Identify opportunities for infill and redevelopment for more efficient use of infrastructure and services, on balance with economically feasible historic preservation
- Revise regulations that impede redevelopment, ensure fit with infill conditions
- Reinforce commercial and mixed-use development between Lincoln and Cleveland
- Preposition land use for commercial and mixed-use at the future commuter rail station.
- Expand the 4th St. arts and historic district east/west and south.
- Redevelop the Sugar Beet Factory and surrounding area with high density and mixed-use development
- Increase the intensity of land use south of City Hall
- Develop Big Thompson as a destination and anchor for Downtown.

Land Use

- Infill underutilized areas and create transit-supportive densities along commercial corridors
- Acquire additional open space or conservation easements to maintain physical separation between communities
- Improve safety and community resilience by evaluating ways to remove flood related risks, such as more stringent restrictions for building in the floodplain or programs to remove at-risk properties

- Identify potential risks, assess vulnerabilities, and develop strategies to improve resiliency and adaptation to potential natural or human-caused hazards (e.g., severe heat/drought, flood, wildfire, hazardous material spills)
- Align zoning, sub-division regulations, and other City codes to promote high quality development throughout the City
- Predicate new development on water, stormwater, sewer, and infrastructure capacities
- Designate compatible and market supported locations for new employment uses, especially industrial
- Develop strategies for annexing properties located along major transportation corridors, in consultation with Larimer County
- Transition urban development to rural and natural landscapes at the northern, western, and southern edges of the community
- Re-evaluate the Growth Management Area
- Define new transit-oriented land uses for areas around future transit hubs
- Identify a new land use for the area positioned for Sports Complex
- Clarify land uses between Loveland and Fort Collins with better defined densities, uses and open space requirements
- Pre-position the area at Garfield and 29th St. for future transit-oriented development

Economic Development

- Repurpose or renovate commercial areas to better serve neighborhoods and the broader community
- Promote bike and pedestrian connections to commercial areas that are safe and inviting
- Remove barriers to cottage industries and work-at-home environments
- Continue to encourage a variety of complementary local and regional shopping options
- Assess underperforming corridors to develop strategies for improving business opportunities
- Develop strategies to increase tourism by redirecting travelers going to the Rocky Mountain National Park to destinations within the City
- Evaluate the potential for commercial development and reinvestment in the airport
- Strengthen partnerships between the City Departments (Economic Development Department and Current Planning), Chamber of Commerce, Community Foundation, CanDo, and other economic development organizations
- Provide safe and attractive public spaces
- Provide optional development opportunities to strengthen Loveland's fiscal health
- Redevelop the RMCIT site with efficient use of existing infrastructure and a mix of uses

Gateways & Corridors

- Help corridors become multi-modal
- Attract more high-value shops, services and multifamily housing to key gateways and corridors
- Enhance public transit opportunities along major corridors
- Enhance Highway 287 gateways, such as the north and south entrances into Loveland, the Big Thompson bridge and the intersection with Highway 34
- Provide commuter bicycle routes that connect to east-west recreational paths and commercial areas
- Emphasize Loveland's artistic identity by implementing unique branding and wayfinding signage at community gateways
- Investigate opportunities to further connect Loveland's centers and corridors
- Prepare plans for the U.S. 34, 1st Street, and Highway 402 corridors that set direction for opportunity areas and guide redevelopment where appropriate
- Advance interchange improvements at 402 and I-25
- Develop a strong mixed-use office center at the north end of Hwy 287
- Transition underutilized commercial areas along Hwy 287 to medium density residential to reinforce commercial nodes
- Concentrate development along Hwy 402
- Concentrate new commercial at the future expansion of Boyd Lake Ave.

Neighborhoods and Community Assets

Housing

- Allow more higher-density and mixed-use housing
- Encourage housing that meets universal design standards so residents can age in place. Support the strategic location of housing, infrastructure and amenities that assist in recruiting top-quality employees and employers
- Identify areas of the community appropriate for more diverse housing types and neighborhoods
- Increase regulatory flexibility to promote a greater diversity of housing types and tenures
- Identify and resolve barriers to market production of needed housing types, including affordable and senior housing (and housing for the homeless)
- Encourage new housing to locate in areas cost-efficiently served by existing public infrastructure
- Cluster higher density housing development adjacent to sensitive open lands with multimodal connectivity to neighboring services.
- Locate high density residential behind corridor commercial activity centers

- Rethink feathered residential density at Loveland's edges with regional context in mind

Community Services

- Coordinate with surrounding municipalities, counties, governmental and quasi-governmental agencies as it relates to development and shared resources
- Support and enhance energy and water conservation programs
- Centrally locate social services in the most transit-accessible parts of Loveland, such as Downtown, to cater to low mobility populations
- Promote initiatives and events that celebrate Loveland's character, identity, history and diversity
- Support Community Life Centers which offer multiple services for the entire community

Neighborhood Character

- Promote bike and pedestrian trail connections through neighborhoods and to existing city trails and parks
- Create residential design standards that ensure building quality while allowing design flexibility
- Encourage open space planning within new neighborhoods
- Provide gathering places within neighborhoods
- Reinvestment in aging neighborhoods and targeted redevelopment to spur new investment
- Identify appropriate locations for small-scale shops and services in residential neighborhoods
- Identify enclaves and vacant lots to annex into the City
- Proactively enforce the zoning and property maintenance code
- Preserve older homes to maintain historic integrity of neighborhoods
- Create zoning tool that results in complete neighborhoods that include a highly connected grid and small block network

Health, Environment & Mobility

Health & Wellness

- Ensure that new developments encourage and allow for physical activity through efficiently connected roadways and enhanced pedestrian and bicycling infrastructure and spaces for play
- Explore retro-fitting options for existing neighborhoods/developments to provide enhanced healthy eating and active living opportunities
- Expand recreation centers and recreation programming with emphasis on ensuring year-round opportunities and availability to low income and low mobility populations

- Ensure that land use regulations support urban agriculture and production and distribution of local and healthy food
- Remove barriers and provide land for home and community gardens
- Allow medical facilities in a wide range of zoning categories

Environment

- Protect the Big Thompson River ecological and floodplain corridor
- Actively promote landscape practices that conserve water, reduce pesticide and fertilizer application and restore biodiversity
- Maintain and invest in the urban tree canopy
- Ensure quality and safety of small neighborhood parks as community gathering places
- Identify possibilities of community gardens within city or neighborhood parks
- Strengthen weak links in the parks system and build new parks as neighborhoods are built
- Promote regional connections to surrounding parks and open space
- Provide recreational access to open lands and natural areas where appropriate
- Promote protection of natural areas and wildlife corridors
- Coordinate land use planning and conservation of environmental resources to reduce hazard risks and improve environmental resiliency
- Create policies related to hazard mitigation, urban-wildlife interface, and flood protection.

Mobility

- Improve bicycle/pedestrian comfort and safety in all activity centers
- Bicycle racks should be on par with parking spaces for cars.
- Encourage walkable development
- Implement sidewalk, bike lane standards on local/collector streets
- Gridded street system with maximum block size
- Amenities, streetscape, lighting to increase personal comfort and attractiveness for pedestrians
- Expand mixed use areas that encourage walking between home and work/recreation/shopping activities
- Establish parking maximums
- Leverage new develop to implement roadway, bicycle and pedestrian recommendations in Transportation Plan, and Bicycle and Pedestrian Plan

- Support district-wide Safe Routes to School and improve infrastructure around schools for traffic mitigation and student safety
- Improve pedestrian connections, space for bicycles on busses, and the quality of bus stops, including shade structures
- Identify locations for transit-supportive uses with higher density housing
- Identify opportunities to improve regional connectivity by multiple modes of transportation
- Encourage multiple routing choices with layout of street system in new developments
- Develop a complete streets policy – multimodal corridors throughout City
- Ensure flexible street standards that fit unique land use patterns

TOP OPPORTUNITIES FOR CREATE LOVELAND



Insert Board or Commission Name Here	
Top 5 Opportunities	
1.	
2.	
3.	
4.	
5.	
Suggested Opportunities	
1.	
2.	
3.	

Thank You!!