

SECTION 2.0

INVENTORY OF EXISTING CONDITIONS

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Section 2.1

Demographic Data and Trends



The population is expected to increase a total of 28% between 2000 and 2010.



Among residents age 25 and over, 90.4% had completed a high school degree in 2000.

2006 Demographic Data for the Loveland Growth Management Area

The population of the Loveland Growth Management Area (GMA) continues to grow. The population of the Growth Management Area in 2006 was estimated at 70,571 people in 27,620 households.

Of households in the GMA, married couple families compose a majority (59%) of households. Almost half of married couple families, accounting for 27% of all households, have children. Single-parent families account for 13% of all households, or one in three families with children. Single persons account for 23% of all households.

Loveland remains less racially diverse than the U.S. or Colorado as a whole, with African-American, Native American, Native Alaskan, Asian, Pacific Islander and multi-racial populations together accounting for less than one in ten residents (7.8% in 2006). The Loveland GMA's Hispanic population currently accounts for almost one in ten residents (9.6 % in 2006).

Median household income in the Loveland GMA in 2006 is estimated at \$58,583 per household with per capita income of \$26,494. The median income for family households is slightly higher, at \$68,298. However, 9.25% of family households earned under \$25,000, with 3.75% earning under \$15,000 in 2005.

A majority of households in the GMA (73%) were homeowners in 2006. Approximately 70-73% of housing units within the City were single-family detached, with the remainder being multi-family (apartments and condominiums), single-family attached (duplexes and townhomes) and mobile homes.

The median age of residents in 2006 was 38.4. One-quarter (24.7%) of the population were under age 18, while 13% were age 65 and over.

Among residents age 25 and over, 90.4% had completed a high school degree in 2000. Approximately 36% had completed post-secondary education, including 8.5% who had completed an Associate's degree, 18.8% who had completed a bachelor's degree, and 8.6% who had completed a bachelor's and advanced degree. Statistics on professional and trades certifications are not available.

Approximately 14.4% of Loveland residents had a disability in 2000. Among those over age 65, this proportion was 35.9%.

(All figures rounded to the nearest one-tenth of one percent)

Key Household and Demographic Trends in the Loveland Growth Management Area, 2000 – 2011



*...the percent of
population age 65 and
over...is expected to
rise to 14.27% by 2010.*

This section highlights key demographic trends in the City's Growth Management Area.

Population Growth

Population growth is the most noticeable trend in the Loveland GMA. After increasing 34% between 1990 and 2000, the population is expected to increase a total of 28%, between 2000 and 2010. By 2011, there will be an estimated 77,949 people in 30,793 households in the GMA.

Aging Population

In 2000, persons under age 18 accounted for 27% of the population. By 2006 this figure declined to 24.7% and is expected to decline to 22.9% by 2011. Meanwhile, the percent of the population age 65 and over increased from 12.3% in 2000 to 13% in 2006, and is expected to rise to 14.27% by 2010.

The median age of the population is expected to increase from 38.4 in 2005 to 39.7 by 2011.

Smaller Household Size

The average household size in 2000 was 2.58 persons; this is expected to slowly decline to 2.53 persons in 2010. Household composition is expected to change slightly, as growth in family households (11.3%) lags slightly behind overall growth in households (12.6%) between 2005 and 2010. Therefore, the total number of households is growing somewhat faster than population.



*Ethnic and racial
diversity will
increase slowly.*

Growing Racial and Ethnic Diversity

Ethnic and racial diversity will increase slowly. In 2000, racial minorities accounted for 7.7% of the population, while Hispanic persons accounted for 9.3% of the population. These figures are expected to grow to 8.6% and 10.4%, respectively, by 2010.

(All figures rounded to the nearest one-tenth of one percent)

2006 Demographic Data Tables

| Table 2-1: Population and Households | | |
|--------------------------------------|--------------|------------|
| Date | Loveland GMA | |
| | Population | Households |
| 1990 Census | 45,508 | 17,050 |
| 2000 Census | 60,838 | 23,440 |
| 2006 Estimate | 70,571 | 27,620 |
| 2011 Projection | 77,949 | 30,793 |
| | | |
| Growth 1990-2000 | 33.69% | 37.48% |
| Growth 2000-2006 | 16.00% | |
| Growth 2006-2011 | 10.45% | |

Source: US Census Bureau; Claritas

| Table 2-2: 2006 Estimated Households by Type and Presence of Own Children | | |
|---|--------------|----------------|
| Household Type | Loveland GMA | Larimer County |
| Single Male Household | 9.5% | 10.95% |
| Single Female Household | 13.3% | 12.95% |
| | | |
| Married-Couple Family | 59.1% | 53.99% |
| With own children | 27.0% | 24.94% |
| No own children | 32.2% | 29.05% |
| | | |
| Male Householder | 3.8% | 3.42% |
| With own children | 2.3% | 1.90% |
| No own children | 1.6% | 1.53% |
| | | |
| Female Householder | 9.0% | 7.62% |
| With own children | 6.3% | 5.11% |
| No own children | 2.8% | 2.51% |
| | | |
| Nonfamily: Male Householder | 3.0% | 6.19% |
| Nonfamily: Female Householder | 2.1% | 4.87% |

Source: US Census Bureau; Claritas

| Table 2-3: Race and Ethnicity | | |
|---|--------------|----------------|
| 2006 Estimated Population by Single Race Classification | Loveland GMA | Larimer County |
| White Alone | 92.21% | 90.09% |
| Black or African American Alone | 0.45% | 0.82% |
| American Indian and Alaska Native Alone | 0.79% | 0.71% |
| Asian Alone | 0.91% | 1.76% |
| Native Hawaiian and Other Pacific Islander Alone | 0.04% | 0.11% |
| Some Other Race Alone | 3.26% | 3.91% |
| Two or More Races | 2.35% | 2.60% |
| | | |
| 2006 Estimated Population Hispanic or Latino | | |
| Hispanic or Latino | 9.64% | 9.51% |
| Not Hispanic or Latino | 90.36% | 90.49% |

| Table 2-4: 2006 Estimated Households by Household Income | Loveland GMA | Larimer County |
|--|--------------|----------------|
| Less than \$15,000 | 7.58% | 8.80% |
| \$15,000 to \$24,999 | 9.03% | 8.94% |
| \$25,000 to \$34,999 | 10.22% | 9.65% |
| \$35,000 to \$49,999 | 15.14% | 14.46% |
| \$50,000 to \$74,999 | 23.37% | 21.41% |
| \$75,000 to \$99,999 | 14.78% | 14.27% |
| \$100,000 to \$149,999 | 14.20% | 14.99% |
| \$150,000 to \$249,999 | 4.60% | 5.47% |
| \$250,000 to \$499,999 | 0.95% | 1.48% |
| \$500,000 or more | 0.13% | 0.52% |
| Estimated Average Household Income | \$69,661 | \$74,307 |
| Estimated Median Household Income | \$58,583 | \$59,509 |

Source: US Census Bureau; Claritas

| Table 2-5: Total Family Household Income | Loveland GMA | Larimer County |
|--|--------------|----------------|
| Less than \$15,000 | 3.75% | 3.43% |
| \$15,000 to \$24,999 | 5.48% | 4.93% |
| \$25,000 to \$34,999 | 7.83% | 7.23% |
| \$35,000 to \$49,999 | 12.73% | 12.11% |
| \$50,000 to \$74,999 | 27.61% | 24.37% |
| \$75,000 to \$99,999 | 18.06% | 17.96% |
| \$100,000 to \$149,999 | 17.70% | 19.78% |
| \$150,000 to \$249,999 | 5.62% | 7.53% |
| \$250,000 to \$499,999 | 1.09% | 1.97% |
| \$500,000 or more | 0.13% | 0.69% |
| Average Family Household Income | \$65,420 | \$88,993 |
| Median Family Household Income | \$68,298 | \$72,883 |

Source: US Census Bureau; Claritas

| Table 2-6: 2006 Tenure of Occupied Housing Units | Larimer County | Loveland GMA | |
|--|----------------|--------------|---------------|
| Total Housing Units | 105,909 | 27,620 | |
| Owner-Occupied | 72,739 | 68.68% | 20,202 73.14% |
| Renter-Occupied | 33,170 | 31.32% | 7,418 26.86% |

Source: US Census Bureau; Claritas

| Table 2-7: City of Loveland, CO Dwelling Units by Type | | |
|--|-------------|--------------------|
| Type | 2000 Census | 2003 Housing Study |
| Single-family | 70.1% | 74% |
| SF, attached | 6.8% | 12.5% |
| Multi-family | 20.6% | 9.8% |
| Mobile home | 2.5% | 3.1% |

Source: 2000 U.S. Census, McCormick and Associates Household Survey (2003)

| Table 2-8: Educational Attainment Population age 25 and over | | City of Loveland (2000 Census) |
|---|------|---|
| Educational attainment | | % |
| Less than 9th grade | 2.8 | |
| 9th to 12th grade, no diploma | 6.8 | |
| High school graduate (includes equivalency) | 27.9 | |
| Some college, no degree | 26.6 | |
| Associate degree | 8.4 | |
| Bachelor's degree | 18.8 | |
| Graduate or professional degree | 8.6 | |
| Percent high school graduate or higher | 90.4 | |
| Percent bachelor's degree or higher or higher | 27.7 | |
| <i>Source: US Census Bureau</i> | | |

| Table 2-9: Disability Status | | City of Loveland (2000 Census) |
|-------------------------------------|--------|---|
| | | % |
| Population 5 to 20 years | 11,775 | 100.0 |
| With a disability | 887 | 7.5 |
| Population 21 to 64 years | 28,833 | 100.0 |
| With a disability | 4,156 | 14.4 |
| Percent employed | 61.0 | (X) |
| No disability | 24,677 | 85.6 |
| Percent employed | 83.8 | (X) |
| <i>Source: US Census Bureau</i> | | |

Loveland GMA Demographic and Household Trends, 2000-2011
Tables

| Table 2-10: Population and Household Trends | | Loveland GMA | | |
|---|--------|--------------|---------------|-----------------|
| | | 2000 Census | 2006 Estimate | 2011 Projection |
| Population | 60,838 | 70,571 | 77,949 | |
| Percent Change | | 16.00% | 10.45% | |
| Households | 23,440 | 27,620 | 30,793 | |
| Percent Change | | 17.83% | 11.49% | |
| Families | 16,987 | 19,884 | 22,080 | |
| Percent Change | | 17.06% | 11.04% | |
| Housing Units | 24,093 | 28,855 | 32,218 | |
| Percent Change | | 19.77% | 11.66% | |
| Group Quarters Population | 617 | 663 | 678 | |
| Percent Change | | 7.40% | 2.22% | |
| Average Household Size | 2.58 | 2.55 | 2.53 | |
| Percent Change | | -1.36% | -0.79% | |

Source: US Census; Claritas

| Table 2-11: All Households by Household Income | | Loveland GMA | | | | | |
|--|----------|--------------|---|---------------|--------|-----------------|--------|
| | | 2000 Census | % | 2006 Estimate | % | 2011 Projection | % |
| Total Households | 23,513 | | | 27,620 | | 30,793 | |
| Less than \$15,000 | 2,434 | 10.35% | | 2,095 | 7.58% | 1,988 | 6.46% |
| \$15,000 to \$24,999 | 2,685 | 11.42% | | 2,493 | 9.03% | 2,392 | 7.77% |
| \$25,000 to \$34,999 | 2,929 | 12.46% | | 2,823 | 10.22% | 2,760 | 8.96% |
| \$35,000 to \$49,999 | 3,909 | 16.62% | | 4,183 | 15.14% | 4,266 | 13.85% |
| \$50,000 to \$74,999 | 5,921 | 25.18% | | 6,455 | 23.37% | 6,539 | 21.23% |
| \$75,000 to \$99,999 | 2,876 | 12.23% | | 4,082 | 14.78% | 4,821 | 15.66% |
| \$100,000 to \$149,999 | 2,002 | 8.52% | | 3,921 | 14.20% | 5,325 | 17.29% |
| \$150,000 to \$249,999 | 655 | 2.79% | | 1,270 | 4.60% | 2,121 | 6.89% |
| \$250,000 to \$499,999 | 99 | 0.42% | | 262 | 0.95% | 482 | 1.57% |
| \$500,000 or more | 4 | 0.02% | | 35 | 0.13% | 99 | 0.32% |
| Average Household Income | \$57,594 | | | \$69,661 | | \$79,391 | |
| Median Household Income | \$49,235 | | | \$58,583 | | \$65,258 | |
| Per Capita Income | \$22,496 | | | \$27,494 | | \$31,575 | |

Source: US Census; Claritas

| | Loveland GMA | | | | | |
|--|--------------|--------|---------------|--------|-----------------|--------|
| | 2000 Census | % | 2006 Estimate | % | 2011 Projection | % |
| Total Family Households | 17,123 | | 19,884 | | 22,080 | |
| Less than \$15,000 | 815 | 4.76% | 745 | 3.75% | 673 | 3.05% |
| \$15,000 to \$24,999 | 1,331 | 7.77% | 1,090 | 5.48% | 972 | 4.40% |
| \$25,000 to \$34,999 | 1,749 | 10.21% | 1,557 | 7.83% | 1,412 | 6.39% |
| \$35,000 to \$49,999 | 3,051 | 17.82% | 2,532 | 12.73% | 2,458 | 11.13% |
| \$50,000 to \$74,999 | 5,043 | 29.45% | 5,491 | 27.61% | 5,063 | 22.93% |
| \$75,000 to \$99,999 | 2,612 | 15.26% | 3,590 | 18.06% | 4,229 | 19.15% |
| \$100,000 to \$149,999 | 1,865 | 10.89% | 3,520 | 17.70% | 4,842 | 21.93% |
| \$150,000 to \$249,999 | 574 | 3.35% | 1,117 | 5.62% | 1,962 | 8.89% |
| \$250,000 to \$499,999 | 82 | 0.48% | 217 | 1.09% | 392 | 1.78% |
| \$500,000 or more | 2 | 0.01% | 27 | 0.13% | 77 | 0.35% |
| Average Family Household Income | \$65,420 | | \$79,063 | | \$91,183 | |
| Median Family Household Income | \$58,014 | | \$68,298 | | \$77,730 | |

Source: US Census; Claritas

| | Loveland GMA | | | | | |
|-------------------------|--------------|--------|---------------|--------|-----------------|--------|
| | 2000 Census | % | 2006 Estimate | % | 2011 Projection | % |
| Total Population | 60,838 | | 70,571 | | 77,949 | |
| Age 0 to 4 | 4,200 | 6.90% | 4,531 | 6.42% | 4,793 | 6.15% |
| Age 5 to 9 | 4,513 | 7.42% | 4,634 | 6.57% | 4,873 | 6.25% |
| Age 10 to 14 | 4,851 | 7.97% | 4,853 | 6.88% | 4,906 | 6.29% |
| Age 15 to 17 | 2,833 | 4.66% | 3,386 | 4.80% | 3,314 | 4.25% |
| Age 18 to 20 | 2,150 | 3.53% | 2,673 | 3.79% | 2,729 | 3.50% |
| Age 21 to 24 | 2,474 | 4.07% | 3,251 | 4.61% | 3,479 | 4.46% |
| Age 25 to 34 | 7,937 | 13.05% | 8,813 | 12.49% | 9,898 | 12.70% |
| Age 35 to 44 | 10,463 | 17.20% | 10,008 | 14.18% | 10,281 | 13.19% |
| Age 45 to 49 | 4,886 | 8.03% | 5,832 | 8.26% | 5,602 | 7.19% |
| Age 50 to 54 | 3,908 | 6.42% | 5,560 | 7.88% | 6,309 | 8.09% |
| Age 55 to 59 | 2,910 | 4.78% | 4,541 | 6.43% | 5,926 | 7.60% |
| Age 60 to 64 | 2,229 | 3.66% | 3,293 | 4.67% | 4,714 | 6.05% |
| Age 65 to 74 | 3,780 | 6.21% | 4,567 | 6.47% | 5,887 | 7.55% |
| Age 75 to 84 | 2,680 | 4.40% | 3,243 | 4.60% | 3,572 | 4.58% |
| Age 85 and over | 1,024 | 1.68% | 1,387 | 1.97% | 1,667 | 2.14% |
| Age 16 and over | 46,317 | 76.13% | 55,407 | 78.51% | 62,253 | 79.86% |
| Age 18 and over | 44,441 | 73.05% | 53,167 | 75.34% | 60,063 | 77.05% |
| Age 21 and over | 42,291 | 69.51% | 50,494 | 71.55% | 57,334 | 73.55% |
| Age 65 and over | 7,484 | 12.30% | 9,197 | 13.03% | 11,126 | 14.27% |
| Median Age | | | 38.4 | | 39.65 | |
| Average Age | 36.52 | | 38.18 | | 39.52 | |

Source: US Census; Claritas

| Table 2-14: Population by Sex | Loveland GMA | | | | | |
|-------------------------------------|--------------|--------|----------|--------|------------|--------|
| | 2000 | % | 2006 | % | 2011 | % |
| | Census | | Estimate | | Projection | |
| Total Population | 60,838 | | 70,571 | | 77,949 | |
| Male | 29,892 | 49.13% | 34,739 | 49.23% | 38,384 | 49.24% |
| Female | 30,946 | 50.87% | 35,832 | 50.77% | 39,565 | 50.76% |
| Male/Female Ratio | 0.97 | | 0.97 | | 0.97 | |

| Table 2-15: Occupation by Type, 2000 | City of Loveland | City of | Larimer County % |
|--|---------------------|------------|---------------------|
| | | Loveland % | |
| Employed civilian population 16 years and over | 26,164 | 100.0 | 100.0 |
| Management, professional, and related occupations | 8,639 | 33.0 | 39.6 |
| Service occupations | 3,346 | 12.8 | 13.9 |
| Sales and office occupations | 7,211 | 27.6 | 24.8 |
| Farming, fishing, and forestry occupations | 101 | 0.4 | 0.5 |
| Construction, extraction, and maintenance occupations | 3,044 | 11.6 | 9.6 |
| Production, transportation, and material moving occupations | 3,823 | 14.6 | 11.5 |

Source: 2000 U.S. Census

| Table 2-16: Occupation by Industry, 2000 | City of Loveland | City of | Larimer County % |
|---|---------------------|------------|---------------------|
| | | Loveland % | |
| Agriculture, forestry, fishing and hunting, and mining | 281 | 1.1 | 1.5 |
| Construction | 2,584 | 9.9 | 9.0 |
| Manufacturing | 4,648 | 17.8 | 14.8 |
| Wholesale trade | 840 | 3.2 | 2.6 |
| Retail trade | 3,897 | 14.9 | 12.8 |
| Transportation and warehousing, and utilities | 827 | 3.2 | 3.4 |
| Information | 967 | 3.7 | 2.8 |
| Finance, insurance, real estate, and rental and leasing | 1,447 | 5.5 | 5.0 |
| Professional, scientific, management, administrative, and waste management services | 2,173 | 8.3 | 10.4 |
| Educational, health and social services | 4,544 | 17.4 | 20.9 |
| Arts, entertainment, recreation, accommodation and food services | 1,829 | 7.0 | 9.2 |
| Other services (except public administration) | 1,192 | 4.6 | 4.3 |
| Public administration | 935 | 3.6 | 3.4 |

Source: 2000 U.S. Census

Section 2.2

Existing Conditions and Resource Maps

The city of Loveland on April 1, 2006 has a population estimated at 64,123 people, 26,355 housing units, and an average of 2.43 persons per housing unit. The City's land area was 30.83 square miles. The population of the Growth Management Area in 2006 was estimated at 70,571 people in 27,620 households.

A 2003 survey estimated 74% of housing units were single-family detached units; 12.5% were single-family attached units; 9.8% were multi-family units; and 3.1% were mobile homes (the 2000 Census gives a slightly lower figures of 70.1% single-family units and 6.8% for single-family attached, and a higher figure of 20.6% for multi-family units). Housing demand is expected to grow as a result of new employment, retirees relocating to Loveland, and from in-commuters who would like to move to Loveland. From 2000 to the end of 2005, Loveland issued building permits for a total of 6,280 dwelling units, including 4,012 single-family detached units (64% of new units), 1,014 single-family attached (townhome or duplex) units (16% of new units), and 1,254 multi-family units (20% of new units).

| Table 2-17: City of Loveland Dwelling Units by Type | | | | |
|---|-------------|--------------------------|------------------|------------------|
| Type | 2000 Census | 2003 Housing Study (GMA) | Built, 1995-2000 | Built, 2000-2005 |
| Single-family | 70.1% | 74% | 70.7% | 63.9% |
| SF, attached | 6.8% | 12.5% | 9.8% | 16.2% |
| Multi-family | 20.6% | 9.8% | 19.5% | 19.5% |
| Mobile home | 2.5% | 3.1% | N/A | N/A |

Source: 2000 U.S. Census, McCormick and Associates Household Survey (2003), City of Loveland Building Division

The Loveland area had an estimated 39,430 jobs in 2005, of which an estimated 6,043 were sole proprietorships¹. Approximately 46% of Loveland's working residents commute out of the community. Likewise, 52% of employees in Loveland commute in from elsewhere.²

¹ North Front Range Metropolitan Planning Organization: 2035 Economic and Demographic Forecast for the North Front Range Modeling Area & its Sub-Regions

² North Front Range Metropolitan Planning Organization: 2001 Household Travel Survey

Existing Conditions and Resource Maps

The following maps provide an overview of the existing conditions in the community.

Airport

In 2006, the Fort Collins-Loveland Municipal Airport finished its Master Plan Update process. The Master Plan was largely adopted by City Council, with some details still outstanding. The map identifies airport critical zones and noise contours, which directly impact allowed land uses in Loveland.

Community Facilities

This map includes City government facilities, the community's two hospitals, and the downtown Community Health Center. City facilities tend to be clustered near the downtown. This includes the Civic Center Complex, Library, and Chilson Recreation/Senior Center; the Police and Courts Facility; and several smaller facilities.

Two major hospitals, McKee Medical Center and the Health Center of the Rockies, as well as numerous clinics provide health care services to the community. The Loveland Community Health Center, supported by the McKee Foundation, provides care for the uninsured and under-insured.

Enterprise Zones

Colorado's Enterprise Zone program provides tax incentives to encourage businesses to locate and expand in designated economically distressed areas of the state. Businesses located in a zone may qualify for ten different Enterprise Zone Tax Credits and Incentives to encourage job creation and investment in these zones.

Historical Growth

The City has grown rapidly from its historic roots. In 1980, the City had just 30,215 people compared to over 64,000 in 2006.

Historic Preservation

This map shows those properties which were surveyed because they are most likely eligible for designation as historic landmarks or because they contribute to a historic district. This includes many properties in the downtown and surrounding neighborhoods, as well as historic rural properties. The map also shows locally designated historic landmarks as of October 2006.

Irrigation Features

This map shows ditches and canals that transport water to and from various reservoirs. Loveland's municipal water comes from the Colorado-Big Thompson Project, a system over 100 structures integrated into a transmountain

water diversion system. Reservoirs within the Loveland GMA have a diversity of ownership; Lake Loveland is owned by the City of Greeley. In some instances, canals and ditches provide an aesthetic amenity or a right-of-way for recreation trails.

Natural Areas

The 1996 document, In the Nature of Things, provides a general inventory and ranking of natural areas used as the basis of required environmental reports and priorities for land acquisition set forth in the Open Lands Plan. This inventory is being updated to reflect current realities. Some lands have been protected through acquisition or conservation easements, while many other natural areas have been preserved through subdivision developments that set aside natural areas.

Open Lands

City and County Open Lands and other programs have protected over 1,900 acres in the Loveland GMA. The Open Lands program is funded by a County sales tax (shared between the City and County) and by a Capital Expansion Fee (CEF) on new residential development.

Parks

The City has 27 parks totaling 287 acres, with a further 160 acres of undeveloped future parkland. The newest addition is the Sports Park on Boyd Lake Avenue, which opened in September 2006. Phase I of the expanded Old Fairgrounds site along the Big Thompson River south of downtown will begin construction soon. The City also maintains a recreation trail that will encircle the city and connect to other trails, built either through private development or by the City. Parks and Recreation capital projects are funded in part by Capital Expansion Fees (CEF's).

Schools – Elementary and Middle/High

The Loveland GMA is served by the Thompson R2J School District. Agreements between the district and the City provide for district review of impacts from new developments, and land dedication or fee-in-lieu payments for residential developments in order to ensure school construction keeps pace with growth. Transportation issues, and the sharing of facilities, are also important areas of cooperation between the City and the school district.

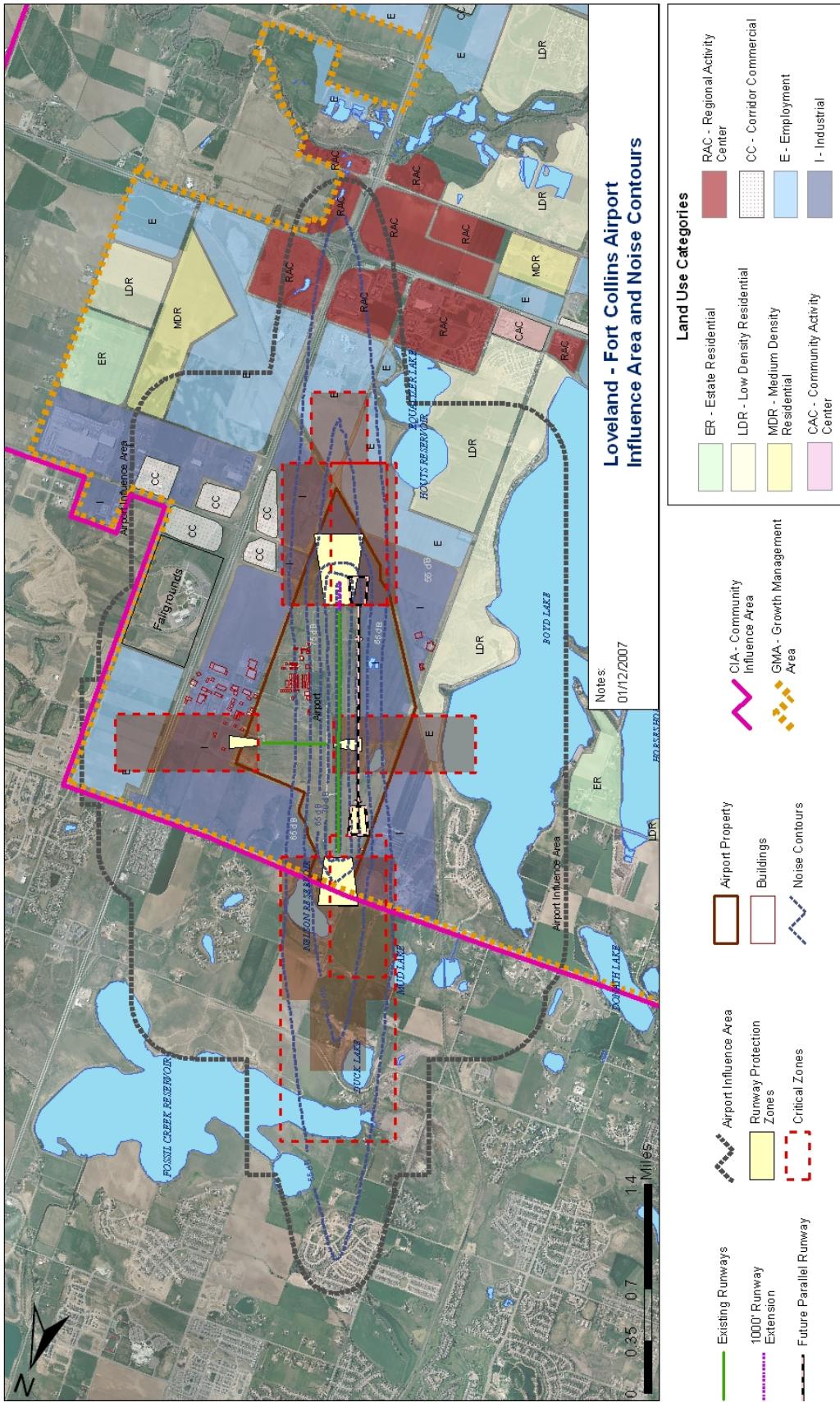
Aims Community College and Colorado Christian University provide accredited post-secondary education courses.

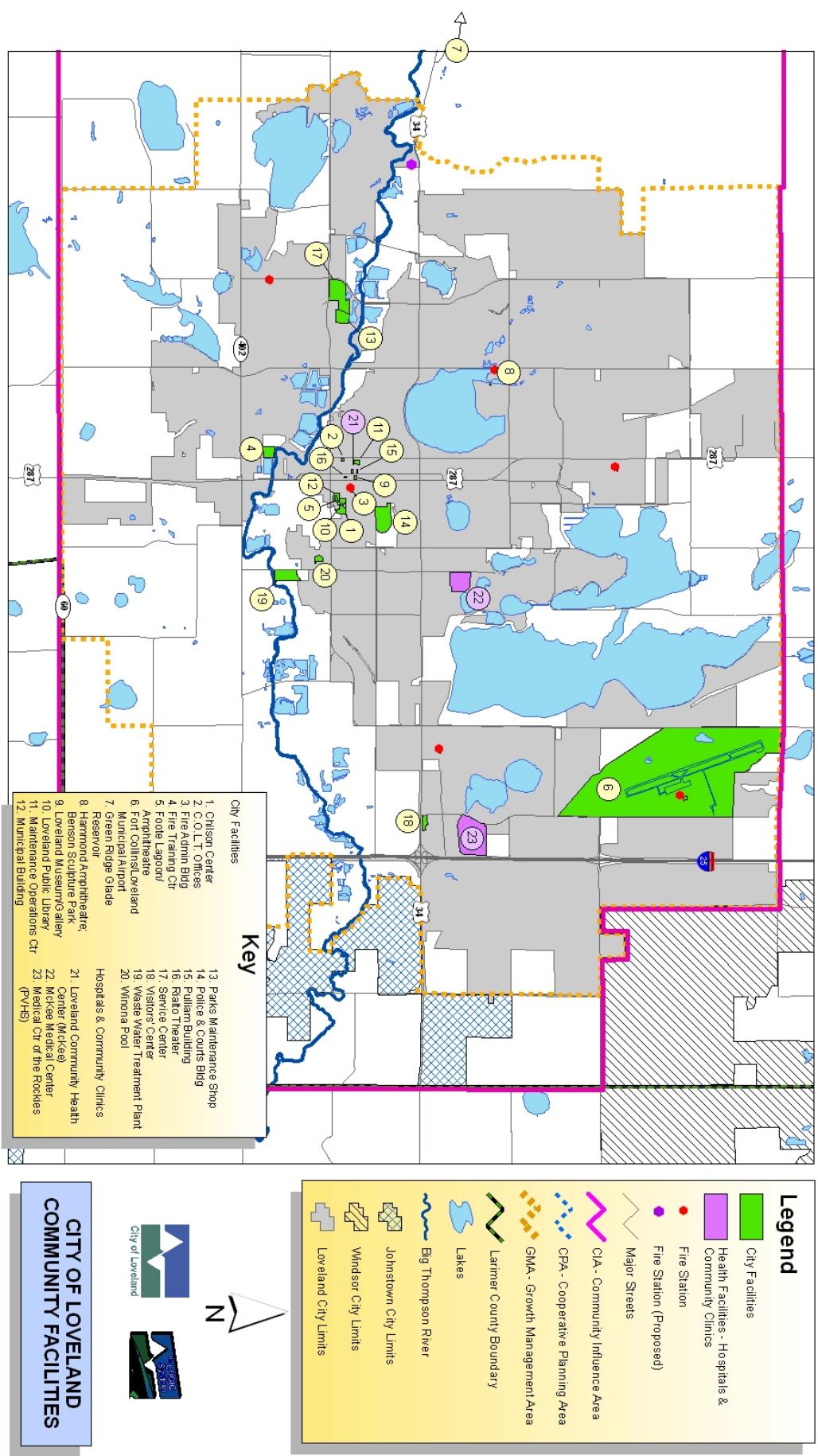
Topography

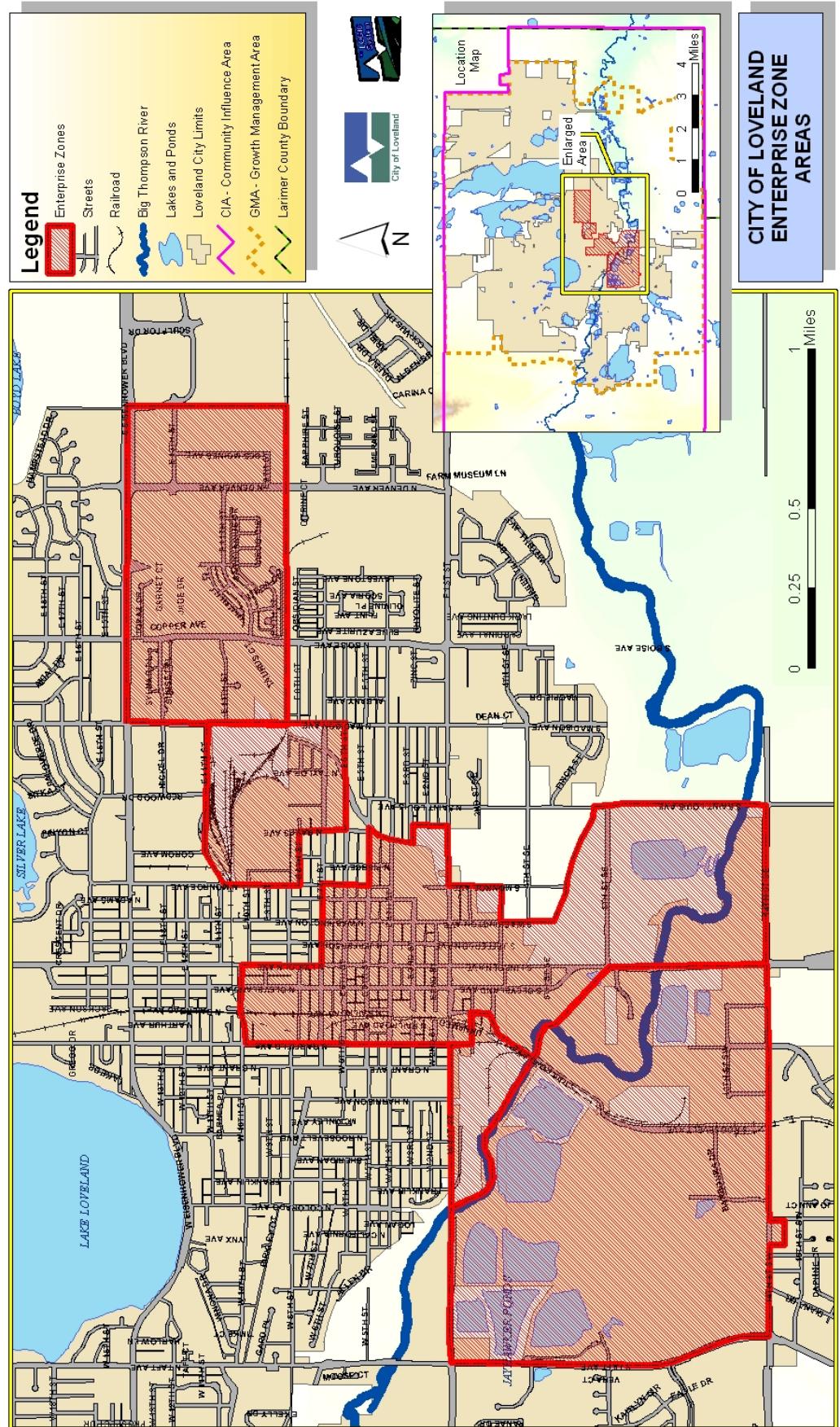
Topography is an important land use consideration, both in terms of development potential of slopes, and in terms of view shed and open space amenities. The most prominent topographical features in the GMA are the Hogback and First Ridge west of the City, and the ridge southeast of the Big Thompson River valley.

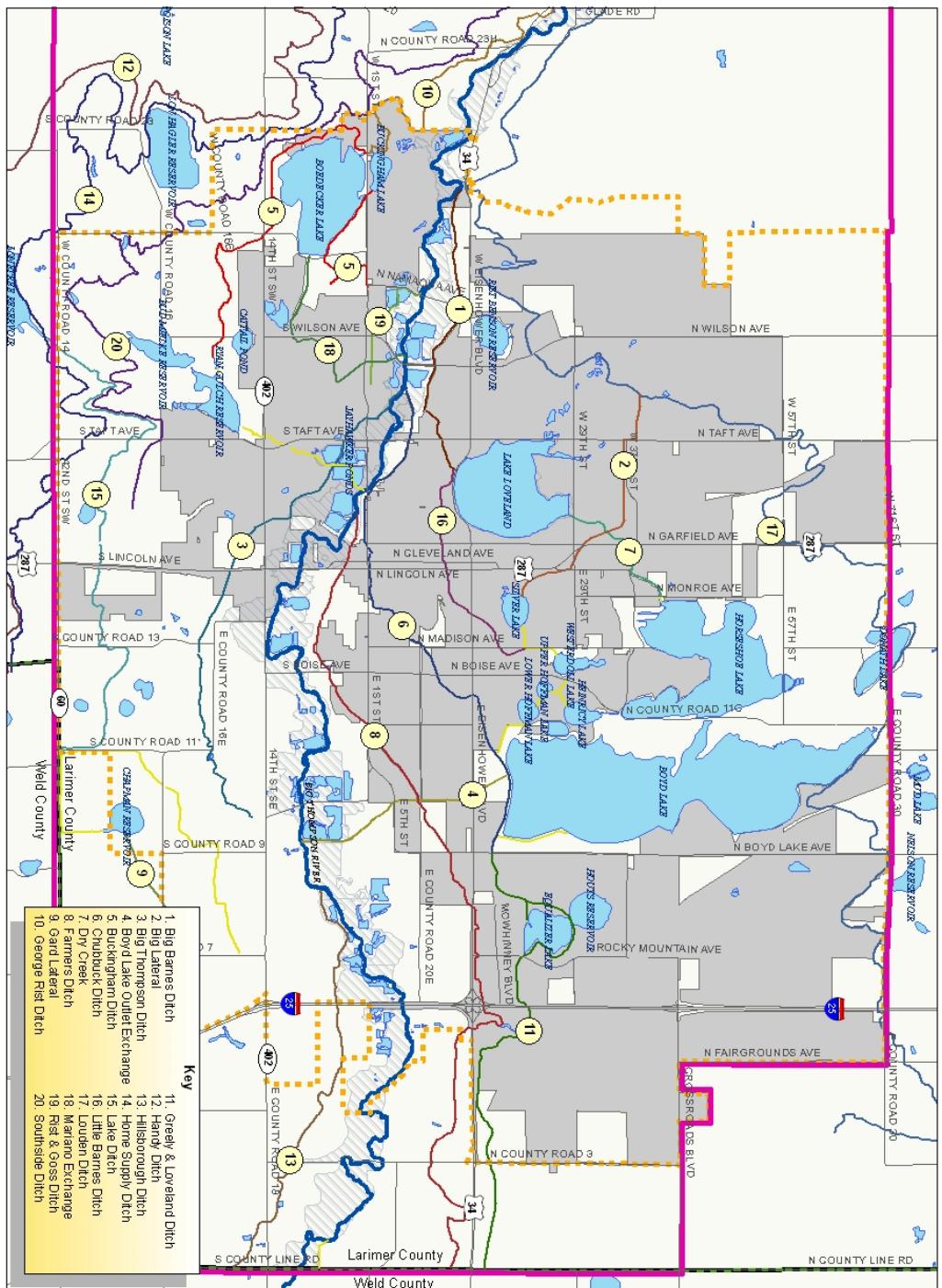
Wetlands

The Big Thompson River floodplain and numerous wetlands provide valuable floodway, habitat and open space throughout the GMA.



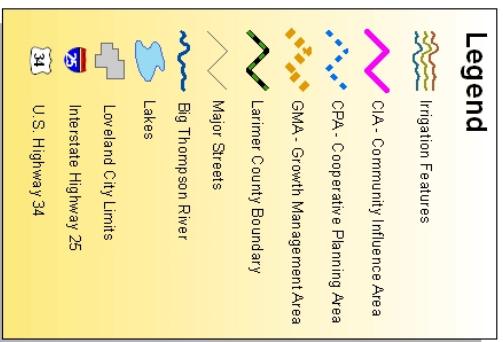
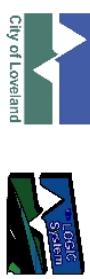


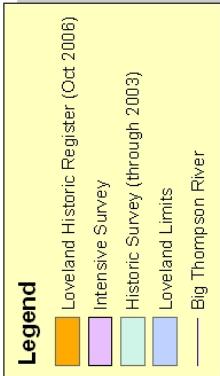




City of Loveland Irrigation Features

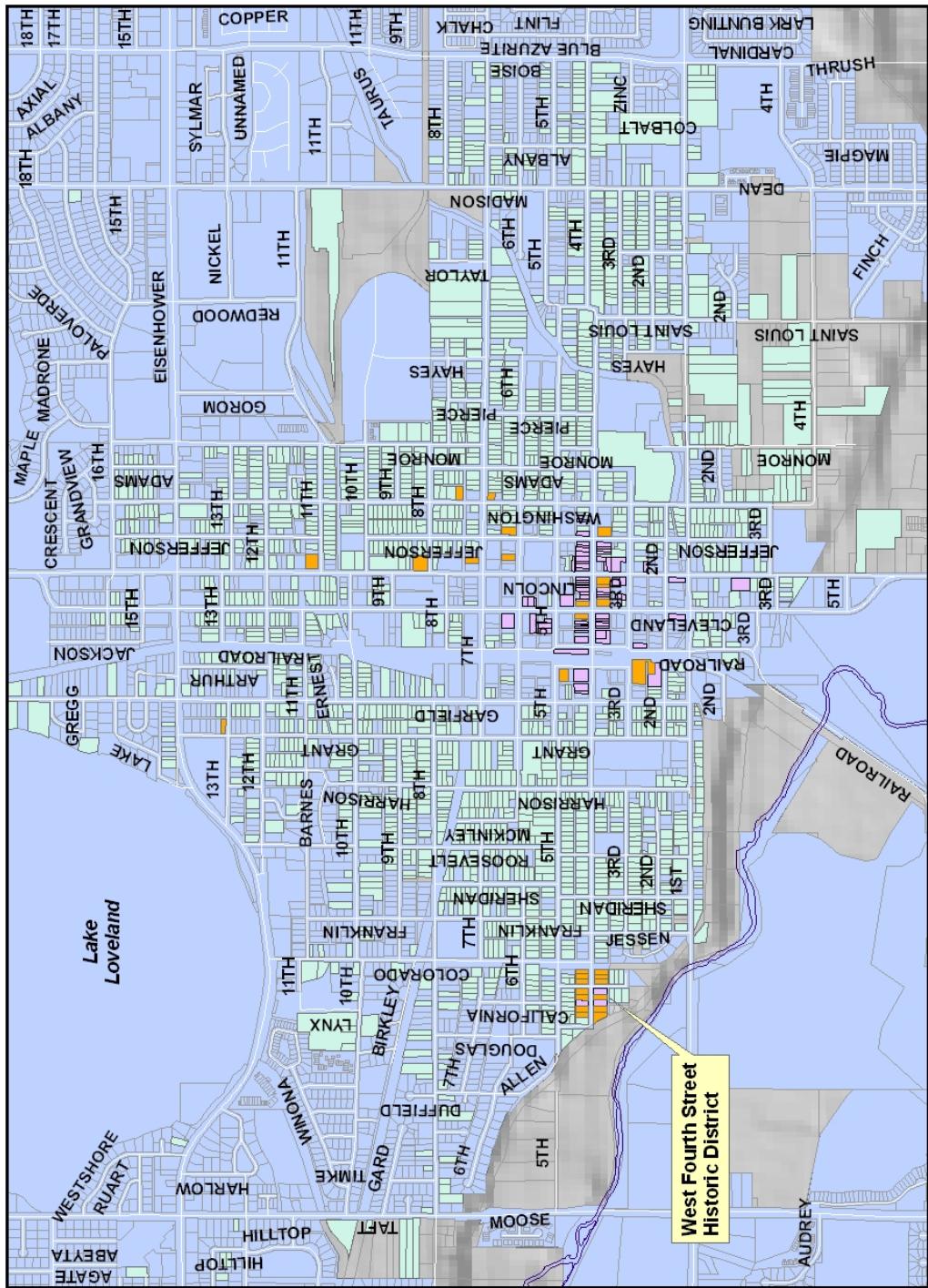
0 0.5 1 2
Miles

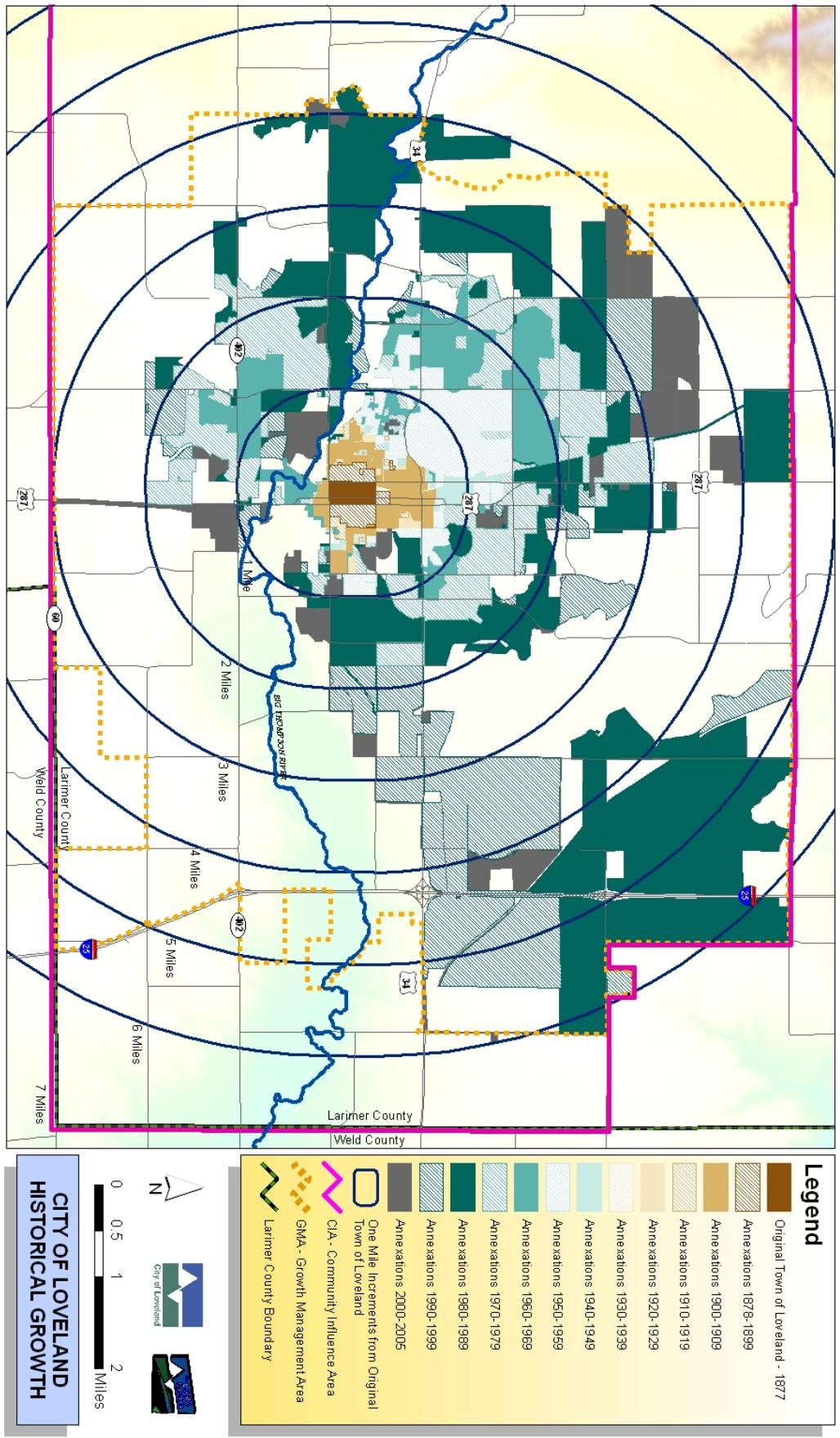


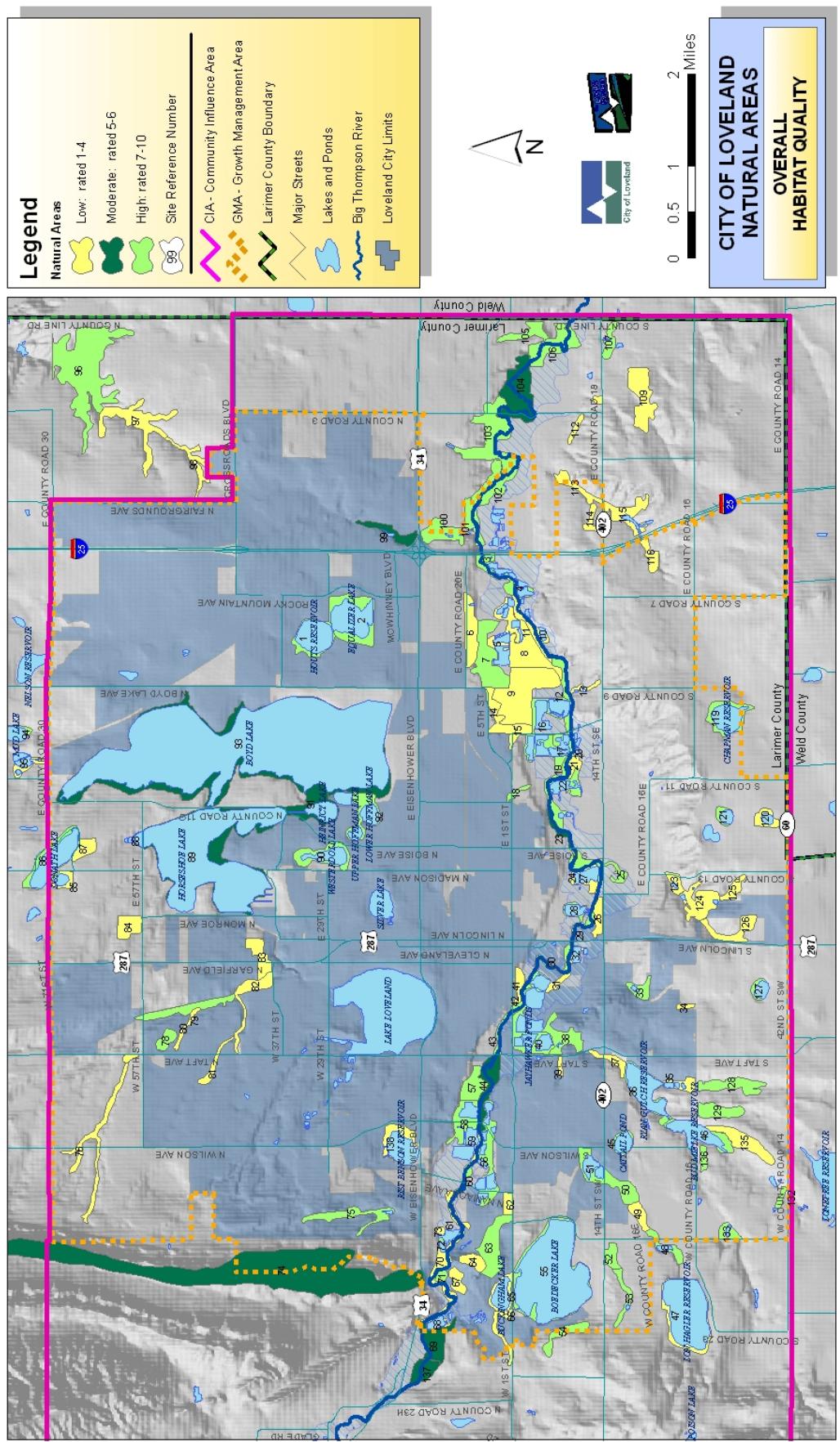


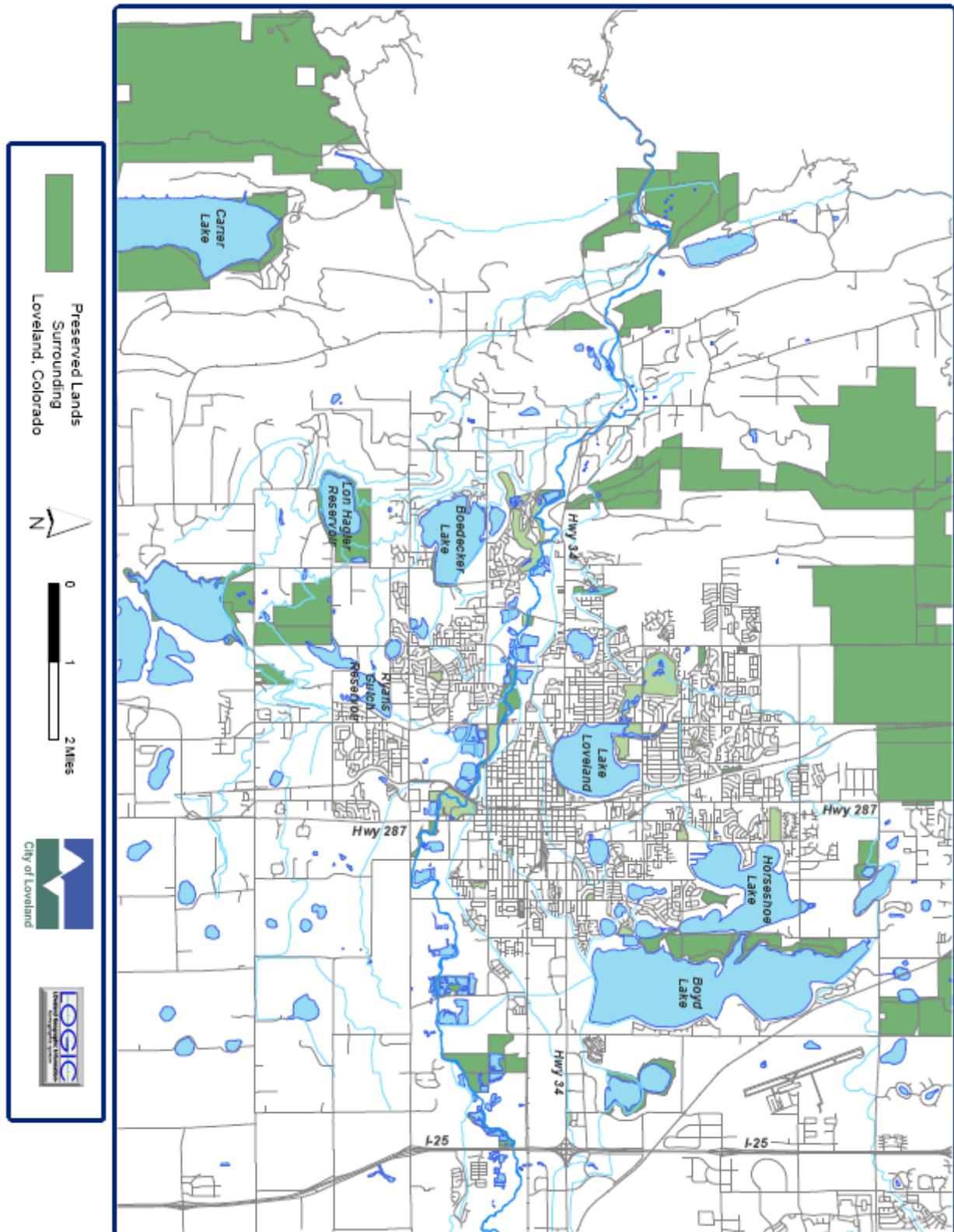
0 0.5 1 2 Miles

Downtown & Surrounding
Neighborhoods
Historic Survey
and Landmarks









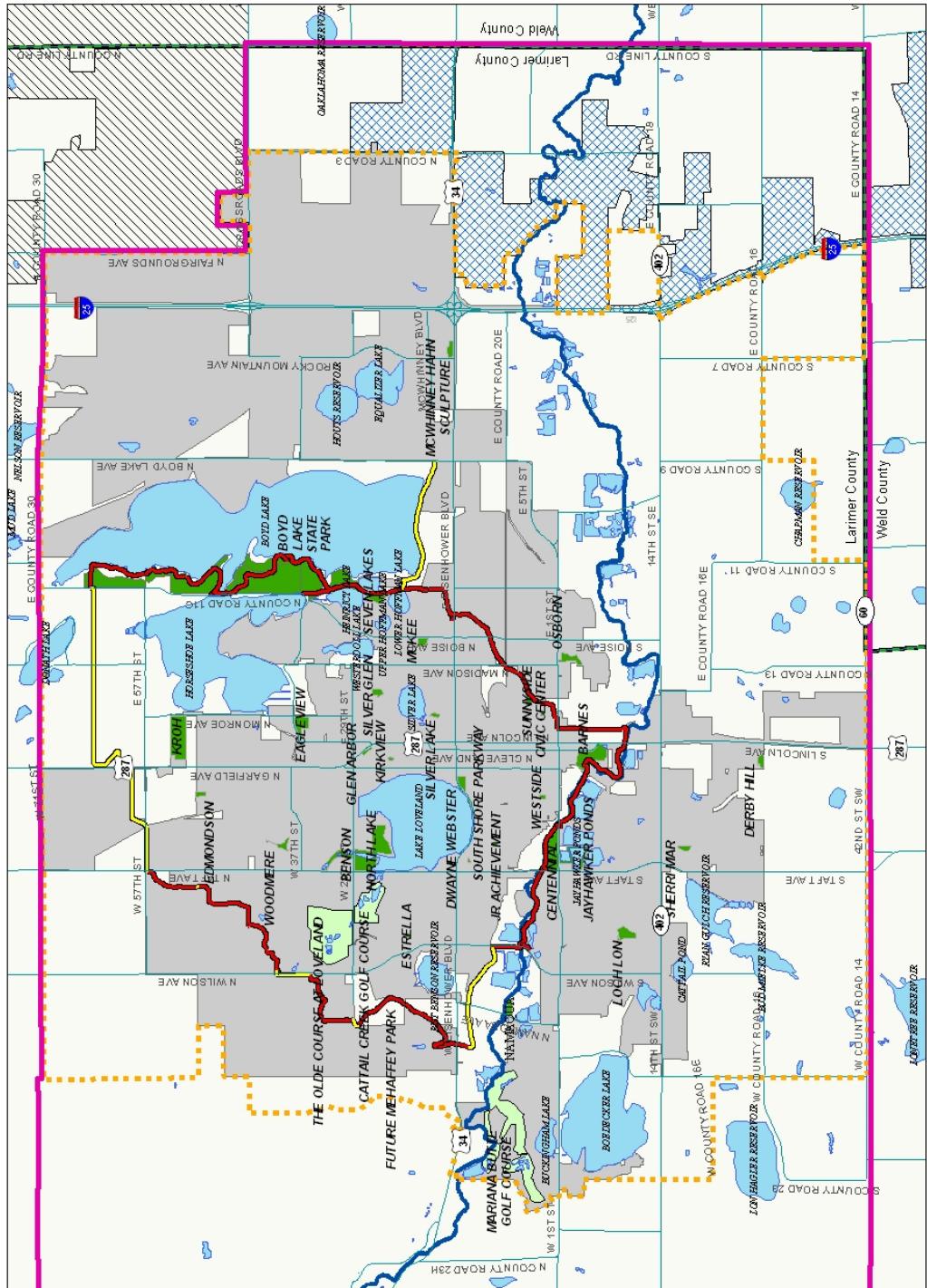
Legend

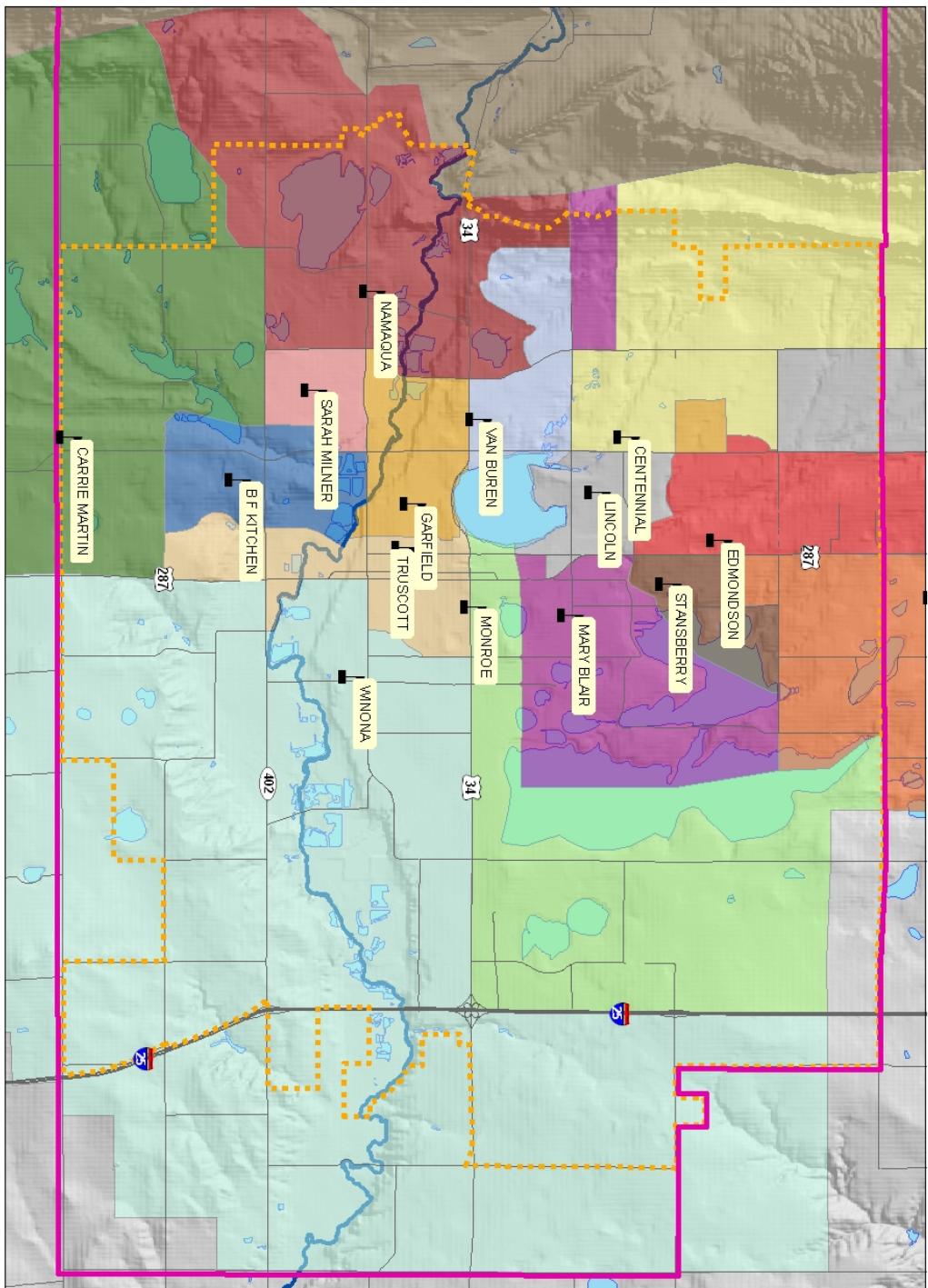


CITY OF LOVELAND PARKS, GOLF COURSES, AND TRAILS



A scale bar representing 2 miles, divided into four segments of 0.5 miles each.





**CITY OF LOVELAND
ELEMENTARY SCHOOL
BOUNDARIES AND
LOCATIONS (2005)**



Plan Boundaries
DIA
GMA

0 0.5 1 2
Miles

Elementary School

DIA

GMA

Legend

Thompson Valley R2J School District Boundaries

B F Kitchen

Big Thompson

Carrie Martin

Centennial

Cottonwood

Edmondson

Garfield

Lincoln

Mary Blair

Monroe

Namagua

Sarah Milner

Stanberry

Truscott

Van Buren

Winona

Legend

2005 Middle School Boundaries

Bill Reed

Conrad Ball

Lucile Erwin

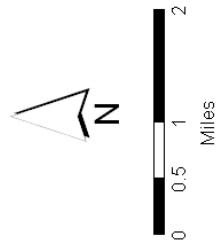
Walt Clark

High Schools

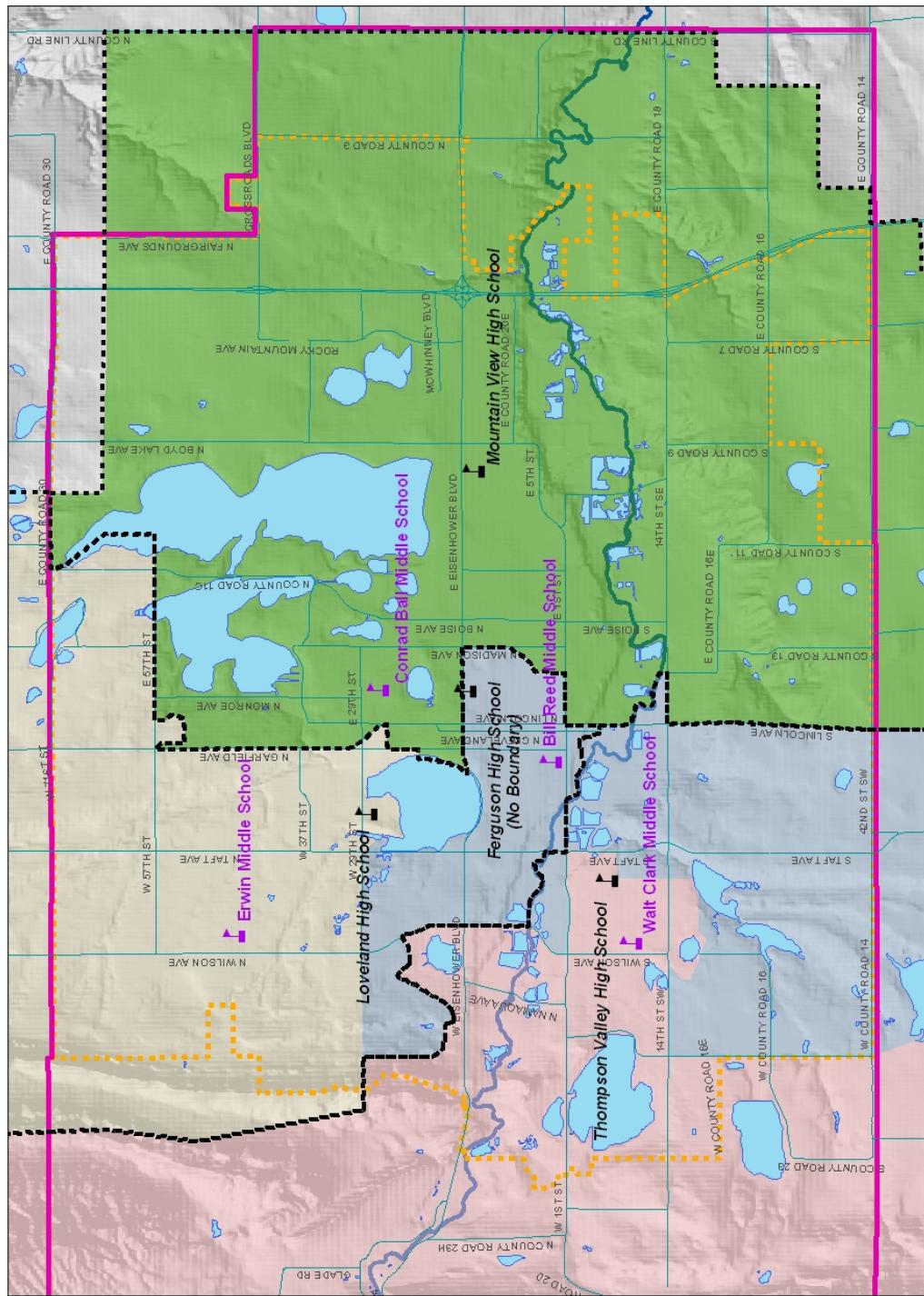
2006 High School Boundaries

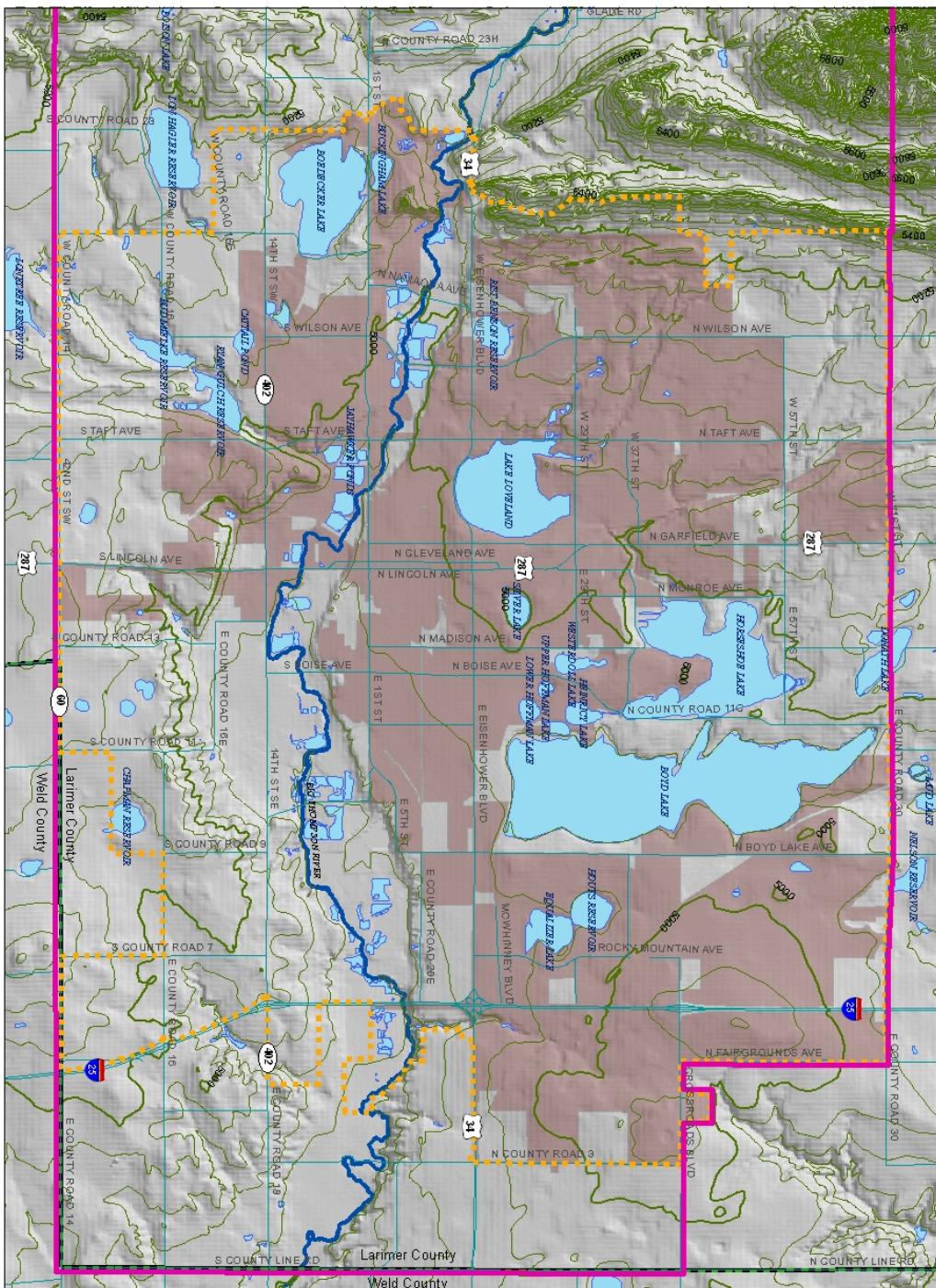
R24 School District Boundaries

Plan Boundaries



**CITY OF LOVELAND
MIDDLE AND HIGH
SCHOOL
BOUNDARIES AND
LOCATIONS (2005)**





**CITY OF LOVELAND
TOPOGRAPHY**



Contour Interval 40 feet



Legend



GMA - Growth Management Area

Larimer County Boundary

Major success

Big Thompson River

 Loveland City Limits

