



# THE FOUNDRY





## OUR STORY

The Foundry is where bold creativity and daring ideas take shape. In the core of the Sweetheart City, The Foundry will be a work of art in its own right providing a strong foundation for the revitalization of Loveland's historic downtown. Three empty city blocks will soon transform into a movie theater, apartments, offices, retailers and parking to support the increased traffic coming to the new epicenter of entertainment in downtown Loveland.

Just as the art-centric culture of Loveland enhances the lives of its community members, this new development will positively impact the community by making the downtown plaza a destination for locals and visitors alike.





## LOVELAND ARTS CULTURE

What started with one outdoor sculpture show in 1984 has since turned into an annual event that draws tens of thousands of people to the region. Now the annual Sculpture in the Park and Loveland Sculpture Invitational events draw hundreds of artists to Loveland and attendance reaching beyond 20,000 people. Local, state and national recognition of this cultural experience has put Loveland on the map as a destination for art enthusiasts around the world.

The Foundry will contribute to this art-centric culture by enhancing currently underutilized space into an easily walkable stretch of the city that provides unique experiences for locals and visitors.

















## EAST APARTMENTS

Lined with retail on the ground floor, the residential component of The Foundry is centrally located, with access to all of the surroundings including a movie theater, art and events in the plaza and lawn.





## OFFICE

The office spaces at The Foundry are wide open floorplates with outdoor space to spill out onto for office workers to take a break or eat lunch. Conveniently located near the retail and plaza, this location will attract and retain employees and office tenants.







## THEATER

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The heart of The Foundry is the Theater, with the active flow of people from the plaza and lawn, embracing Loveland's art and cultural scene. A projection wall will stream live concerts or art, there will always be entertainment and a reason to stay.





## LAWN

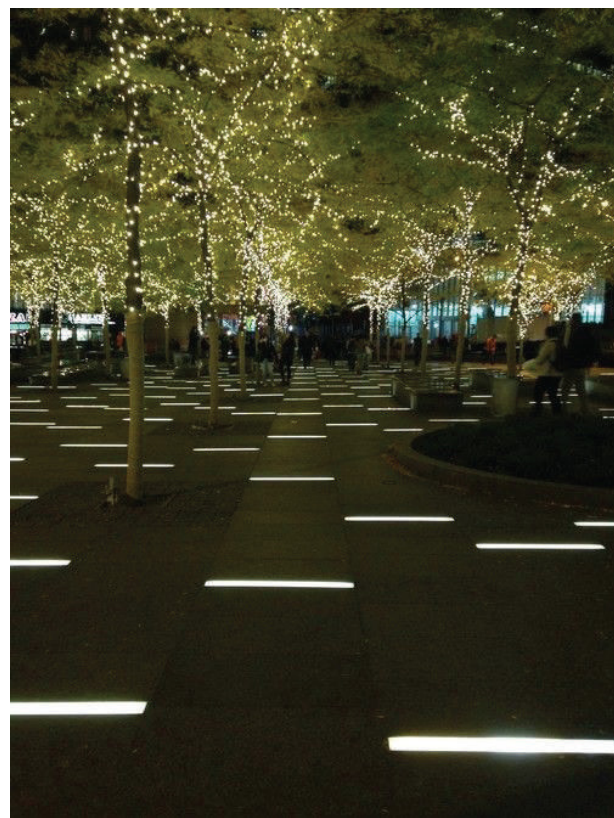
The Foundry Lawn will house events throughout the year with live music, art, food trucks. The Lawn will serve as a true gathering space and anchor for the development.















## PLAZA

The Foundry Plaza is the hardscaped space between the theater and the Lawn. Colored pavement indicates pedestrian friendly space which can be blocked off to vehicular access for food trucks and people, making this a festival street.





## WEST APARTMENTS

Adjacent to the theater, the apartments on the west side are also lined with retail on the ground floor.





## PARKING GARAGE

The new parking garage will park 460 cars which will allow for parking for events, movie theater, apartments, and office tenants.





# THE FOUNDRY

**m**  
russell+mills  
studios



ARCHITECTURE  
URBAN DESIGN  
INTERIOR DESIGN

  
**BRINKMAN**  
PARTNERS







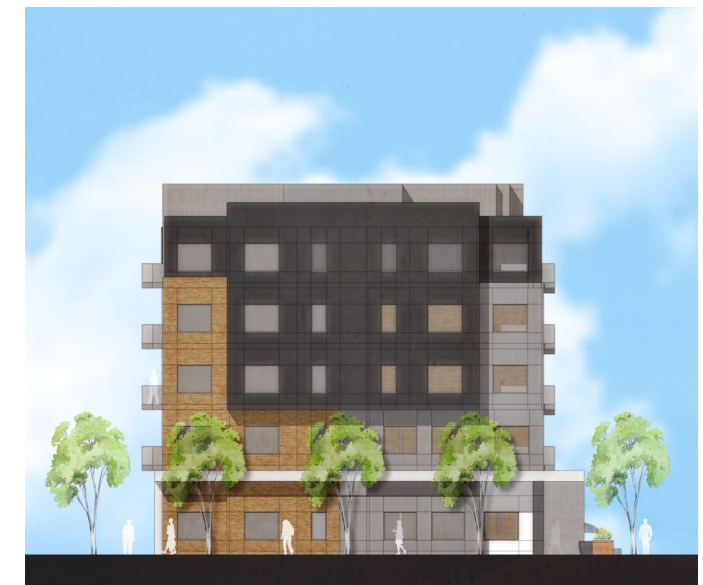
EAST



NORTH



WEST



SOUTH

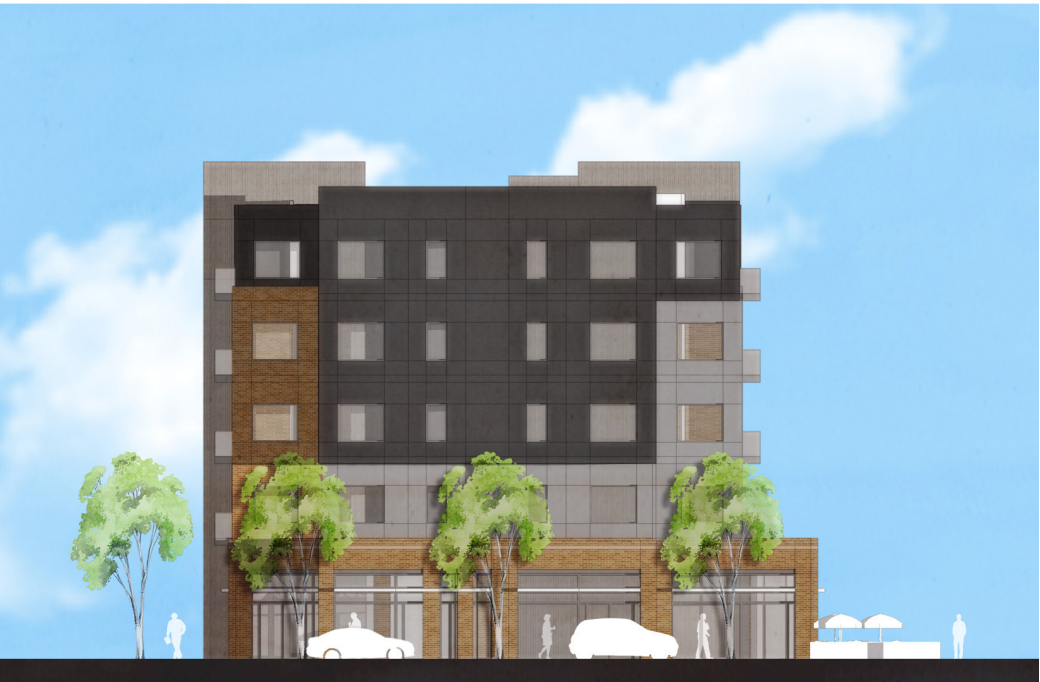
# WEST APARTMENTS

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EAST



NORTH



WEST



SOUTH

EAST APARTMENTS

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SOUTH



EAST



WEST



NORTH

# MOVIE THEATER





EAST



NORTH



WEST



SOUTH

# PARKING GARAGE





EAST



SOUTH



NORTH

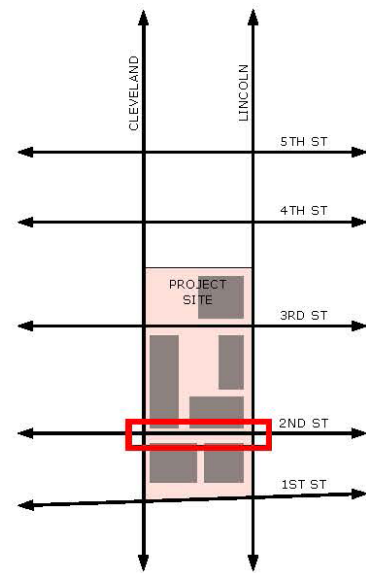


WEST

## OFFICE BUILDINGS

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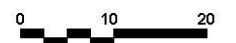




2ND STREET PERSPECTIVE



2ND STREET INTERSECTION ELEVATION



# THE PEDESTRIAN DOMAIN