



LOVELAND PLANNING COMMISSION MEETING AGENDA

**Monday, September 23, 2019
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

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LOVELAND PLANNING COMMISSIONERS: Patrick McFall (Chair), Michael Bears, Jeff Fleischer, Rob Molloy, David Hammond, Milo Hovland, Susan Peterson, Deborah Tygesen and Jerico Devlin.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

A. Citizen Reports

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

B. Current Planning Updates

1. Monday, October 14, 2019

- i. South East Elementary School - Location and Extent Review**
- ii. Fort Collins Loveland Airport – Master Plan Update**

C. City Attorney's Office Updates

D. Committee Reports

E. Commission Comments

III. APPROVAL OF MINUTES

Review and approval of the August 26, 2019 meeting minutes

IV. REGULAR AGENDA

1. Animal Husbandry Public Hearing – Ordinance

Presented by staff planner Emily Tarantini

This item has been postponed to the Monday, October 14th Planning Commission meeting. Staff will provide a re-notice to the Reporter Herald.

2. Highway 402 Corridor Plan Public Hearing

Presented by staff planner Jennifer Hewett-Apperson

The Strategic Planning office, in concert with their consultant team, has completed the final draft of the Highway 402 Corridor Plan. The role of the Planning Commission is to conduct a public hearing and make a recommendation to the City Council concerning the adoption of this plan.

The 402 Corridor Plan effort began in 2018 following a determination of high priority by City Council. It was recognized that this stretch of highway serves a growing importance as a transportation corridor and southern gateway to the City of Loveland. While much of the corridor is rural in character, the entire corridor is within the City's growth management area and is subject to varying degrees of change and urbanization in the near term and longer-term future. The planning effort examined the corridor holistically, reviewing existing and future transportation needs and forms, land use options, infrastructure provision along with the impact of natural features and environmental constraints. A major focus was placed on community input in effort to develop a consensus-based plan that establishes policies to guide future growth.

V. ADJOURNMENT

See the following page for information on Public Hearing Procedures.

SUPPLEMENTARY INFORMATION

Public Hearing Procedures

The purpose of a public hearing is for the Planning Commission (PC as used below) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing.

The public hearing is a formal process. Below is the typical hearing sequence followed by the Planning Commission.

Annotations have been provided for clarity.

- 1. Agenda item is recognized by the Chair**
- 2. Public hearing is opened***
- 3. Staff presentation**
(May include clarifying questions to staff from Commissioners)
- 4. Applicant presentation**
(May include clarifying questions to applicant from Commissioners)
- 5. Public comment**
(All public comment should be made from the center podium upon direction from the Chair. Citizens should provide their name and mailing address in writing at the podium, and introduce themselves. The PC may ask clarifying questions of the citizens. At a public hearing, the PC does not respond to questions from citizens; questions directed to the applicant or staff should be requested through the Chair.)
- 6. Applicant response**
(The Chair typically requests that applicants respond to comments and questions raised during public comment)
- 7. PC questions to staff, the applicant and possibly to citizens who presented**
(Commissioners may use this step in the process to gain a more detailed understanding of relevant information)
- 8. Close public hearing**
(Unless specifically permitted by the Chair, further testimony is not allowed after the public hearing is closed)
- 9. Motion**
(Motions are made by a PC member with possible conditions)
- 10. Motion is seconded**
(A 2nd is required before the motion can be considered; a motion that fails to obtain a second dies)
- 11. PC discussion**
(The PC discusses the application and whether it satisfies the required criteria as found in adopted City policies and ordinances)
- 12. PC Chair requests that the applicant agrees to any conditions prior to a vote**
(When preparing to vote on a motion for approval, the PC Chair will ask if the applicant is willing to accept the proposed conditions. If the applicant is not, the PC may deny the application)
- 13. Vote**
(The decisions of the PC must address relevant findings of fact. These findings respond to criteria specified in adopted plans and codes, and serve to guide zoning, annexation and other land use decisions. Relevant criteria and findings are itemized in the Staff Report and referred to in the recommended motion.)

* Note that the Planning Commission may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
August 26, 2019

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on August 26, 2019 at 6:30 p.m. Members present: Chairman McFall; and Commissioners Bears, Molloy, Fleischer, Hovland, and Tygesen. Members absent: Commissioners Hammond and Peterson. City Staff present: Robert Paulsen, Current Planning; Laurie Stirman, Assistant City Attorney; Lisa Rye, Planning Commission Secretary.

These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>

CITIZEN REPORTS

There were no citizen reports.

CURRENT PLANNING UPDATES

1. **Robert Paulsen, Current Planning Manager**, reminded the Commissioners that the Boards and Commissions Appreciation Dinner will be held on Monday, September 9th. There are no items on the agenda for the regularly scheduled Planning Commission meeting that evening, and Mr. Paulsen recommended that the meeting be formally canceled.
2. **Robert Paulsen, Current Planning Manager**, provided a preview of the agenda for the Monday, September 23rd Planning Commission meeting. Three items are on the agenda, and all are public hearings. A couple items will undergo preliminary discussion tonight, and the other item is under school district authority, which will undergo location and extent review. The Planning Commission does not have planning authority over the item, but it does have the authority to speak with the representatives of the school district on projects of that type.
3. **Mr. Paulsen** stated that the application process for the Planning Commission vacancy has been closed and interviews have been conducted. **Chairman McFall** announced that Rico Devlin has been selected and will go before the City Council next week for confirmation. **Mr. Paulsen** added that Mr. Devlin is an experienced commercial realtor and has a background in land development, leasing, and other items associated with real estate.

CITY ATTORNEY'S OFFICE UPDATES

Laurie Stirman, Assistant City Attorney, noted there is nothing to report.

COMMITTEE REPORTS

There were no committee reports.

APPROVAL OF THE MINUTES

Commissioner Molloy requested that within the August 12, 2019 minutes, under Citizen Comments, the statement “**Commissioner McFall** closed the public hearing” be changed to read, “**Commissioner Molloy** closed the public hearing.” The Commission secretary agreed to correct the minutes.

*Commissioner Molloy made a motion to approve the August 12, 2019 minutes; upon a second from **Commissioner Bears**, the minutes were approved unanimously.*

REGULAR AGENDA

1. Animal Husbandry Briefing – Public Hearing

Project Description: This item is an informational briefing concerning the status of research on animal husbandry issues raised earlier in 2019. The specific issues are related to the proposed allowance for pot-bellied pigs and pygmy goats within the city limits. Planning staff has scheduled the public hearing for Planning Commission review of the proposed ordinance relating to animal husbandry code amendments for September 23rd. The purpose of the briefing is to clarify the direction staff is taking and to give the Commission the opportunity to provide input.

Ms. Emily Tarantini, Current Planning, reviewed a timeline of events, which began in the fall of 2018. Because of citizen complaints and violations issued by the Larimer County Humane Society, the City Council decided on a rule of four, which required staff to research the City’s animal regulations. On January 3, 2019, City Planning staff met with the Larimer Humane Society staff to understand the violations and to discuss their opinions and recommendations on the City’s code, since they enforce it. City staff presented the Planning Commission information on the current animal husbandry regulations compared to other municipalities’ regulations on March 11, 2019. Guidance and direction was acquired from the City Council following a presentation made to them at the April 9th, 2019 study session. During the summer of 2019, staff consulted with CSU Veterinary Extension Specialists and gained further information on the topic.

Through meetings and conversations over the past year, **Ms. Tarantini** stated that moving forward, pygmy goats and pot-bellied pigs will be the focus of the amendments. Suggestions from CSU Extension will be taken into consideration as regulations are crafted by staff, which includes nuisances (noise, odors, and damages), public health (zoonotic diseases), environmental (waste disposal and attraction of insects), and animal welfare (animal care, housing and health).

Ms. Tarantini discussed the recommended revisions to Title 6, which is the Animal section of the Municipal Code. The proposed revisions will include the elimination of the term “show animals”, classifying pot-bellied pigs with a “domesticated pet” definition, identifying separate regulations for each animal, the requiring of licensing or permitting, vaccinations and education for the permittees, and finally requiring a site inspection for pygmy goats. She added that these draft recommendations will be presented to the Planning Commission at the September 23rd, 2019 meeting. Based on recommendation, the item will be go before the City Council at the November 5th, 2019 meeting for 1st reading of the ordinance that would adopt the new provisions.

COMMISSIONER QUESTIONS:

- **Commissioner McFall** asked if there would be a cost as part of the site inspection by Larimer County. **Ms. Tarantini** replied that there would be a licensing and permitting fee, and a site inspection would be part of that.

2. Highway 402 Corridor Plan – Introduction of Final Draft

Project Description: The Strategic Planning office, in concert with their consultant team, has completed the final draft of the Highway 402 Corridor Plan. The Plan is scheduled for Planning Commission public hearing on September 23rd, followed by a scheduled City Council public hearing in October. The purpose of the introduction is to familiarize the Planning Commission with the Plan and its major components in advance of the September 23rd public hearing. Staff welcomes any questions or comments at or following the introductory session.

Ms. Jennifer Hewett-Apperson provided a background of the 402 Corridor Plan, which was a priority identified by City Council in 2012 that needed to be completed. The boundary area was identified in Create Loveland as needing a corridor plan. Intergovernmental agreements with Larimer County and Johnstown enabled the City to do this type of planning by expanding the Loveland Growth Management Area south to Highway 402. She added the importance of completing the corridor plan became evident last year when the City Council denied the West Creek project. The project may have been premature, given that the corridor plan was on the horizon.

Ms. Hewett-Apperson shared that the study area goes roughly from Taft Avenue to Interstate 25, and most of the area is unincorporated Larimer County. It is a mix of agricultural, large lot residential, industrial and undeveloped land. The zoning that dominates the area between Highway 287 and Interstate 25 is County Farming and Forestry, with pockets of Industrial and Mixed Use Activity Center districts, as well. The greatest impediment to development of the corridor is the lack of city water and wastewater service. The revised floodplain map shows that it has extended farther south into the middle of the corridor, which will require significant infrastructure improvements to remove the section from the floodplain.

Current transportation conditions were reviewed, and **Ms. Hewett-Apperson** stated that most of Highway 402 consists of state highway with some portions owned by the City, most of which is

a 2-lane roadway. There is no signalization east of South Boise Avenue, and there are no transit, bike, or pedestrian facilities. She added that the Interstate 25 and Hwy 402 interchange is currently closed and will be under construction until October of 2019. **Ms. Hewett-Apperson** stated that public engagement included a stakeholder committee, online survey, a project website; and, two public open houses, with over 100 citizens in attendance at the first held in November 2018 and over 50 citizens attending the final open house in May, 2019.

Plan recommendations regarding land use and development were presented, and involve aligning zoning with proposed future land use plan and focusing development around activity nodes, as well as developing corridor specific development standards. **Ms. Hewett-Apperson** stated that the expanded floodplain should be viewed as an asset as it will help maintain rural nature of certain parts of the corridor, which was very important to area residents. Other recommendations include coordinating with county and landowners on annexation, and minimizing intrusion into established residential areas through density and intensity transitions.

The proposed land-use map was shown and focuses more intense uses at key nodes of County Road 9, Interstate 25, and Highway 287; this arrangement provides for transitional uses between existing residential and areas that are more industrial. **Ms. Hewett-Apperson** added that landowners bought property in the area assuming it was zoned Commercial, and the City wanted to be respectful of property rights and impacts to property value.

Ms. Hewett-Apperson presented plan recommendations regarding transportation, utilities and quality of life. Public input recommendations are for a four-lane roadway with a median and separate bike and pedestrian facilities; roadway expansion should be consistent with this, and accommodate projected traffic volume increases and future network additions. Other recommendations include the requirement of developer financed utility installation, and aligning utility infrastructure with proposed roadway improvements and ensure adequately sized utility services that meet future needs. She added that exploration opportunities for green infrastructure, preservation of scenic view sheds, and corridor specific streetscapes and development guidelines are also recommended. A mobility and connectivity framework map was presented, which that depicted a parallel road network that would provide an alternate option for local travel in, and around, the corridor.

The same presentation will be taken to the September 3rd City Council meeting as an information item. The Planning Commission public hearing will be held September on 23rd, followed by and October 1st City Council adoption public hearing. The City will be coordinating with Larimer County for adoption by their Commissioners, as well as updating the Create Loveland Futures Land Use Map.

COMMISSIONER QUESTIONS:

- **Commissioner Molloy** asked if Johnstown has been involved in the process as they have a big piece in this. **Ms. Hewett-Apperson** answered that they have been invited to various stakeholder meetings throughout the process. They were involved in the

early visioning sessions. Since their management staff went through a complete turnover, they have not been involved as they had been. She added that **Steve Adams, Loveland City Manager**, has coordinated a joint meeting with key stakeholders, and members from Johnstown and Loveland to review the Plan in September.

- **Commissioner McFall** stated he is concerned about growth at either end of the corridor as it is very congested. He asked if the City plans to allow growth in the area ahead of any road improvements. **Ms. Hewett-Apperson** stated that with any development that is reviewed, some type of developer funding of improvements will be required. Improvements will likely be incremental and will be challenging. **Commissioner McFall** added that if we look at incremental growth on 402, developers will want to put their money into the area they are developing, but the chokepoints will be ignored. He stated that traffic is one of his main concerns in Loveland, and added that he is happy to see the Plan starting to formulate. **Ms. Hewett-Apperson** answered that they will be looking at the corridor holistically even as development comes in incrementally.

Robert Paulsen emphasized that there is about a month for commissioners to review the plan before it comes before the Planning Commission for recommendation. The City Council is typically interested in reviewing commissioner comments. Ms. Hewett-Apperson will welcome any questions, and staff would appreciate knowing what concerns or feedback they might have. He urged the commissioners to come back on September 23rd with any questions or comments.

3. Affordable Housing Code Amendments – Public Hearing

Alison Hade, Community Partnership, described the proposed amendments to Title 18 at Chapter 18.16 regarding deed restriction durations on for-sale and for-rent housing, public facilities and Community Development Block Grant funding.

Ms. Hade stated that in 2017, changes to the Municipal Code were brought before the Planning Commission regarding increasing deed restriction on multi-family housing from 20 to 50 years for the purpose of protecting city investments. The item went before the City Council, but they did not get incorporated into the Unified Development Code when it was adopted.

Ms. Hade spoke about Community Development Block Grant (CDBG) Funding, and explained that the City receives under \$400,000 in this type of funding each year. Most of the funding this year will be spent on water rights for The Edge II project through the Loveland Housing Authority. Easter Seals will also receive a small grant of about \$4,000 for a push plate by their entrance for wheelchair accessibility through their front door vs. waiting for a staff member to open the door.

Ms. Hade added that public facilities will be deed restricted to 25 years. HUD will not deed restrict below \$25,000, but will put a restriction of 5 years on anything above that amount. The Affordable Housing Commission approved a change to any grant less than \$20,000 a deed

restriction of 5 years.

CITIZEN COMMENTS:

Commissioner McFall opened the public hearing at 7:20 p.m.

There were no citizen comments.

Commissioner McFall closed the public hearing at 7:20 p.m.

Commissioner Molloy moved to recommend that City Council approve amendments to the Unified Development Code, Part 4, Chapter 18.16, Division 16.01.04 and 18.16.05.07 regarding deed restriction durations for housing and public facility projects, and Community Development Block Grant funding of \$20,000 or less; upon a second from Commissioner Hovland, the motion was unanimously adopted.

Commissioner Molloy moved to cancel the Planning Commission meeting for September 9, 2019; upon a second from Commissioner Bears, the motion was unanimously approved.

Commissioner Bears made a motion to adjourn. Upon a second by Commissioner Tygesen, the motion was unanimously approved.

Commissioner McFall adjourned the meeting at 7:22 p.m.

Approved by: _____
Patrick McFall, Planning Commission Chair

Lisa Rye, Planning Commission Secretary



CURRENT PLANNING DIVISION

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eplan-planning@cityofloveland.org | cityofloveland.org/DC

Planning Commission Staff Report

September 23, 2019

Highway 402 Corridor Plan	
Agenda #: 2	Corridor Plan
Location	Highway 402/14 th Street SE between Taft Avenue and I-25
Planner	Jennifer Hewett-Apperson

Development Review Team Recommended Motion(s)

Move to recommend adoption of the Highway 402 Corridor Plan to City Council.

Project Summary

The City of Loveland Development Services Department began work on the Highway 402 Corridor Plan in early 2018 in association with Ollson and Associates/Ochsner Hare and Hare in response to this corridor being identified by City Council several years earlier as a priority corridor for such planning activity. Highway 402 is the southern gateway to Loveland and while it is currently of a more rural character, its location in the City of Loveland's Growth Management Area (GMA) and CDOT's reconstruction of the 402/I-25 interchange will ultimately result in development pressures for this corridor. The proposed West Creek development that was ultimately denied by City Council in early 2018 further highlighted the need to complete a Highway 402 Corridor Plan.

The final draft 402 Corridor Plan was presented to the Planning Commission for introduction and initial review on August 26th, with a more detail review and request for a recommendation to City Council scheduled for September 23rd. The plan will be presented to City Council as an information item on September 24th, followed by a public hearing for adoption on October 1st. Prior to the September 23rd Planning Commission hearing, members of the Commission should review the Plan, alert staff to any major questions or concerns, and present any comments at the September 23rd hearing.

The 402 Corridor Plan has eight (8) primary goals:

1. Provide for orderly, thoughtful, and high quality development that is consistent with the community's goals for the corridor;
2. Generate private investment and facilitate redevelopment of deteriorated areas;
3. Increase jobs and generate new tax revenue through new development;
4. Create a gateway employment corridor to Loveland;
5. Understand and identify public infrastructure required to support development;
6. Generate community buy-in through an interactive public engagement process, both online and in-person;
7. Create an infrastructure plan and improvement timeline that is coordinated with other city department and public agency initiatives for Highway 402; and
8. Define a short-term and long-term implementation strategy and public, private, and public-private financing options to advance the Highway 402 Corridor Plan.

Public engagement was a critical component of this planning process. Staff brought together a diverse group of stakeholders to form a Stakeholder Committee to help guide the planning process and provide critical input. The

Stakeholder Committee included residents, business owners, landowners and public agencies. This broad representation enabled development of a corridor plan that is responsive to the diverse needs of the 402 community.

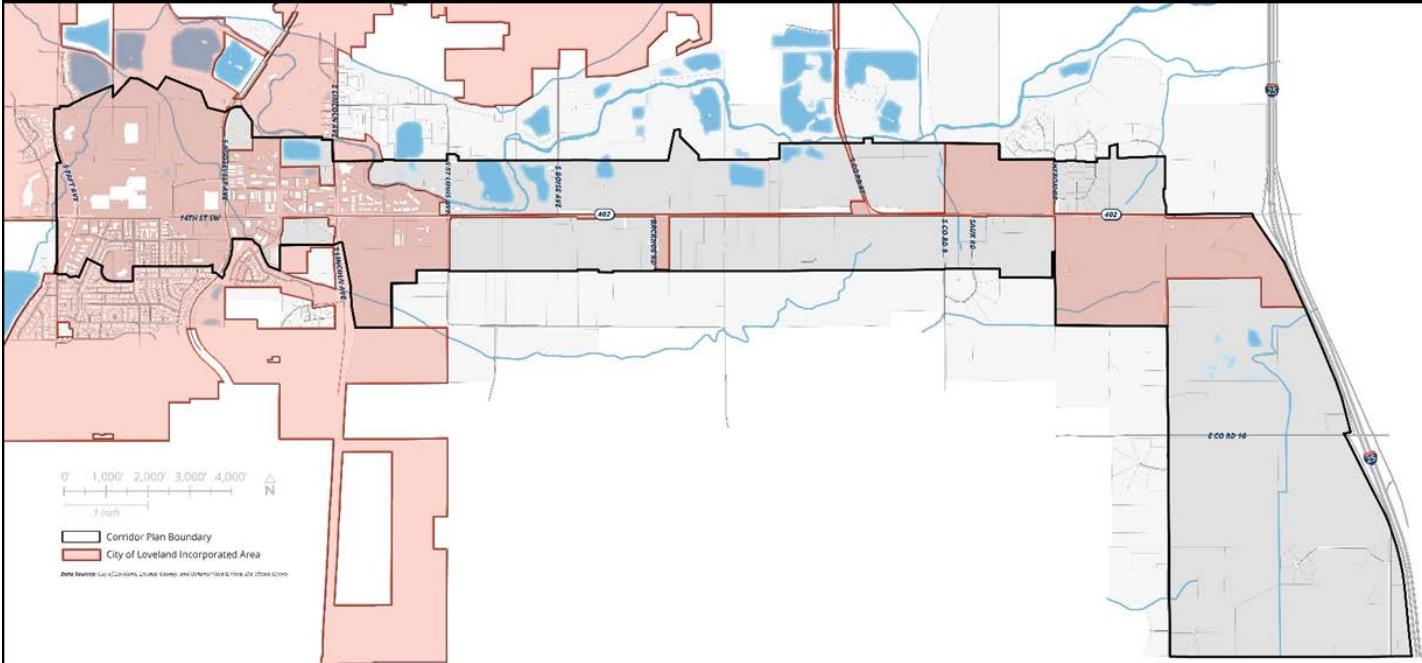
In addition to regular Stakeholder Committee meetings, two (2) public open houses were held at the Rocky Mountain Center for Innovation and Technology in November 2018 and May 2019. Both open houses were very well attended, with more than 100 community members in attendance at the first open house and more than 50 at the second open house.

The result of this planning process is a plan that is responsive to community needs while establishing a framework for future development on the corridor that protects established neighborhoods, respects natural features and identifies needed infrastructure.

Attachments

1. Highway 402 Corridor Plan – Draft for Review

Study Area



Plan Recommendations

The Highway 402 Corridor Plan's recommendations address issues relating to Land Use, Development and Redevelopment, Transportation, Utilities and Aesthetics/Quality of Life. Recommendations reflect existing conditions, community input, market trends and forecasts, as well as natural features. Concurrent with the Highway 402 planning process, a draft revised floodplain map was released by the state that placed a substantial portion of the corridor within the floodplain. This new condition is reflected in the plan recommendations.

The Highway 402 Corridor Plan has nine (9) recommendations relating to land use:

1. Develop and adopt a future land use plan for the Highway 402 corridor that is flexible to market trends, guides future development, redevelopment, and infill projects, and appropriately balances a mixture of uses.
2. Align the Highway 402 corridor's zoning with the proposed future land use plan (Figure 5.1) to make possible the vision for the corridor.
3. Coalesce development around major activity nodes to anchor each end of the corridor, and provide for higher density employment, retail, and residential development at key locations along the corridor.
4. Permit and promote a variety of owner- and renter-occupied housing types (in the proper locations) to meet the needs of current and future Highway 402 residents, both in housing affordability and format.
5. Capitalize on the proximity of and provide convenient access to the water bodies, open space, and trails to encourage healthy and active lifestyles for residents and visitors of the corridor.
6. Utilize certain land uses as transition zones to buffer mid- to low density residential uses from commercial and industrial areas to preserve, in part, the rural and agricultural nature of the corridor.
7. Develop and implement high quality building, site, and sign standards specific to the corridor that establish a sense of place, coordinate with the future land use plan, and encourage environmentally friendly and modern development patterns and elements.
8. Capitalize on the floodplain's expansion as an opportunity to increase and maintain the rural and agricultural nature of the corridor by developing a future land use plan that appropriately locates land uses.
9. Coordinate with Larimer County on the annexation of some or most of the corridor into the city, so to effectively oversee future land uses.

The recommended land use plan reflects the revised floodplain map and identifies lands nearest to I-25 and Highway 287 as most appropriate for commercial uses, with properties on the corridor's interior suggested for a mixture of industrial, business park/flex space, open space/agriculture and mixed use. Existing residential areas are designated for continued residential use, and mixed use where the existing development pattern includes a mix of residential uses and businesses operated in conjunction with a residence (e.g., electrical contractor and commercial greenhouse).

There are seven (7) plan recommendations pertaining to development and redevelopment of the 402 corridor:

1. Promote and incentivize the development of the activity nodes along the Highway 402 corridor that align with transportation improvements and investments.
2. Develop large-scale developments at key locations along the Highway 402 corridor that incorporate place-based, environmentally friendly, and modern site development and building techniques.
3. Balance the clustered development of vacant or underutilized parcels with the preservation of natural open spaces, scenic land, and agricultural land uses that function as flood storage.
4. Permit and promote a variety of owner- and renter-occupied housing types to meet the needs of current and future Highway 402 residents, both in housing price and housing format.
5. Preserve, appropriately expand, and minimize intrusion into existing stable residential neighborhoods.

6. Capitalize on the corridor's strengths of open land, recreational resources, linkage and upcoming improvements to I-25 and its interchange with Highway 402, and the city's well-educated workforce to increase the corridor's economic development potential.
7. Develop and implement high quality building, site, and sign standards specific to the Highway 402 corridor that establish a sense of place, coordinate with the future land use plan, and encourage environmentally friendly and modern development patterns and elements.

Transportation is another critical element of the 402 Corridor Plan. The following transportation recommendations are made as part of this plan:

1. Construct the locally preferred roadway alternative for Highway 402 in collaboration with the updated I-25 interchange.
2. Accommodate for projected 2040 horizon year traffic volume increases and future additions to the roadway network within the corridor.
3. Enhance the transit network throughout the corridor as development progresses and pedestrian movement and volumes follows.
4. Develop a wayfinding system to support the movement of all users within the built and natural environment to attractions, amenities, and businesses throughout the corridor.
5. Maintain, enhance, and grow the existing bike and pedestrian network throughout the corridor.
6. Evaluate existing utility infrastructure along roadway improvement corridors and areas recommended for development and redevelopment.

Utilities present the biggest challenge for development and redevelopment of the 402 corridor. Development of the corridor is significantly constrained without water and wastewater services. The plan recommendations relating to utilities recognize this urgency.

1. Align utility infrastructure with the proposed roadway network and cross section to (1) ensure appropriate space within the right-of-way for utility infrastructure, and (2) provide adequately sized utility services to support proposed developments' density along the entire corridor. Right-of-way or easement acquisition should occur with the utmost urgency to ensure investments in utilities can be made to ultimately serve the entire corridor and are not forced into existing right-of-way that will have to be relocated in the future at additional expense.
2. Facilitate future commercial, residential, industrial, business park, and mixed-use development, especially at proposed major development sites such as the southwest corner of Highway 402 and I-25, by improving the corridor as an urban-scale major arterial with underground utilities including power, water, wastewater, natural gas, telephone, and high-speed cable.
3. As development is proposed, require developer-financed utility installation to minimize financial impacts to the city. Given the scope of construction required, this may be a financial burden to many developers that, without significant density and size, would struggle to have an acceptable return on investment.
4. Explore opportunities for renewable energy infrastructure and green infrastructure within the corridor to illustrate Loveland's commitment to the environment, decrease the city's reliability on gray infrastructure and fossil fuels, provide a visual reference of the community's values, and economically support increased incorporation of renewables into the Loveland Water and Power energy portfolio.

Finally, the 402 Corridor Plan recognizes the importance of aesthetics and quality of life improvements to attracting new development while enhancing the experience of existing corridor residents and businesses with the following recommendations:

1. Enhance the connectivity of existing soft trails and bike amenities along the Big Thompson River to foster increased interaction between the public and the wildlife that thrive in this part of the corridor, encouraging healthy lifestyles through improved outdoor recreational opportunities while promoting development that is mindful of the floodplain.
2. Create a cohesive wayfinding system that connects to all modes, while tailoring size and display settings such that signage is pedestrian-oriented on sidewalks and trails but highly visible and illuminated along Highway 402 for vehicular traffic.
3. Design and construct streetscape enhancements to heighten the aesthetic value, user experience, and quality of life along Highway 402, while establishing a unique brand that distinguished Highway 402 from the rest of the city.
4. Fluidly integrate parks, plazas, and open spaces into the entire corridor, especially in private developments.
5. Develop and implement public and private design guidelines that promote cohesive buildings façades, as well as site and signage improvements that represent the desired look and feel for Highway 402, while driving private investment due to the enhanced aesthetic.
6. Preserve scenic viewsheds and vistas along the corridor to create a desirable place to locate business and retail operations, contributing to Highway 402's future as an employment corridor while still appealing to those who work, play, or travel by its inherent beauty.

Next Steps

Following this hearing before Planning Commission, the Highway 402 Corridor has the following public hearing schedule:

- September 24, 2019: Information item at City Council
- October 1, 2019: City Council Public Hearing for Plan Adoption.

Upon plan adoption, staff will begin plan implementation, beginning with amendment of the Future Land Use Map to reflect the recommended Highway 402 land use plan.