



U.S. Department of Housing and Urban Development  
451 Seventh Street, SW  
Washington, DC 20410  
[www.hud.gov](http://www.hud.gov)  
[espanol.hud.gov](http://espanol.hud.gov)

## Environmental Assessment Determinations and Compliance Findings for HUD-assisted Projects 24 CFR Part 58

### Project Information

**Project Name:** 2019-LHA-The-Edge-II

**HEROS Number:** 900000010100285

**Project Location:** 3651 E. 15th Street, Loveland, CO 80538

#### **Additional Location Information:**

The attached map shows the location in Loveland and the address, although the address could not be verified in HEROS.

#### **Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

Loveland Housing Authority will build 69 units of housing for residents living between 30% and 60% of the area median income. The property is located in the Waterfall Sixth Subdivision on the east side of Loveland, a .25 mile walk to Highway 34 and 1.5 miles from Interstate 25. A Phase I Environmental Site Assessment Report was completed by Corn and Associates on January 25, 2019. Information from that report is used in this review when the information could be verified as still accurate. The Edge II (and expected in 2023, The Edge II) are located south and east of the original 70 units of housing referred to as The Edge. To the south of the property is commercial development, including the Kirk Eye Center and Summit Surgery Center. North of the project is the Loveland and Greeley Canal. East and west of the property is undeveloped land. This project will bring greatly needed one-bedroom and studio units to Loveland.

### Funding Information

MAP OF THE PROJECT AREA

Grant Number	HUD Program	Program Name
B-19-MC-08-0012	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

**Estimated Total HUD Funded Amount:** \$200,000.00

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$22,148,044.00

#### **Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project

contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition
Permits, reviews, and approvals	The project was reviewed extensively by all relevant City of Loveland Departments and conforms with all site and design standards.

#### Mitigation Plan

Mitigation is not necessary.

#### Determination:

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
<input type="checkbox"/>	Finding of Significant Impact

Preparer Signature:  Date: 12/6/19

Name / Title/ Organization: Alison Hade / / LOVELAND

Certifying Officer Signature:  Date: 12-9-2019

Name/ Title: STEPHEN C. ADAMS / CITY MANAGER

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPROVED AS TO FORM

BY:   
ASSISTANT CITY ATTORNEY

**Environmental Assessment  
Determinations and Compliance Findings  
for HUD-assisted Projects  
24 CFR Part 58**

**Project Information**

**Project Name:** 2019-LHA-The-Edge-II

**HEROS Number:** 900000010100285

**Responsible Entity (RE):** LOVELAND, 500 E 3rd St Loveland CO, 80537

**RE Preparer:** Alison Hade

**State / Local Identifier:**

**Certifying Officer:** Stephen C. Adams

**Grant Recipient (if different than Responsible Entity):**

**Point of Contact:**

**Consultant (if applicable):**

**Point of Contact:**

**Project Location:** 3651 E. 15th Street, Loveland, CO 80538

**Additional Location Information:**

The attached map shows the location in Loveland and the address, although the address could not be verified in HEROS.

**Direct Comments to:**

**Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:**

Loveland Housing Authority will build 69 units of housing for residents living between 30% and 60% of the area median income. The property is located in the Waterfall Sixth Subdivision on the east side of Loveland, a .25 mile walk to Highway 34 and 1.5 miles from Interstate 25. A Phase I Environmental Site Assessment Report was completed by Corn and Associates on January 25, 2019. Information from that report is used in this review when the information could be verified as still accurate. The Edge II (and expected in 2023, The Edge II) are located south and east of the original 70 units of housing referred to as The Edge. To the south of the property is commercial development, including the Kirk Eye Center and Summit Surgery Center. North of the project is the Loveland and Greeley Canal. East and west of the property is undeveloped land. This project will bring greatly needed one-bedroom and studio units to Loveland.

**Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:**

Loveland Housing Authority is proposing to build 69 units of affordable rental housing for residents living between 30% and 60% of the area median income. The Housing Authority applied for and received an award of 4% low income housing tax credits for this project and will begin construction in March, 2020. In August 2019, LHA had close to 2,000 people on their waitlist.

**Existing Conditions and Trends [24 CFR 58.40(a)]:**

The property was the location of the Crystal Rapids Waterpark in the 1990s. The ESA notes that the pool and other infrastructure was removed in 2011, and the property has been vacant ever since. The attached photos show that the south and west lots are filled with trees and shrubs. The ESA also notes a depression that is "all that remains of an old pool with two PVC water pipes." The former parking lot was also removed and covered with 8 feet of fill dirt. North of the property is a narrow strip of land that may become part of the Loveland trail system at some point. Photos are on file in the CPO/HUD/ER folder.

**Maps, photographs, and other documentation of project location and description:**[Location Map.docx](#)[Edge II Pictures.docx](#)**Determination:**

<input checked="" type="checkbox"/>	Finding of No Significant Impact [24 CFR 58.40(g)(1); 40 CFR 1508.13] The project will not result in a significant impact on the quality of human environment
	Finding of Significant Impact

**Approval Documents:**

**7015.15 certified by Certifying Officer**  
on:

**7015.16 certified by Authorizing Officer  
on:**

**Funding Information**

Grant / Project Identification Number	HUD Program	Program Name
B-19-MC-08-0012	Community Planning and Development (CPD)	Community Development Block Grants (CDBG) (Entitlement)

**Estimated Total HUD Funded, Assisted or Insured Amount:** \$200,000.00

**This project anticipates the use of funds or assistance from another federal agency in addition to HUD in the form of:**

**Estimated Total Project Cost [24 CFR 58.2 (a) (5)]:** \$22,148,044.00

**Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities**

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.6</b>		
<b>Airport Hazards</b> Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project site is 12,241 feet from a civilian airport.
<b>Coastal Barrier Resources Act</b> Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

<b>Flood Insurance</b> Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The Edge II property is well outside of both the 100- and 500-year flood plain.
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 &amp; § 58.5</b>		
<b>Air Quality</b> Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project's county or air quality management district is in non-attainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The Community Partnership Office sent a letter to CDPHE/Air Pollution Control Division on September 5, 2019 asking if the project raised any concerns, but did not receive a reply.
<b>Coastal Zone Management Act</b> Coastal Zone Management Act, sections 307(c) & (d)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.
<b>Contamination and Toxic Substances</b> 24 CFR 50.3(i) & 58.5(i)(2)]	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. See attached Phase I ESA starting on page 11.
<b>Endangered Species Act</b> Endangered Species Act of 1973,	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project will have No Effect on listed species based on a letter of

particularly section 7; 50 CFR Part 402		understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. Although the FWS indicated no concerns with the project, the Community Partnership Office will provide a list of threatened or endangered species to the Loveland Housing Authority.
<b>Explosive and Flammable Hazards</b> Above-Ground Tanks)[24 CFR Part 51 Subpart C	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. Two Tier II tanks are within a one mile radius. Both are an acceptable distance to the project.
<b>Farmlands Protection</b> Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>Floodplain Management</b> Executive Order 11988, particularly section 2(a); 24 CFR Part 55	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The Edge II property is well outside of both the 100- and 500-year flood plain.
<b>Historic Preservation</b> National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. A letter was sent to History Colorado on September 4, 2019. A returned letter was sent from History Colorado on September 19th with no objection to the proposed Area of Potential Affects (APE) for the project. Letters were also sent to the following Tribal Historic Preservation Offices: Apache Tribe of Oklahoma, Arapahoe Tribe of the Wind River, Cheyenne and Arapaho Tribes, Comanche Nation, Fort Belknap Indian Community and Northern Cheyenne Tribe. The Northern Cheyenne Tribe and the Cheyenne and

		Arapahoe Tribe responded with letters of No Effect (attached).
<b>Noise Abatement and Control</b> Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A Noise Assessment was conducted. The noise level was acceptable: 64.093 db. See noise analysis. The project is in compliance with HUD's Noise regulation.
<b>Sole Source Aquifers</b> Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.
<b>Wetlands Protection</b> Executive Order 11990, particularly sections 2 and 5	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The property is not adjacent to a designated wetland.
<b>Wild and Scenic Rivers Act</b> Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

**HUD HOUSING ENVIRONMENTAL STANDARDS****ENVIRONMENTAL JUSTICE**

<b>Environmental Justice</b> Executive Order 12898	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The Edge II is important to Loveland because it will provide greatly needed one-bedroom and studios to low income residents and will assist many currently homeless individuals with housing. The location is near public transportation and employment opportunities. The first phase of this development is a beautiful community with several amenities and safe and secure housing.
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**Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27]**

**Impact Codes:** An impact code from the following list has been used to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated

(3) Minor Adverse Impact – May require mitigation  
 (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement.

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The Loveland Housing Authority Edge II multi-family housing project is required to conform to City of Loveland land use and zoning codes. The project is expected to receive final approval in December after changes to utility lines are complete. The Site Development Plan (SDP) is too large to attach to this review but is available from the Community Partnership Office.	
Soil Suitability / Slope/ Erosion / Drainage and Storm Water Runoff	2	Soil, turf and irrigation are all addressed in the SDP and include native plants using less water. The area is currently home to many healthy and unhealthy mature trees. Many of the healthy trees will remain. Erosion control information is on page 12 of the SDP. All requirements will be met.	
Hazards and Nuisances including Site Safety and Site-Generated Noise	2	The Edge II complex is not expected to significantly increase noise in the surrounding neighborhoods. Traffic will increase but accommodations have been made, including a new round-about.	
Energy Consumption/Energy Efficiency	2	The project will include tankless water heaters, energy star appliances, low flow fixtures, efficient light fixtures, low-e windows and will comply with enterprise green communities Home Energy Rating System (HERS).	
<b>SOCIOECONOMIC</b>			
Employment and Income Patterns	2	Multi-family projects located near employment and public transportation is the goal of the Community Partnership Office. The Edge II is 850 feet from the nearest (east/west) bus stop and is close to employment opportunities including retail,	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		hospitality, and other skilled employment.	
Demographic Character Changes / Displacement	2	No persons will be displaced as a result of this project.	
<b>COMMUNITY FACILITIES AND SERVICES</b>			
Educational and Cultural Facilities (Access and Capacity)	2	The High Plains School serving students K - 8th grade is less than 1/2 mile from The Edge II. The High Plains Environmental Center, an urban environmental park is one mile. Cultural facilities are primarily located downtown, which is just under three miles. Public transportation is available.	
Commercial Facilities (Access and Proximity)	2	The Edge II is surrounded by shopping and restaurants. Although east Eisenhower Blvd does not have a grocery store, the closest store is about 2.5 miles.	
Health Care / Social Services (Access and Capacity)	2	The Edge II is just over a miles from the Medical Center of the Rockies and 1.5 miles from McKee Medical Center. It is surrounded by other types of medical providers, including an eye center, orthopedic center and other general care.	
Solid Waste Disposal and Recycling (Feasibility and Capacity)	2	City of Loveland solid waste and disposal will be the primary solid waste disposal and recycling vendor for this property. Dumpsters will be on-site.	
Waste Water and Sanitary Sewers (Feasibility and Capacity)	2	Waste water and sewer access will be provided by the City of Loveland. The SDP contains more information.	
Water Supply (Feasibility and Capacity)	2	Water will be provided by the City of Loveland. The SDP contains more information.	
Public Safety - Police, Fire and Emergency Medical	2	Police services will be provided by the Loveland Police Department. Fire services will be provided by the Loveland Fire Rescue Authority. The nearest fire station is 1/4 mile. Emergency medical will be provided by	

Environmental Assessment Factor	Impact Code	Impact Evaluation	Mitigation
<b>LAND DEVELOPMENT</b>			
		LFRA and Thompson Valley Emergency Medical Services.	
Parks, Open Space and Recreation (Access and Capacity)	2	The property will soon be connected to the 26 miles of paved trails that encircle Loveland and allow access to regional trails. The High Plains Environmental Center is a mile away. Loveland offers ample recreation opportunities, many of which are easily accessible from The Edge properties.	
Transportation and Accessibility (Access and Capacity)	2	The closest east/west public transportation stop is about 1/10th of a mile from the property.	
<b>NATURAL FEATURES</b>			
Unique Natural Features /Water Resources	2	The property is beautifully designed and residents have easy access to outdoor space, paved trails, a lake and the High Plains Environmental Center.	
Vegetation / Wildlife (Introduction, Modification, Removal, Disruption, etc.)	2	The property has a community garden and is surrounded by mature vegetation.	
Other Factors	2	By retaining the healthy mature trees, the property will be surrounded by natural beauty. The trails will add easy access to recreation and other opportunities for residents.	

### Supporting documentation

#### Additional Studies Performed:

The Loveland Housing Authority hired Corn and Associates to complete a Phase I Environmental Site Assessment that was completed January 25, 2019.

[TheEdgeIIPhaseIESA - 2019\(2\).pdf](#)

#### Field Inspection [Optional]: Date and completed

by:

Alison Hade

8/27/2019 12:00:00 AM

[Edge II Pictures.docx](#)

**List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:**

Kerri Burchett, City of Loveland, Planning Kevin Gingery, City of Loveland, Public Works, Storm Water David Rhoades, City of Loveland, Loveland Fire Rescue Authority Kohl Parrott, Larimer County Emergency Management Darcy McClure, Loveland Housing Authority, Director of Real Estate Development Jeff Feneis, Loveland Housing Authority, Executive Director Kent Kuster, Colorado Department of Public Health & Environment, Air Pollution Control Division Shawn Battmer, City of Loveland, Northern Colorado Regional Airport Nikki Garshelis, City of Loveland, Historic Preservation Commission Staff Liaison Steve Turner, History Colorado Jeff Bailey, City of Loveland, Public Works, Traffic Nathan Beauheim, City of Loveland, Public Works, Traffic Drue DeBerry, Fish & Wildlife Service Tracy Turner-Naranjo, City of Loveland, Risk Management, Environmental Compliance Lyman Guy, Apache Tribe of Oklahoma Yufna Soldier Wolf, Arapahoe Tribe of the Wind River Reservation, Wyoming Virginia Richey, Cheyenne and Arapaho Tribes, Oklahoma Martina Callahan, Comanche Nation Michael Blackwolf, Fort Belknap Indian Community of the Fort Belknap Reservation of Montana Teanna Limpy, Northern Cheyenne Tribe of the Northern Cheyenne Indian Reservation Montana

**List of Permits Obtained:**

The project was reviewed extensively by all relevant City of Loveland Departments and conforms to all site and design standards.

**Public Outreach [24 CFR 58.43]:**

The attached legal notice will run from December 10, 2019 with a start date of December 11, 2019. Final comment date was extended to December 26, 2019 and submittal to HUD will be December 27, 2019.

[Combined public notice LHA Edge II.doc](#)

**Cumulative Impact Analysis [24 CFR 58.32]:**

The City of Loveland does not believe that this project will create a negative impact on the environment. These units are vital to keeping low income residents housed and have the potential to impact homelessness in Loveland with the addition of studio apartments.

**Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**

No other course of action was considered for this housing. The location is ideal because it is close to amenities and public transportation and will not add additional low income housing to neighborhoods with already existing low income households.

**No Action Alternative [24 CFR 58.40(e)]**

The owners of the land would sell to another developer if the Loveland Housing Authority hadn't purchased it. The land would not remain as open space.

**Summary of Findings and Conclusions:**

The City of Loveland believes this project is necessary for low income Loveland residents and it will not negatively impact the environment.

**Mitigation Measures and Conditions [CFR 1505.2(c)]:**

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Permits, reviews and approvals	The project was reviewed extensively by all relevant City of Loveland Departments and conforms to all site and design standards.	N/A	

**Mitigation Plan**

Mitigation is not necessary.

**Supporting documentation on completed measures**

## APPENDIX A: Related Federal Laws and Authorities

### Airport Hazards

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

### Screen Summary

#### Compliance Determination

The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. The project site is 12,241 feet from a civilian airport.

#### Supporting documentation

[Airport Map.docx](#)

#### Are formal compliance steps or mitigation required?

Yes

No

**Coastal Barrier Resources**

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

**This project is located in a state that does not contain CBRA units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.**

**Compliance Determination**

This project is located in a state that does not contain CBRS units. Therefore, this project is in compliance with the Coastal Barrier Resources Act.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

No

## Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

**1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?**

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

**2. Upload a FEMA/FIRM map showing the site here:**

[Flood Map.docx](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

**Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD

recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements. The Edge II property is well outside of both the 100- and 500-year flood plain.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

No

**Air Quality**

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

**1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

Yes

No

**Air Quality Attainment Status of Project's County or Air Quality Management District**

**2. Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**

No, project's county or air quality management district is in attainment status for all criteria pollutants.

Yes, project's management district or county is in non-attainment or maintenance status for the following criteria pollutants (check all that apply):

Carbon Monoxide

Lead

Nitrogen dioxide

Sulfur dioxide



Ozone

Particulate Matter, &lt;2.5 microns

Particulate Matter, &lt;10 microns

3. What are the *de minimis* emissions levels (40 CFR 93.153) or screening levels for the non-attainment or maintenance level pollutants indicated above

Ozone ppb (parts per million)

**Provide your source used to determine levels here:**

No ozone production expected. Will be below de minimis emissions levels based on conversation with Darcy McClure, Director of Real Estate Development.

4. Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?

- ✓ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels.

**Enter the estimate emission levels:**

Ozone ppb (parts per million)

Based on the response, the review is in compliance with this section.

Yes, the project exceeds *de minimis* emissions levels or screening levels.

**Screen Summary**

**Compliance Determination**

The project's county or air quality management district is in non-attainment status for the following: Ozone. This project does not exceed de minimis emissions levels or the screening level established by the state or air quality management district for the pollutant(s) identified above. The project is in compliance with the Clean Air Act. The Community Partnership Office sent a letter to CDPHE/Air Pollution Control Division on

September 5, 2019 asking if the project raised any concerns, but did not receive a reply.

**Supporting documentation**

[Air Quality de minimis emissions levels.pdf](#)

[Air Quality LHA response email.pdf](#)

[Air Quality Letter.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

**Coastal Zone Management Act**

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

**This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.**

**Screen Summary****Compliance Determination**

This project is located in a state that does not participate in the Coastal Zone Management Program. Therefore, this project is in compliance with the Coastal Zone Management Act.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

 No

## Contamination and Toxic Substances

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)

1. How was site contamination evaluated? Select all that apply. Document and upload documentation and reports and evaluation explanation of site contamination below.

- American Society for Testing and Materials (ASTM) Phase I Environmental Site Assessment (ESA)
- ASTM Phase II ESA
- Remediation or clean-up plan
- ASTM Vapor Encroachment Screening
- None of the Above

2. Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

- No

**Explain:**

Corn and Associates completed a Phase I ESA on January 25, 2019 (attached). Information was verified when completing this review.

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary**

**Compliance Determination**

Site contamination was evaluated as follows: ASTM Phase I ESA. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project

occupants or conflict with the intended use of the property were not found. The project is in compliance with contamination and toxic substances requirements. See attached Phase I ESA starting on page 11.

**Supporting documentation**

[TheEdgeIIPhaseIESA - 2019.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i> ); particularly section 7 (16 USC 1536).	50 CFR Part 402

**1. Does the project involve any activities that have the potential to affect species or habitats?**

No, the project will have No Effect due to the nature of the activities involved in the project.

- ✓ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Explain your determination:

A letter was received from FWS indicating no concerns. See attached letter below.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, the activities involved in the project have the potential to affect species and/or habitats.

### Screen Summary

#### Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act. Although the FWS indicated no concerns with the project, the Community Partnership Office

will provide a list of threatened or endangered species to the Loveland Housing Authority.

**Supporting documentation**

T&E 2019 TA 1241 signed.pdf

**Are formal compliance steps or mitigation required?**

Yes

No

## Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals), i.e. bulk fuel storage facilities, refineries, etc.?

✓ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

No

✓ Yes

3. Within 1 mile of the project site, are there any current or *planned* stationary aboveground storage containers:

- Of more than 100 gallon capacity, containing common liquid industrial fuels OR
- Of any capacity, containing hazardous liquids or gases that are not common liquid industrial fuels?

No

✓ Yes

4. Is the Separation Distance from the project acceptable based on standards in the Regulation?

✓ Yes

Based on the response, the review is in compliance with this section.

No

**Screen Summary**

**Compliance Determination**

There is a current or planned stationary aboveground storage container of concern within 1 mile of the project site. The Separation Distance from the project is acceptable. The project is in compliance with explosive and flammable hazard requirements. Two Tier II tanks are within a one mile radius. Both are an acceptable distance to the project.

**Supporting documentation**

[Above Ground Storage Tanks.docx](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	<a href="#">7 CFR Part 658</a>

1. **Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

Yes

No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

The land purchased for this project is not agricultural land.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

### Screen Summary

#### Compliance Determination

#### Supporting documentation

[Farmland Protection Information.docx](#)

#### Are formal compliance steps or mitigation required?

Yes

No

## Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55

1. Do any of the following exemptions apply? Select the applicable citation? [only one selection possible]

- 55.12(c)(3)
- 55.12(c)(4)
- 55.12(c)(5)
- 55.12(c)(6)
- 55.12(c)(7)
- 55.12(c)(8)
- 55.12(c)(9)
- 55.12(c)(10)
- 55.12(c)(11)
- None of the above

2. Upload a FEMA/FIRM map showing the site here:

[Flood Map.docx](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use **the best available information** to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

**Does your project occur in a floodplain?**

- No

Based on the response, the review is in compliance with this section.

Yes

**Screen Summary****Compliance Determination**

This project does not occur in a floodplain. The project is in compliance with Executive Order 11988. The Edge II property is well outside of both the 100- and 500-year flood plain.

**Supporting documentation****Are formal compliance steps or mitigation required?**

Yes

No

## Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" <a href="http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html">http://www.access.gpo.gov/nara/cfr/waisidx_10/36cfr800_10.html</a>

### ***Threshold***

#### **Is Section 106 review required for your project?**

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

- ✓ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

Yes, because the project includes activities with potential to cause effects (direct or indirect).

#### **Threshold (b). Document and upload the memo or explanation/justification of the other determination below:**

Based on the response, the review is in compliance with this section.

### **Screen Summary**

#### **Compliance Determination**

Based on the project description the project has No Potential to Cause Effects. The project is in compliance with Section 106. A letter was sent to History Colorado on September 4, 2019. A returned letter was sent from History Colorado on September 19th with no objection to the proposed Area of Potential Affects (APE) for the project.

Letters were also sent to the following Tribal Historic Preservation Offices: Apache Tribe of Oklahoma, Arapahoe Tribe of the Wind River, Cheyenne and Arapaho Tribes, Comanche Nation, Fort Belknap Indian Community and Northern Cheyenne Tribe. The Northern Cheyenne Tribe and the Cheyenne and Arapahoe Tribe responded with letters of No Effect (attached).

**Supporting documentation**

[Cheyenne and Arapaho Returned Letter.pdf](#)

[Northern Cheyenne Returned Letter.pdf](#)

[Historic Preservation Letter Returned.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972  General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

**1. What activities does your project involve? Check all that apply:**

New construction for residential use

NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

None of the above

**4. Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport).**

**Indicate the findings of the Preliminary Screening below:**

There are no noise generators found within the threshold distances above.

- ✓ Noise generators were found within the threshold distances.

5. **Complete the Preliminary Screening to identify potential noise generators in the**

- ✓ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Indicate noise level here: 64.09

Based on the response, the review is in compliance with this section. Document and upload noise analysis, including noise level and data used to complete the analysis below.

Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

Unacceptable: (Above 75 decibels)

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels.

Check here to affirm that you have considered converting this property to a non-residential use compatible with high noise levels.

Indicate noise level here: 64.09

Document and upload noise analysis, including noise level and data used to complete the analysis below.

**Screen Summary**

**Compliance Determination**

A Noise Assessment was conducted. The noise level was acceptable: 64.093 db. See noise analysis. The project is in compliance with HUD's Noise regulation.

**Supporting documentation**

[Noise Calculations.docx](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Sole Source Aquifers

General requirements	Legislation	Regulation
<b>The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.</b>	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

Yes

No

2. Is the project located on a sole source aquifer (SSA)?

A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

No

Based on the response, the review is in compliance with this section. Document and upload documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area, below.

Yes

### Screen Summary

#### Compliance Determination

The project is not located on a sole source aquifer area. The project is in compliance with Sole Source Aquifer requirements.

#### Supporting documentation

Sole Source Acquifers.docx**Are formal compliance steps or mitigation required?**

Yes

 No

## Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

No

Yes

2. Will the new construction or other ground disturbance impact an on- or off-site wetland? The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds.

"Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands."

No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.

Based on the response, the review is in compliance with this section. Document and upload a map or any other relevant documentation below which explains your determination

Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

### Screen Summary

#### Compliance Determination

The project will not impact on- or off-site wetlands. The project is in compliance with Executive Order 11990. The property is not adjacent to a designated wetland.

**Supporting documentation**

[Wetland Communication.pdf](#)

**Are formal compliance steps or mitigation required?**

Yes

No

## Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

### 1. Is your project within proximity of a NWSRS river?

No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

### Screen Summary

#### Compliance Determination

This project is not within proximity of a NWSRS river. The project is in compliance with the Wild and Scenic Rivers Act.

#### Supporting documentation

[Wild and Scenic Rivers 2.docx](#)

#### Are formal compliance steps or mitigation required?

Yes

No

## Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

**HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.**

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

No

Based on the response, the review is in compliance with this section.

### Screen Summary

#### Compliance Determination

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. The Edge II is important to Loveland because it will provide greatly needed one-bedroom and studios to low income residents and will assist many currently homeless individuals with housing. The location is near public transportation and employment opportunities. The first phase of this development is a beautiful community with several amenities and safe and secure housing.

#### Supporting documentation

#### Are formal compliance steps or mitigation required?

Yes

No

2019-LHA-The-Edge-II

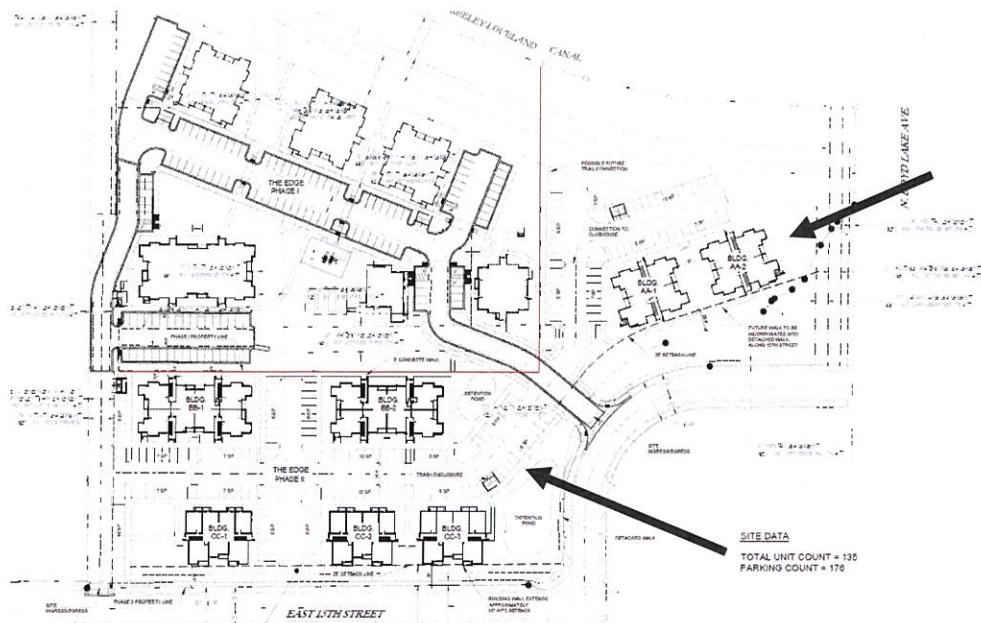
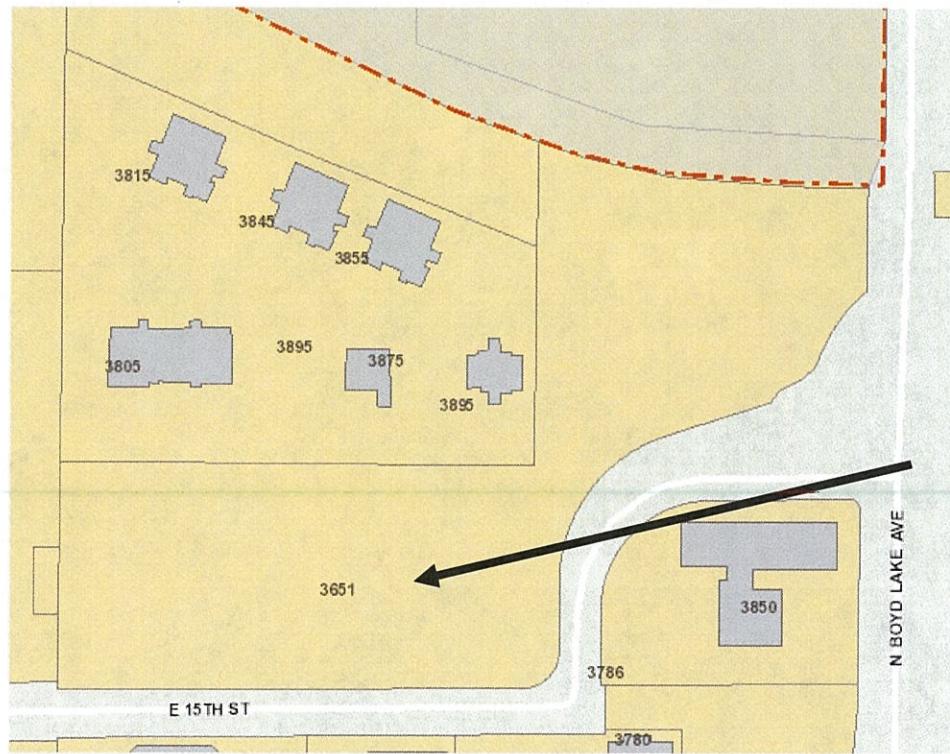
Loveland, CO

900000010100285

## Location Map – The Edge II

3651 E. 15<sup>th</sup> Street, Loveland Colorado 80538

East 15<sup>th</sup> Street/N. Boyd Lake Avenue





Loveland Housing Authority – The Edge II photos

From Google Earth looking west from intersection of 15<sup>th</sup> Street and



Looking north from 15<sup>th</sup> Street



Looking north from 15<sup>th</sup> Street from lower end of 15<sup>th</sup> Street behind local businesses



Photos taken on August 28<sup>th</sup> looking south/west



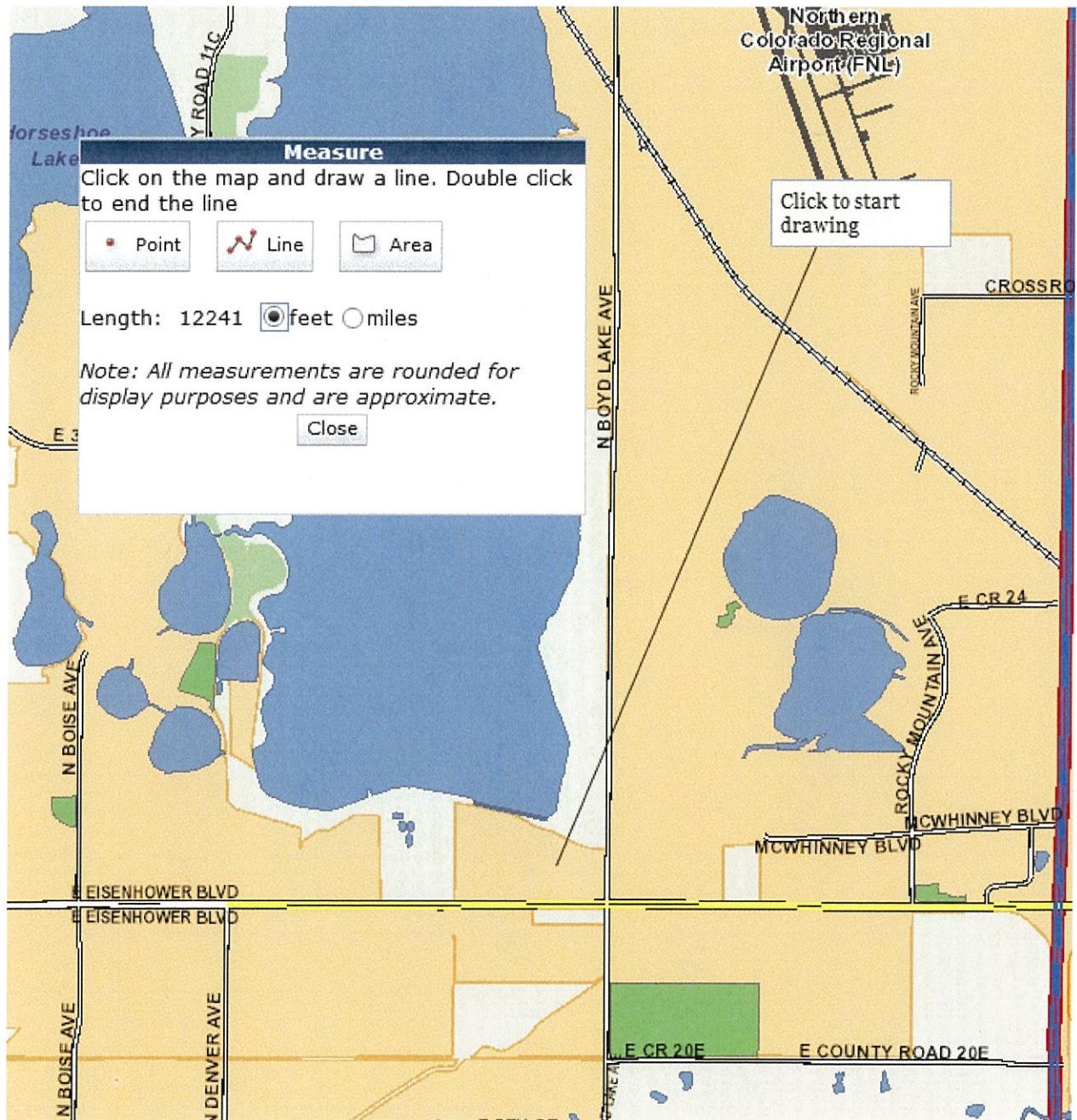
Looking south





Loveland Housing Authority – The Edge II

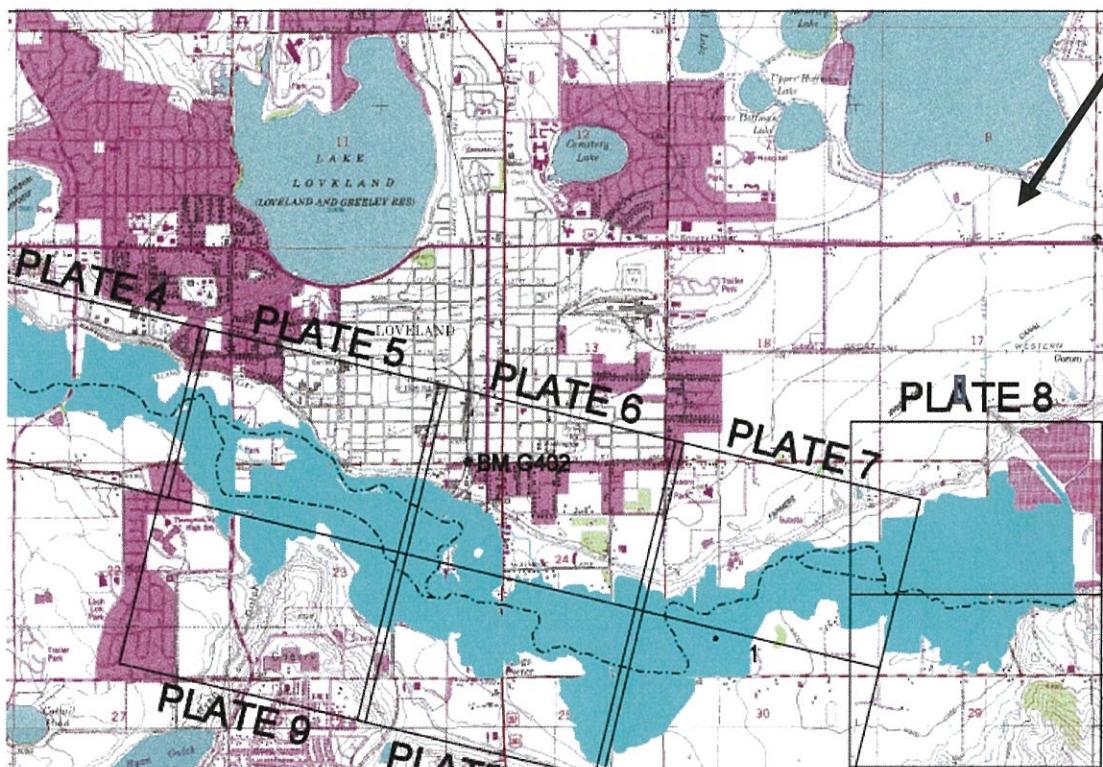
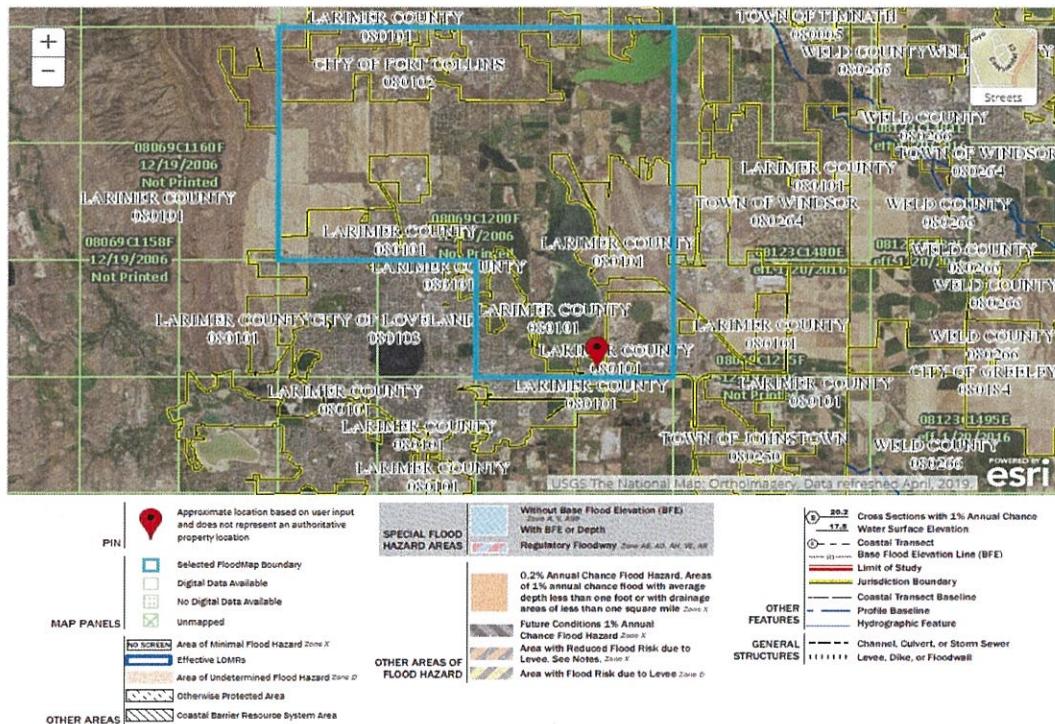
Distance to Airport



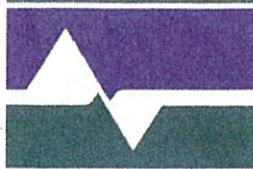


## Loveland Housing Authority – The Edge II

### Flood Map







**City of Loveland**

## COMMUNITY PARTNERSHIP OFFICE

Civic Center • 500 East Third Street • Loveland, Colorado 80537  
(970) 962-2517 • FAX (970) 962-2903 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

September 5, 2019

Kent Kuster  
Environmental Specialist  
Colorado Department of Public Health & Environment  
Colorado Air Pollution Control Division  
4300 Cherry Creek Dr. S.  
Denver, Colorado 80246-1530

Dear Mr. Kuster,

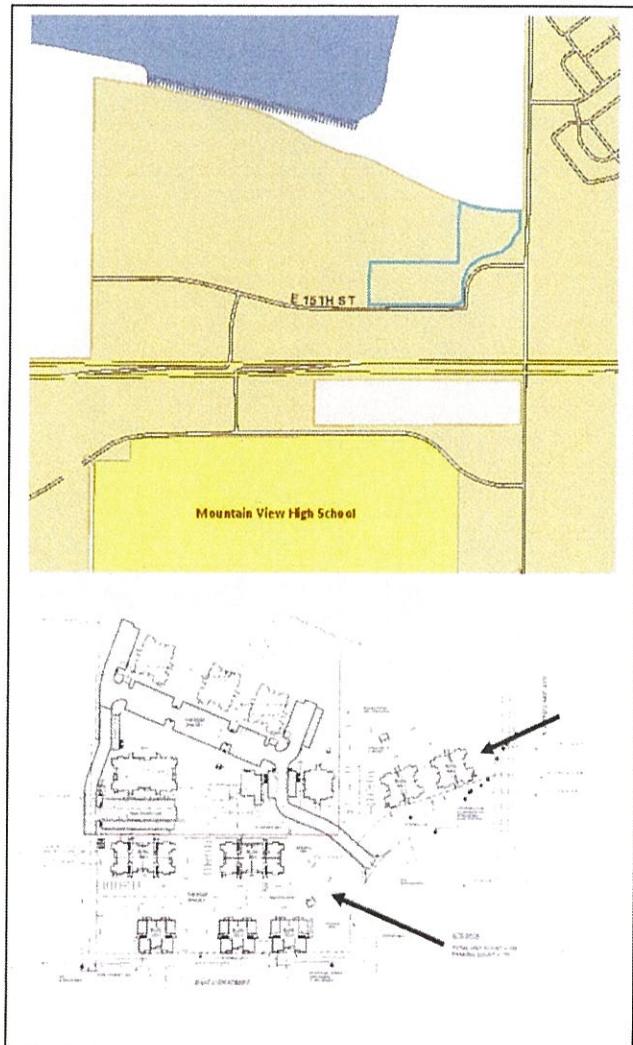
The Loveland Housing Authority will receive a Community Development Block Grant of \$200,000 to build 69 new units of housing for residents living between 30% and 60% of the area median income. Funding will likely be used to purchase water. The address is 3651 East 15<sup>th</sup> Street in Loveland, although that address will be updated in the near future. The maps on the right show the location of the empty lot and the first phase of housing built a few years ago.

The Edge II is surrounded by 70 units of multi-family housing to the north and west known as The Edge. A Phase I ESA was completed by Corn & Associates in January 2019 with a thorough search of the EPA EnviroMapper. A search completed by this office did not find any additional information.

Larimer County is still nonattainment for 8-hour ozone and the Fort Collins Urban Growth Area boundary is maintenance for carbon monoxide. If you believe this project will exceed direct and indirect de minimis emissions, please let me know. If I do not hear from you within 30 days, I will assume you believe the project will not have an adverse environmental impact.

Thank you for your assistance and best regards,

Alison Hade  
Community Partnership Office Administrator  
City of Loveland  
[alison.hade@cityofloveland.org](mailto:alison.hade@cityofloveland.org)





## Alison Hade

---

**From:** Alison Hade  
**Sent:** Tuesday, November 12, 2019 1:02 PM  
**To:** Alison Hade  
**Subject:** FW: ER/The Edge II  
**Attachments:** de minimis emissions levels.pdf

**From:** Darcy McClure <DMcClure@lovelandhousing.org>

**Sent:** Wednesday, November 6, 2019 12:02 PM

**To:** Alison Hade <Alison.Hade@cityofloveland.org>

**Subject:** RE: ER/The Edge II

Alison,

I've done some research on this. **Here is how I would answer** the HUD questions.

**#3. What are the de minimis emissions levels (40 CFR 93.153) or screening levels for the non-attainment level pollutants indicated above?** I think HUD is referring to the area, not the project.

According to the Code of Federal regulations (see attached), the levels for Ozone for "other ozone NAA's outside an ozone transport region" is 100 TPY. We are located in a "marginal NAA" per the EPA  
<https://www3.epa.gov/airquality/greenbook/jbtc.html>

*Provide source used to determine levels:*

40 CFR 93.153

See attached

**#4 Determine the estimated emissions levels of your project. Will your project exceed any of the de minimis or threshold emissions....?**

No

If we need to provide readings for each pollutant, I've pulled those up from CDPHE from the nearest AIRS station, but I don't see a place to include that.

Let me know if we need to discuss further.

Thanks,





## Above Ground Storage Tanks

**From:** Kohl Parrott <[parrotck@co.larimer.co.us](mailto:parrotck@co.larimer.co.us)>  
**Sent:** Friday, November 8, 2019 1:32 PM  
**To:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>  
**Subject:** Re: ASTs

No worries. So the only two Tier II Facilities within a one-mile radius of this property would be Lowes of Loveland at 1355 Sculpture Park Loveland, CO 80537 and then Thompson School District located at [2500 E. 13th St. Loveland, CO 80537](https://www.google.com/maps/place/2500+E+13th+St,+Loveland,+CO+80537). Lowe's reports due to its volume of Diesel Fuel and Thompson School District reports due to its volume of Diesel and Unleaded Fuel. Hope that is helpful.

### Thompson School District – tank. 1.06 miles from The Edge II



### Acceptable Separation Distance Assessment Tool

Is the container above ground?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Is the container under pressure?	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Does the container hold a cryogenic liquified gas?	Yes: <input type="checkbox"/> No: <input checked="" type="checkbox"/>
Is the container diked?	Yes: <input type="checkbox"/> No: <input type="checkbox"/>
What is the volume (gal) of the container?	<input type="text" value="1000"/>
What is the Diked Area Length (ft)?	<input type="text"/>
What is the Diked Area Width (ft)?	<input type="text"/>
<b>Calculate Acceptable Separation Distance</b>	
Diked Area (sqft)	<input type="text"/>
ASD for Blast Over Pressure (ASDBOP)	<input type="text" value="219.03"/>
ASD for Thermal Radiation for People (ASDPPU)	<input type="text" value="276.57"/>
ASD for Thermal Radiation for Buildings (ASDBPU)	<input type="text" value="50.28"/>
ASD for Thermal Radiation for People (ASDPNPD)	<input type="text"/>
ASD for Thermal Radiation for Buildings (ASDBNPD)	<input type="text"/>

## Lowes

A 1,500 gallon diesel tank is on-site. The distance to The Edge II is 3,777 feet.



## Acceptable Separation Distance Assessment Tool

Is the container above ground?

Yes:  No:

Is the container under pressure?

Yes:  No:

Does the container hold a cryogenic liquified gas?

Yes:  No:

Is the container diked?

Yes:  No:

What is the volume (gal) of the container?

1500

What is the Diked Area Length (ft)?

What is the Diked Area Width (ft)?

**Calculate Acceptable Separation Distance**

Diked Area (sqft)

ASD for Blast Over Pressure (ASDBOP)

ASD for Thermal Radiation for People (ASDPNU)

327.46

ASD for Thermal Radiation for Buildings (ASDBPU)

60.65

ASD for Thermal Radiation for People (ASDPNPD)

ASD for Thermal Radiation for Buildings (ASDBNPD)

## Alison Hade

---

**From:** David Rhoades  
**Sent:** Monday, November 18, 2019 4:05 PM  
**To:** Alison Hade  
**Subject:** RE: ASTs

I don't believe the diesel tank is pressurized. Most of those tanks are double walled tanks so they don't require any type of secondary containment.

But I can go by there tomorrow to take a pic and confirm. Not even sure how to tell if it's pressurized but not sure why you'd want a pressurized tank for that use.

Just let me know.

Thanks,

David

---

**From:** Alison Hade  
**Sent:** Monday, November 18, 2019 4:02 PM  
**To:** David Rhoades <David.Rhoades@lfra.org>  
**Subject:** RE: ASTs

I still have questions. I am so sorry. HUD has a calculator to show an acceptable separation distance and now I have to learn how to use it.

For the Lowe's site: 1) is diesel pressurized? 2) is the tank diked? If so, by what?

**Alison Hade**  
Community Partnership Office  
970.962.2517

---

**From:** David Rhoades <David.Rhoades@lfra.org>  
**Sent:** Monday, November 18, 2019 12:17 PM  
**To:** Alison Hade <Alison.Hade@cityofloveland.org>  
**Subject:** RE: ASTs

TSD has a permit for a 1000 gallon LPG tank at the South end of the property and a permit for a split above-ground unleaded diesel on South end of the property. I'm scheduled to inspect those again this month (they haven't called me back) and I don't recall exactly where the AST is in relation to the LPG. I can go by there and check if you need me to.

The only tank I inspect at Lowe's is for the 1500 gallon diesel belly tank for the generator (above-ground). They have a propane exchange tank cage for their forklifts also.

Thanks,

David

---

**From:** Alison Hade  
**Sent:** Monday, November 18, 2019 11:25 AM

**To:** David Rhoades <[David.Rhoades@lfra.org](mailto:David.Rhoades@lfra.org)>  
**Subject:** FW: ASTs

Dave,

Thank you for giving me Kohl's contact. He was able to tell me the two locations within a one mile radius of the project we are funding. I have a few more questions that I'm hoping you can answer though.

The two areas are the TSD parking lot at 2500 E. 13<sup>th</sup> Street. There is a tank on the south/west side of the property. It is just outside one mile so I don't need to do much with it. Is there also a tank on the south end about 200 feet to the right?

The other area is Lowes. Do you know if there is an above ground tank there or a below ground tank?

**Alison Hade**  
Community Partnership Office  
970.962.2517

**From:** Kohl Parrott <[parrotck@co.larimer.co.us](mailto:parrotck@co.larimer.co.us)>  
**Sent:** Friday, November 15, 2019 5:27 PM  
**To:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>  
**Subject:** Re: ASTs

Oh, I did you receive my email on the twelfth? I'll past my response below;

"Gotcha. The answer would be yes. Unfortunately, I do not have a site plan for Lowes but since they are reporting that much fuel I would assume they have above-ground tanks, but Thompson School District does report a 1,000 gallon above the ground tank on their property".

**From:** Alison Hade  
**Sent:** Tuesday, November 12, 2019 3:02 PM  
**To:** 'Kohl Parrott' <[parrotck@co.larimer.co.us](mailto:parrotck@co.larimer.co.us)>  
**Subject:** RE: ASTs

After I sent this, another question came up. I need to answer this question about those two tanks.

3. Within 1 mile of the project site, are there any current or planned stationary aboveground storage containers ?

- Of more than 100 gallon capacity, containing common liquid industrial fuels  OR
- Of any capacity, containing hazardous liquids or gases  that are not common liquid industrial fuels?

No  
 Yes

**Alison Hade**

Community Partnership Office

970.962.2517

**From:** Kohl Parrott <[parrotck@co.larimer.co.us](mailto:parrotck@co.larimer.co.us)>  
**Sent:** Friday, November 8, 2019 1:32 PM  
**To:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>  
**Subject:** Re: ASTs

No worries. So the only two Tier II Facilities within a one-mile radius of this property would be Lowes of Loveland at 1355 Sculpture Park

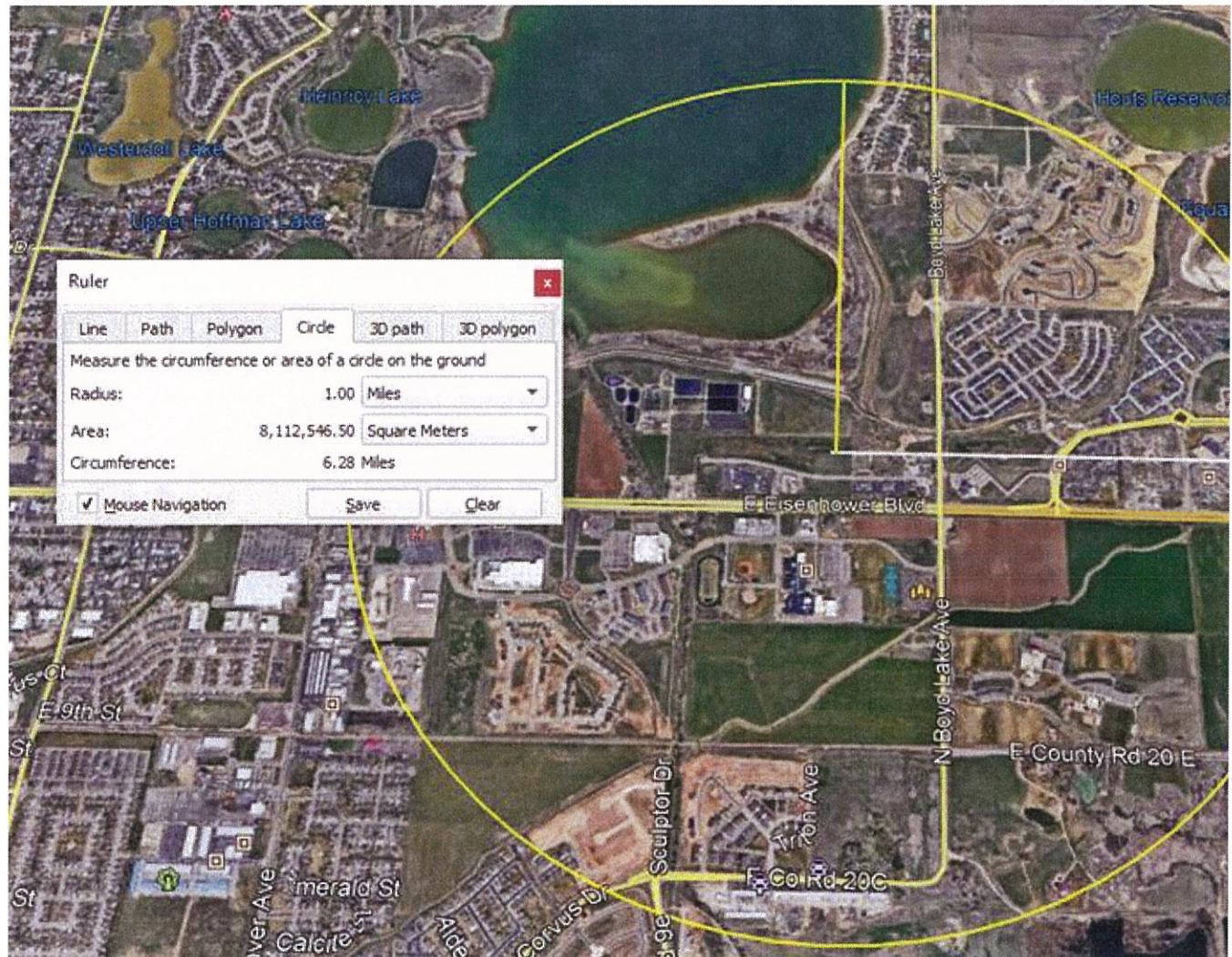
Loveland, CO 80537 and then Thompson School District located at [2500 E. 13th St. Loveland, CO 80537](https://www.google.com/maps/place/2500+E+13th+St,+Loveland,+CO+80537). Lowe's reports due to its volume of Diesel Fuel and Thompson School District reports due to its volume of Diesel and Unleaded Fuel. Hope that is helpful.

On Wed, Nov 6, 2019 at 1:23 PM Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)> wrote:

Kohl,

Thank you for looking at this. The address is 3875 E. 15<sup>th</sup> Street, Loveland 80537.

**Alison Hade**



--  
Kohl Parrott

Emergency Management Coordinator

Larimer County Office of Emergency Management

Work: 970-498-7146

Cell: 970-481-3493

[parrotck@co.larimer.co.us](mailto:parrotck@co.larimer.co.us)



## **Alison Hade**

---

**From:** Kohl Parrott <parrotck@co.larimer.co.us>  
**Sent:** Friday, November 8, 2019 1:32 PM  
**To:** Alison Hade  
**Subject:** Re: ASTs

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

No worries. So the only two Tier II Facilities within a one-mile radius of this property would be Lowes of Loveland at 1355 Sculpture Park Loveland, CO 80537 and then Thompson School District located at 2500 E. 13th St. Loveland, CO 80537. Lowe's reports due to its volume of Diesel Fuel and Thompson School District reports due to its volume of Diesel and Unleaded Fuel. Hope that is helpful.

On Wed, Nov 6, 2019 at 1:23 PM Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)> wrote:

Kohl,

Thank you for looking at this. The address is 3875 E. 15<sup>th</sup> Street, Loveland 80537.

## **Alison Hade**

Community Partnership Office

970.962.2517

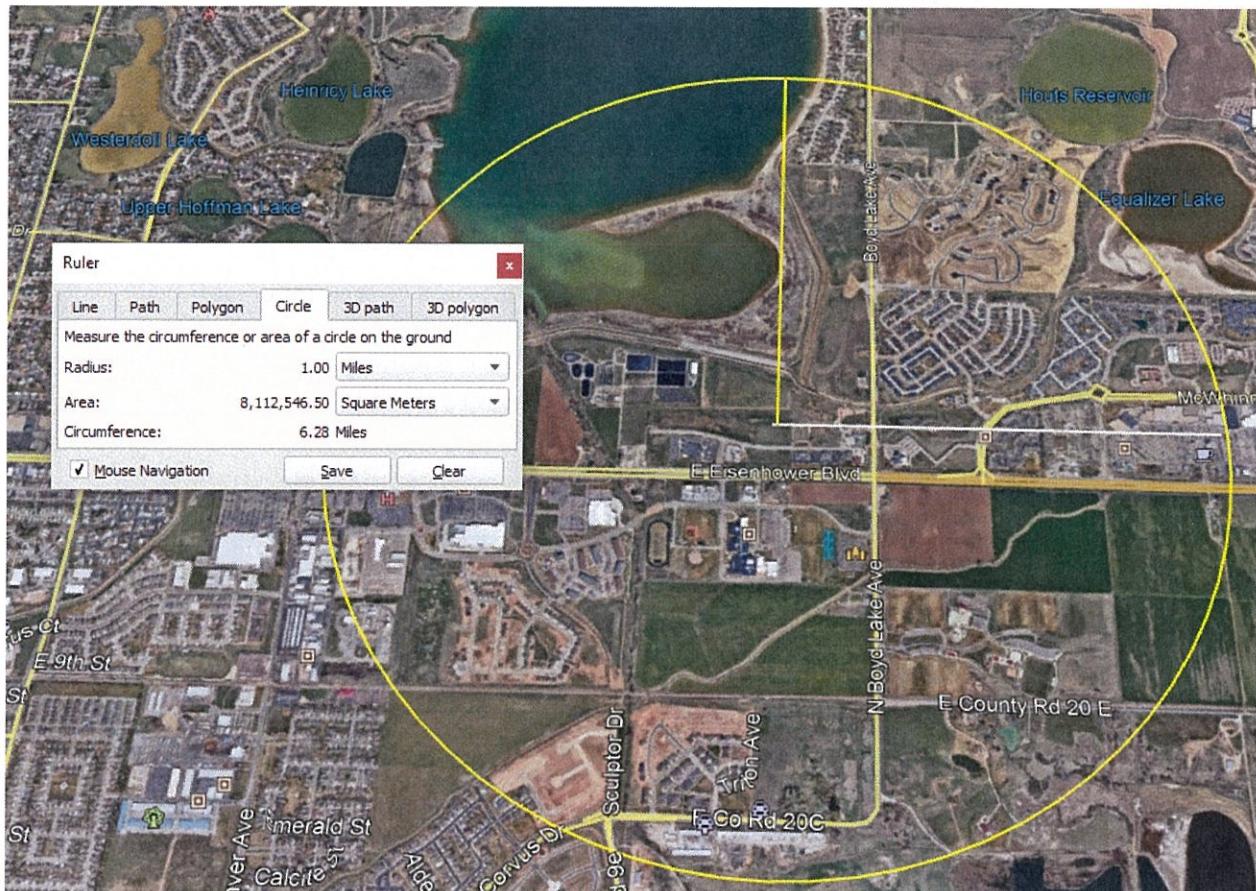
[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)



--  
Kohl Parrott  
Emergency Management Coordinator  
Larimer County Office of Emergency Management  
Work: 970-498-7146  
Cell: 970-481-3493  
[parrotck@co.larimer.co.us](mailto:parrotck@co.larimer.co.us)



## Explosive and Flammable Hazards



EnviroMapper (by industry)

Construction

- Coulson Excavating – outside 1 mile radius

Finance etc.

- **Loveland Dental Group – Conditionally exempt small quantity generator**
- Medical Center of the Rockies – outside 1 mile radius

Manufacturing

- R&R Gravel – outside 1 mile radius (barely).
- Jake Kaufmann & Sons Stroh Site – outside 1 miles radius
- Praxair – outside 1 mile

Mining

- R&R Gravel, Coulson

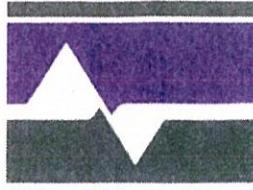
Retail Trade

- Whitaker Oil – outside 1 mile

Unassigned

- Prudential Warnock Realty –
- Centerra Booster Station –
- Greens at Van de Water –
- Precision Automotive –
- Comlinear – outside 1 mile
- Walmart Supercenter – outside 1 miles

Larimer County – Emergency Management



City of Loveland

COMMUNITY PARTNERSHIP OFFICE

Civic Center • 500 East Third Street • Loveland, Colorado 80537  
(970) 962-2517 • FAX (970) 962-2903 • TDD (970) 962-2620  
[www.cityofloveland.org](http://www.cityofloveland.org)

September 5, 2019

Drue L. DeBerry  
Colorado Field Supervisor  
Fish and Wildlife Service  
P.O. Box 25486, Denver Federal Center  
Mail Stop 65412  
Denver, Colorado 80225-0486

RECEIVED SEP 10 2019

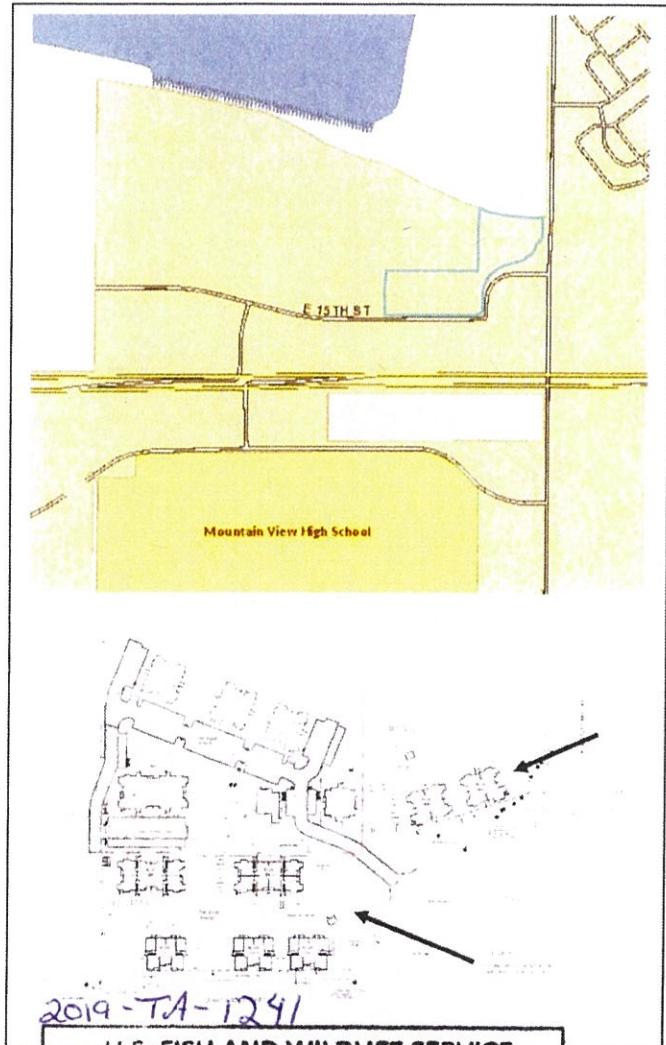
Dear Mr. DeBerry,

The Loveland Housing Authority will receive a Community Development Block Grant of \$200,000 to build 69 new units of housing for residents living between 30% and 60% of the area median income. Funding will likely be used to purchase water. The address is 3651 East 15<sup>th</sup> Street in Loveland, although that address will be updated in the near future. The maps on the right show the location of the empty lot and the first phase of housing built a few years ago.

The Edge II is surrounded by 70 units of multi-family housing to the north and west known as The Edge. Although the land was at one time used for a water park, changing the zoning to residential started in 2010. A Phase I ESA was completed by Corn & Associates in January 2019. The project is not expected to have an adverse effect on any threatened or endangered species. A current list will be provided to the organization and their contractor. Please let me know within 30 days if you have any concerns with this project or if there is anything else I should be considering. If I have not heard from you, I will assume you concur.

Thank you for your assistance and best regards,

  
Alison Hade  
Community Partnership Office Administrator  
City of Loveland  
[alison.hade@cityofloveland.org](mailto:alison.hade@cityofloveland.org)



2019-TA-1241

U.S. FISH AND WILDLIFE SERVICE	
<input checked="" type="checkbox"/> NO CONCERN	
<input type="checkbox"/> CONCUR NOT LIKELY TO ADVERSELY AFFECT	
<input type="checkbox"/> NO COMMENT	
<i>Drue DeBerry 9-25-19</i>	
Drue DeBerry DATE	
Colorado and Nebraska Field Supervisor	

85

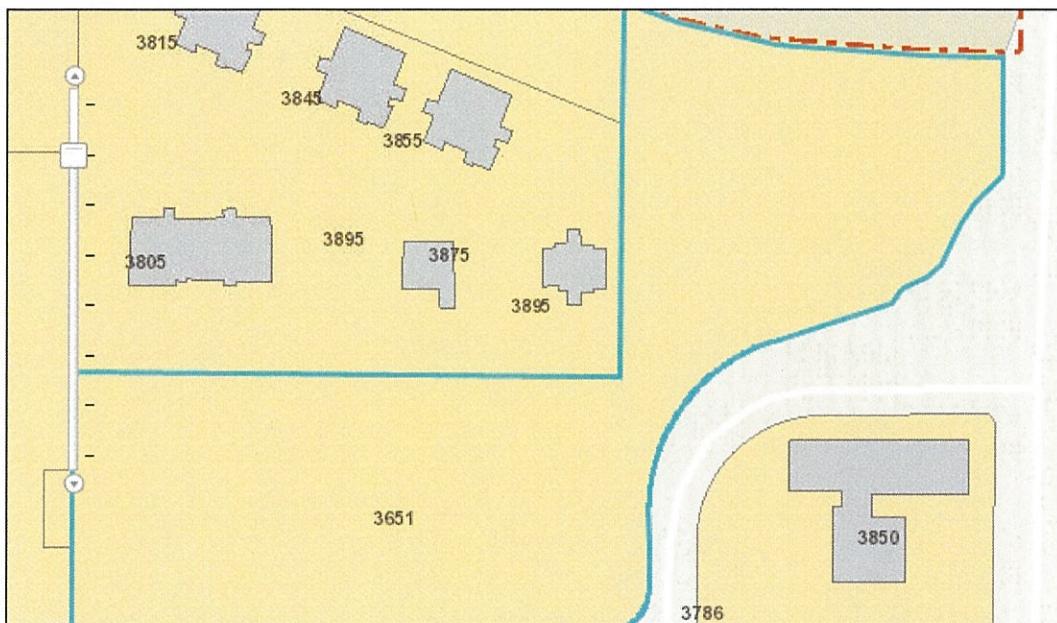
• NO T&E habitat present



## Farmland Protection Information



### City of Loveland Property Report



#### **Address: user defined point**

**Note:** This report was generated using the *Internal* LOGIC system.

**Within Loveland City Limits:** Yes

**City Address Files:** Address file info is only available when the report is generated for a specific address

**Parcel ID:** [8508409902](#)

**City Council Ward:** [Ward 4](#)

Mayor: [Jacki Marsh](#) (970) 617-3833

Councilors: [Dave Clark](#) (970) 515-2323 and [Don Ovashash](#) (267) 664-4957

**Zoning:** MAC - Mixed-Use Activity Center

See [Division 18.02.03 Land Use by Zone](#) in the Municipal Code.

For additional information and provisions regarding this zone, please contact the Development Center at 970.962.2506.

*Zoning district information was derived from a graphical representation in the City's GIS. Actual zoning information can be found within the zoning ordinances on file with the City Clerk's Office.*

**Subdivision History (Name and Number, sorted most recent to oldest):**

*For reference only - not to be relied upon as a legal search of the property.*

[Waterfall Sixth Subdivision \(597G\)](#)

[Waterfall Subdivision \(597A\)](#)

[Waterfall Addition \(597\)](#)





## COMMUNITY PARTNERSHIP OFFICE

Civic Center • 500 East Third Street • Loveland, Colorado 80537

(970) 962-2517 • FAX (970) 962-2903 • TDD (970) 962-2620

[www.cityofloveland.org](http://www.cityofloveland.org)

September 4, 2019

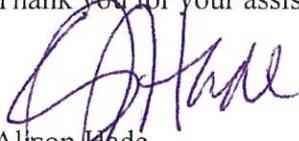
Steve Turner  
State Historic Preservation Officer  
Office of Archaeology and Historic Preservation  
History Colorado  
1200 Broadway  
Denver, Colorado 80203

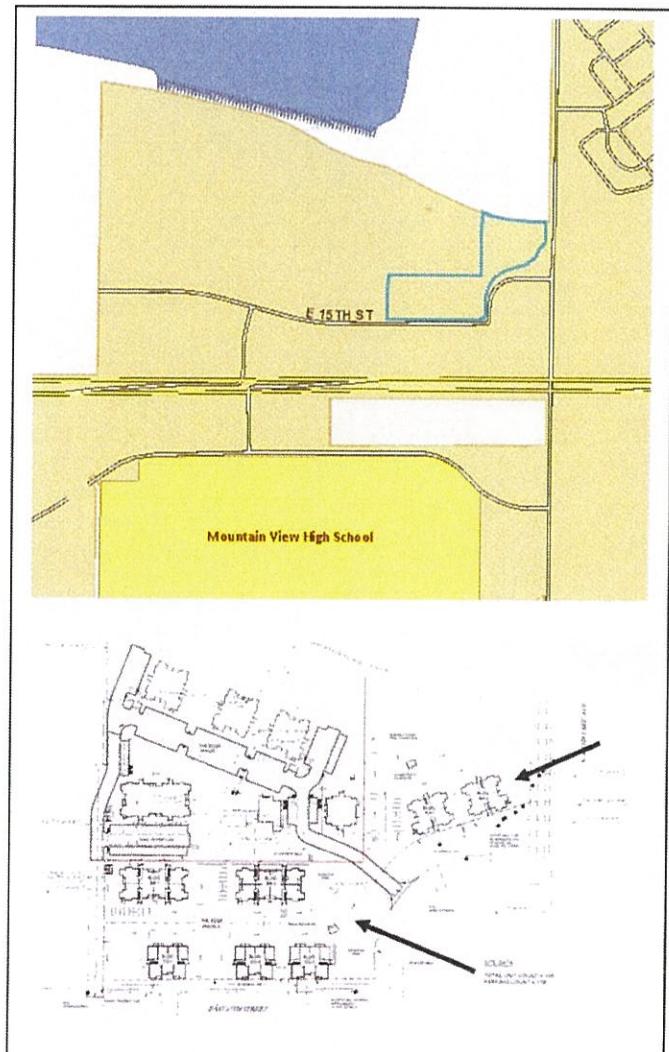
Dear Mr. Turner,

The Loveland Housing Authority will receive a Community Development Block Grant of \$200,000 to build 69 new units of housing for residents living between 30% and 60% of the area median income. Funding will likely be used to purchase water. The address is 3651 East 15<sup>th</sup> Street in Loveland, although that address will be updated in the near future. The maps on the right show the location of the empty lot and the first phase of housing built a few years ago.

The Edge II is surrounded by 70 units of multi-family housing to the north and west known as The Edge. Although the land was at one time used for a water park, changing the zoning to residential started in 2010. A Phase I ESA was completed by Corn & Associates in January 2019. They concluded that “no historically significant or environmental findings were discovered within the scope of this investigation” and after a site visit, our office believes the same. Please let me know within 30 days if you have any concerns with this project or if there is anything else I should be considering. If I have not heard from you, I will assume that you concur.

Thank you for your assistance and best regards,

  
Alison Hade  
Community Partnership Office Administrator  
City of Loveland  
[alison.hade@cityofloveland.org](mailto:alison.hade@cityofloveland.org)







SEP 13 2019

Alison Hade  
Community Partnership Office Administrator  
City of Loveland  
500 East Third Street  
Loveland, CO 80537

Re: CDBG – 3651 EAST 15<sup>TH</sup> STREET, LOVELAND (HC #76548)

Dear Ms. Hade:

Thank you for your correspondence dated September 4, 2019 and received on September, 2019 by our office regarding the consultation of the above-mentioned project under Section 106 of the National Historic Preservation Act (Section 106).

After review of the provided information, we do not object to the proposed Area of Potential Effects (APE) for the proposed projects. We understand that the Phase I ESA recommended “no historically or environmental findings.” Additionally, review of historic aerial photographs show that development will occur on previously disturbed land. Therefore, we concur with the recommended finding of *no historic properties affected* [36 CFR 800.4(d)(1) under Section 106.

If we may be of further assistance, please contact Jason O’Brien, Section 106 Compliance Manager, at (303) 866-2673 or [Jason.obrien@state.co.us](mailto:Jason.obrien@state.co.us).

Sincerely,

A handwritten signature in black ink that appears to read "Steve Turner, AIA".

For  
Steve Turner, AIA  
State Historic Preservation Officer



## The Edge – Noise Calculator

55,000 vehicles – 52,580 cars, 1,650 medium, 770 large

Road # 1 Name:	Highway 34		
<b>Road #1</b>			
<b>Vehicle Type</b>	<input checked="" type="checkbox"/> Cars	<input checked="" type="checkbox"/> Medium Trucks	<input checked="" type="checkbox"/> Heavy Trucks
Effective Distance	625	625	625
Distance to Stop Sign	390	390	390
Average Speed	50	50	50
Average Daily Trips (ADT)	52580	1650	770
Night Fraction of ADT	10	10	10
Road Gradient (%)	0		
Vehicle DNL	55.5938	60.5605	57.367
<b>Calculate Road #1 DNL</b>	63.1494	<b>Reset</b>	

Railroad #1 Track Identifier:	GW		
<b>Rail # 1</b>			
<b>Train Type</b>	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Diesel	
Effective Distance	3360		
Average Train Speed	10		
Engines per Train	2		
Railway cars per Train	30		
Average Train Operations (ATO)	4		
Night Fraction of ATO	50		
Railway whistles or horns?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
Bolted Tracks?	Yes: <input type="checkbox"/>	No: <input type="checkbox"/>	Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>
<b>Train DNL</b>	55.8394		
<b>Calculate Rail #1 DNL</b>	55.8394	<b>Reset</b>	

Address is about 1.5 miles outside the airports area of influence.

Railroad #1 Track Identifier:

GW

Rail # 1

Train Type

Electric

Diesel

Effective Distance

3360

Average Train Speed

10

Engines per Train

2

Railway cars per Train

30

Average Train Operations (ATO)

4

Night Fraction of ATO

50

Railway whistles or horns?

Yes:  No:

Yes:  No:

Bolted Tracks?

Yes:  No:

Yes:  No:

Train DNL

55.8394

**Calculate Rail #1 DNL**

55.8394

Reset

Airport Noise Level

50

Loud Impulse Sounds?

Yes  No

Combined DNL for all  
Road and Rail sources

**63.8874**

Combined DNL including Airport

**64.093**

Site DNL with Loud Impulse Sound

**Calculate**

## Alison Hade

---

**From:** Nathan Beauheim  
**Sent:** Wednesday, November 13, 2019 10:08 AM  
**To:** Alison Hade  
**Subject:** RE: Noise on 34

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Yes

---

**From:** Alison Hade <Alison.Hade@cityofloveland.org>  
**Sent:** Wednesday, November 13, 2019 10:08 AM  
**To:** Nathan Beauheim <Nathan.Beaufheim@cityofloveland.org>; Jeff Bailey <Jeff.Bailey@cityofloveland.org>  
**Cc:** Matt Ruder <Matt.Ruder@cityofloveland.org>  
**Subject:** RE: Noise on 34

Thank you. I'm assuming the answer for road gradient is 0 then.

**Alison Hade**  
Community Partnership Office  
970.962.2517

---

**From:** Nathan Beauheim <Nathan.Beaufheim@cityofloveland.org>  
**Sent:** Wednesday, November 13, 2019 10:07 AM  
**To:** Alison Hade <Alison.Hade@cityofloveland.org>; Jeff Bailey <Jeff.Bailey@cityofloveland.org>  
**Cc:** Matt Ruder <Matt.Ruder@cityofloveland.org>  
**Subject:** RE: Noise on 34

Road gradient is essentially flat through there. I haven't found a breakdown of trucks by hour but I haven't given up looking either.

Nathan

---

**From:** Alison Hade <Alison.Hade@cityofloveland.org>  
**Sent:** Wednesday, November 13, 2019 10:02 AM  
**To:** Nathan Beauheim <Nathan.Beaufheim@cityofloveland.org>; Jeff Bailey <Jeff.Bailey@cityofloveland.org>  
**Cc:** Matt Ruder <Matt.Ruder@cityofloveland.org>  
**Subject:** RE: Noise on 34

I'm also being asked about the road gradient. I'm assuming HUD wants to know if there is a hill that is slowing cars?

**Alison Hade**  
Community Partnership Office  
970.962.2517

---

**From:** Alison Hade  
**Sent:** Wednesday, November 13, 2019 10:01 AM  
**To:** Nathan Beauheim <Nathan.Beaufheim@cityofloveland.org>; Jeff Bailey <Jeff.Bailey@cityofloveland.org>

**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>

**Subject:** RE: Noise on 34

I'm sorry but I have one more question. Any idea about the percentage that travel at night?

**Alison Hade**

Community Partnership Office

970.962.2517

**From:** Nathan Beauheim <[Nathan.Beaheim@cityofloveland.org](mailto:Nathan.Beaheim@cityofloveland.org)>

**Sent:** Wednesday, November 13, 2019 9:25 AM

**To:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>; Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>

**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>

**Subject:** RE: Noise on 34

A single unit truck is something on the scale of a UPS or a fire engine. A combination truck is some variety of semi.

Nathan

**From:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>

**Sent:** Wednesday, November 13, 2019 9:24 AM

**To:** Nathan Beauheim <[Nathan.Beaheim@cityofloveland.org](mailto:Nathan.Beaheim@cityofloveland.org)>; Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>

**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>

**Subject:** RE: Noise on 34

Much appreciated. I'm assuming a single unit truck is a personal vehicle and a combination truck is for hauling. Is that correct?

**Alison Hade**

Community Partnership Office

970.962.2517

**From:** Nathan Beauheim <[Nathan.Beaheim@cityofloveland.org](mailto:Nathan.Beaheim@cityofloveland.org)>

**Sent:** Wednesday, November 13, 2019 9:06 AM

**To:** Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>; Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>

**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>

**Subject:** RE: Noise on 34

For the count at Boise, CDOT is showing 3% single unit trucks and 1.4% combination trucks. For the count closer to I-25, they're showing 2.9% single unit trucks and 1.4% combination trucks.

I was working off the silly assumption that if CDOT had classification data as part of their count, the traffic count website would show it when in fact that data is on their traffic data explorer.

Nathan

**From:** Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>

**Sent:** Wednesday, November 13, 2019 8:41 AM

**To:** Nathan Beauheim <[Nathan.Beaheim@cityofloveland.org](mailto:Nathan.Beaheim@cityofloveland.org)>; Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>

**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>

**Subject:** RE: Noise on 34

Hi Nathan,

Could we possibly give Alison a ballpark breakdown of passenger cars vs semis using CDOT's heavy vehicle percentage for that area? I don't think that she needs anything exact.

Thanks,

Jeff

---

**From:** Nathan Beauheim <[Nathan.Beauheim@cityofloveland.org](mailto:Nathan.Beauheim@cityofloveland.org)>  
**Sent:** Tuesday, November 12, 2019 4:52 PM  
**To:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>  
**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>; Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>  
**Subject:** RE: Noise on 34

Unfortunately, no. Both counts were simply volume.

Nathan

---

**From:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>  
**Sent:** Tuesday, November 12, 2019 1:25 PM  
**To:** Nathan Beauheim <[Nathan.Beauheim@cityofloveland.org](mailto:Nathan.Beauheim@cityofloveland.org)>  
**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>; Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>  
**Subject:** RE: Noise on 34

Nathan,

Do you by chance have this broken down by cars, trucks and semis?

**Alison Hade**  
Community Partnership Office  
970.962.2517

---

**From:** Nathan Beauheim <[Nathan.Beauheim@cityofloveland.org](mailto:Nathan.Beauheim@cityofloveland.org)>  
**Sent:** Wednesday, November 6, 2019 3:19 PM  
**To:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>  
**Cc:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>; Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>  
**Subject:** RE: Noise on 34

Alison,

We don't have a traffic count on 34 right at Boyd Lake, but we do have counts east of Boise and west of I-25. In 2018, both locations showed about 55,000 vehicles per day and I would expect traffic at Boyd Lake to be similar. We do not have any noise information. Hope this helps.

**Nathan Beauheim, P.E., PTOE** | Civil Engineer II  
Public Works Traffic Operations  
105 W. 5<sup>th</sup> Street  
Loveland, CO 80537  
(970) 962-2644  
[Nathan.beauheim@cityofloveland.org](mailto:Nathan.beauheim@cityofloveland.org)

[www.cityofloveland.org](http://www.cityofloveland.org)



**From:** Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>

**Sent:** Wednesday, November 6, 2019 1:30 PM

**To:** Matt Ruder <[Matt.Ruder@cityofloveland.org](mailto:Matt.Ruder@cityofloveland.org)>; Nathan Beauheim <[Nathan.Bauheim@cityofloveland.org](mailto:Nathan.Bauheim@cityofloveland.org)>

**Subject:** FW: Noise on 34

Matt & Nathan,

I clarified with Alison that she's looking for noise info if we have it, but traffic volumes if we don't. Please reach out to her directly with whatever info we have.

Thanks,

Jeff

**From:** Alison Hade <[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)>

**Sent:** Tuesday, November 5, 2019 3:40 PM

**To:** Jeff Bailey <[Jeff.Bailey@cityofloveland.org](mailto:Jeff.Bailey@cityofloveland.org)>

**Subject:** Noise on 34

Jeff,

I am working on noise calculations for the Loveland Housing Authority The Edge II project. Do you by chance have traffic data for 34 near Boyd Lake?

**Alison Hade**

Community Partnership Office

970.962.2517

[Alison.Hade@cityofloveland.org](mailto:Alison.Hade@cityofloveland.org)

## Loveland Housing Authority – The Edge II

### Sole Source Acquifers





Wetlands – 2019

The Edge II & III

<https://ecos.fws.gov/ipac/location/1FMH2EAEUJBECJAMD7BSLRKEKRM/resources#wetlands>. Found through IPaC.

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

---

- › Data limitations
- › Data exclusions
- › Data precautions

RIVERINE  
R5UBFx

