

Community Participation Report

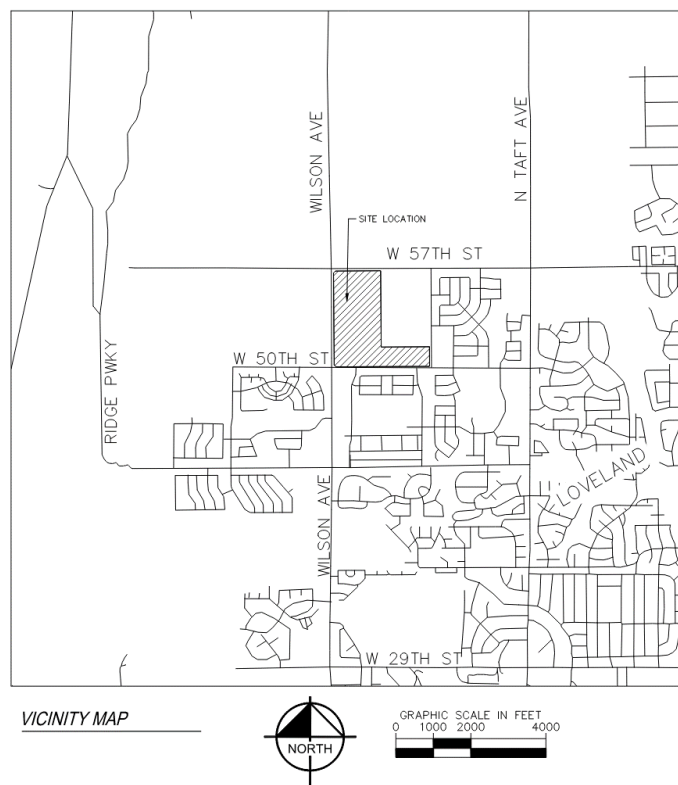
Green Valley Ranch Neighborhood Meeting – PZ#22-00006

Date: August 31, 2022, 5:30 pm

Location: Loveland Development Center, 410 E 5th Street, Loveland, CO

Project Overview

The Green Valley Ranch PUD is located southeast of the Wilson Avenue and W 57th Street intersection and northeast of the Wilson Avenue and W 50th Street intersection. The property is comprised of approximately 89 acres and, at the southeastern property limits, the parcel has approximately 500' of frontage onto Coolidge Avenue. The majority of the property is bounded to the east by park space that has been dedicated to the City of Loveland.



The Green Valley Ranch Planned Unit Development (PUD) consists of approximately 275 Single-Family Residential Detached lots of varying frontages as well as approximately 130 Single-Family residential attached townhome lots for an overall maximum density of 5.0 units / ac. The projected

pricing will vary to provide quality housing for a range of income levels. The PUD provides three usable open space areas, along with pocket amenity areas and trail connections for enhanced pedestrian connectivity throughout the site. These land uses will be positioned to provide neighborhood amenity spaces as well as connections to the future community park to the east. The site also provides two detention ponds for stormwater management, at the southeastern property limits and the center of the property.

This PUD will provide improvements to Wilson Avenue, W 57th Street, and W 50th Street. These improvements will provide new connections to help mitigate traffic, increase connections to adjacent properties, promote pedestrian and bicycle connectivity, and improve the aesthetics of the surrounding neighborhood. An interior network of local roadways will further enhance pedestrian, bicycle, and vehicular circulation throughout the site. In addition to a network of sidewalks provided along the roadways, the proposed development will also provide a series of trail corridors. These corridors will help connect residences to nearby neighborhoods, parks, schools, and amenities near the development.

The goal for this PUD is to create a well-connected and diverse neighborhood which builds upon the existing character of the City of Loveland.

Neighborhood Meeting Overview

The neighborhood meeting was held in person at the Loveland Development Center. A Neighborhood Meeting Notice was mailed to the circulation list with Certified Mail August 12, 2022. Physical signs were posted at the subject property on August 15, 2022, with one sign for every 600 linear feet of roadway frontage. The Neighborhood Meeting Notice and Circulation List are provided in **Appendix A**.

Comments from two (2) interested parties were received by Kimley-Horn prior to the Neighborhood Meeting. The comments were received via telephone and are summarized as follows:

1. David Ewert, 2425 Winter Park Street in Loveland: David left a voice message for Kimley-Horn with two questions. Firstly, he asked if the meeting could be attended via Zoom or another virtual option. Secondly, he asked why the southeast portion of the property couldn't be turned into a park. He noted he disagreed with "having a park but not having direct access to the park". Kimley-Horn staff called Mr. Ewert back and left him a voice message indicating that unfortunately there was not a virtual option to the meeting, but to please e-mail any comments to Troy Bliss. Kimley-Horn staff also noted that there would be ample access to the City Parkland, from its own frontages on W 57th and Coolidge but also from within the Green Valley development itself.
2. Vicki Ditchkus, from Glen Isle development in Loveland: Vicki called Kimley-Horn and asked about the internal street network for Green Valley Ranch. She was curious where the development would enter the site from W 50th Street, and specifically wanted to ensure that a four-way intersection would not be created at Glen Isle. Kimley-Horn staff explained that the entrance from W 50th Street would be approximately mid-way between Wilson Ave and Coolidge Street and she was pleased with this information. Further, she asked what the

property immediately east of Green Valley would be and was very happy to know the property was owned by the City of Loveland with prospective plans to make it a Regional Park.

As there was not a virtual option to the Neighborhood Meeting, all comments during the meeting came from the attendees. The attendee list is provided in **Appendix B**.

At the Neighborhood Meeting, Troy Bliss from the City of Loveland and Caitlin Sheahan from Kimley-Horn presented to the attendees. The Kimley-Horn slide deck for the presentation is provided in **Appendix C**. After the presentations, the meeting consisted of a general open discussion about the project, with attendees asking questions. A summary of questions and answers are provided below.

1. *Concerns regarding safety of W 50th Street with students crossing near Coolidge to get to Lucille Erwin Elementary School. Can cross-walks be added at Coolidge and the new Green Valley Entrance?* With W 50th being a Major Collector, the City does not want to encourage crossing of the street away from signalized intersections. We will bring this question to the traffic team at the City; however, we expect they will want to encourage crossing at the future Wilson Ave / W 50th Signal.
2. *What is something that could delay this project?* Generally, the Owner/ Developer interest to invest in planning and engineering design, as well as market fluxuations. As well, City Council agendas are full and the City review backlog is high, so the timeframe for approvals may be extended due to the amount in their queue.
3. *What about water? The City's water costs are going up, is there water for this development?* This development has had a residential zoning and been in the City's Comprehensive Land Use Plan as future low density residential for many years. It has been part of the planning in the City's future water usage estimates as residential. Also, the developer will have to pay a very large sum of money for water rights to develop the land with residential.
4. *Was an Environmental Impact Statement prepared for this property? What did it find?* Yes, one was completed to support the original 2005 PUD Zoning. The report did not find anything of significance other than the Dry Creek Depression which is a conveyance path for drainage.
5. *What will happen to the geese that currently visit this property, were they discussed in the EIS?* As geese are not a protected species, they were not identified in the EIS.
6. *What will the home prices be in this development? We need affordable homes.* We aren't able to approximate the cost of the units at this time because the market could vary by the time homes are ready to be developed. There will be variations in pricing given the varied unit styles (three different single family detached unit styles per the City's UDC as well as townhomes). I'd expect prices to be comparable to the other subdivisions nearby with homes of similar size.
7. *Who was circulated for this meeting? Not everyone in Eagle Brook Meadows received a flyer. Who will be circulated for future meetings?* The circulation list is per the City's standard circulation distance for Planning and Zoning Commission and City Council. The same circulated list will be provided notice for future hearings.
8. *Is there any commercial being proposed in the development?* No – only single family residential (attached and detached product) is proposed at this time with the Land Use Plan.

9. *How long until construction will begin?* It depends on how much the developer pushes for engineering as well as approvals, but expect it to be at least one year in the future at the earliest.
10. *Can the entrance to the development from W 50th move to the east to match Glen Isle Dr?* For the purposes of traffic calming measures, four-way intersections are avoided where possible. The proposed connection to W 50th Street for the development is midway through the property between Wilson Ave and Coolidge Ave.
11. *Will the proposed open space areas be safe for children if they are near Wilson Ave?* At this time the proposed use of the usable open space is unknown, and the land use plan just shows a certain amount of usable open space required (i.e., 1 acre per 100 units). When the landscape architects plan out these areas, they will ensure their designs are safe. For example, if it was near a busy street, fencing could be provided.
12. *Will there be sidewalks on the north side of W 50th Street?* Yes, the street section will be upgraded to the City's Major Collector standard, similar to the current south side of W 50th Street.
13. *Will the ponds be dry or wet?* They would be dry detention ponds.
14. *Will the existing mound at the corner of Wilson Ave and W 50th Street be retained?* This area is currently shown as usable open space in the Land Use Plan, but it is unknown how the existing grading will be changed for the development.

Once everyone had asked their questions, the meeting was wrapped-up and everyone was thanked for their attendance and great, thoughtful questions.

APPENDIX A – NEIGHBORHOOD MEETING NOTICE AND CIRCULATION LIST



Neighborhood Meeting Notice Letter

Date: August 10, 2022

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

Application and Meeting Information

Application:	Planned Unit Development (PUD) Zoning Document
Project Case Number:	(PZ #22-00006)
Project Name:	Green Valley Ranch Addition
Meeting Date and Time:	August 31, 2022 @ 5:30 p.m.
Meeting Location:	Loveland Development Center – 410 E. 5 th Street
Applicant Name:	Kimley-Horn

Project Description

Summary of Proposed Development:	<p>The Green Valley Ranch Planned Unit Development (PUD) consists of 275 Single-Family Residential Detached lots of varying frontages as well as 130 Single-Family residential attached townhome lots for an overall maximum density of 5.0 units / ac. The projected pricing will vary to provide quality housing for a range of income levels. The PUD provides three usable open space areas, along with pocket amenity areas and trail connections for enhanced pedestrian connectivity throughout the site. These land uses will be positioned to provide neighborhood amenity spaces as well as connections to the future community park to the east. The site also provides two detention ponds for stormwater management, at the southeastern property limits and the center of the property.</p> <p>This PUD will provide improvements to Wilson Avenue, W 57th Street, and W 50th Street. These improvements will provide new connections to help mitigate traffic, increase connections to adjacent properties, promote pedestrian and bicycle connectivity, and improve the aesthetics of the surrounding neighborhood. An interior network of local roadways will further enhance pedestrian, bicycle, and vehicular circulation throughout the site.</p> <p>In addition to a network of sidewalks provided along the roadways, the proposed development will also provide a series of trail corridors.</p>
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	<p>These corridors will help connect residences to nearby neighborhoods, parks, schools, and amenities near the development.</p> <p>The goal for this PUD is to create a well-connected and diverse neighborhood which builds upon the existing character of the City of Loveland.</p>
General Location:	<p>The Green Valley Ranch PUD is located southeast of the Wilson Avenue and W 57th Street intersection and northeast of the Wilson Avenue and W 50th Street intersection. The property is comprised of approximately 89 acres and, at the southeastern property limits, the parcel has approximately 500' of frontage onto Coolidge Avenue. The majority of the property is bounded to the east by park space that has been dedicated to the City of Loveland. Refer to the Vicinity Map attached.</p>
Property Address:	<p>Parcels 9634000012; 9634000002, 9634000002 "Green Valley Ranch Addition"</p>
Existing Zoning:	<ul style="list-style-type: none"> P-66 - Green Valley Ranch Addition, Planned Unit Development (PUD)
Legal Description:	<p>(If the legal description is lengthy, include a statement that the legal description of the property is on file with the current planning division)</p> <p>Parcel 1: North half of the Northwest quarter (N ½ of the NW ¼) and the Southeast quarter of the Northwest quarter (SE ¼ of the NW ¼) of Section 34, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, Excepting parcels conveyed in instruments recorded May 2, 2000 at reception NO. 2000028670 and December 20, 2004 at reception NO. 20040120996 and at reception NO. 20040120997 and March 14, 2005 at reception NO. 20050020128 and August 28, 2018 at reception NO. 20180053231, Larimer County records.</p> <p>Parcel 2: Southwest quarter of the Northwest quarter (SW ¼ of the NW ¼) of Section 34, Township 6 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado, Excepting parcels conveyed in instruments recorded May 2, 2000 at reception NO. 2000028670 and December 20, 2004 at reception NO. 20040120997 and March 14, 2005 at reception NO. 20050020128, Larimer county records.</p>

	Parcels 1 and 2 above being a portion of Green Valley Ranch addition, according to plat recorded December 3, 2001 at reception NO. 2001109474
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

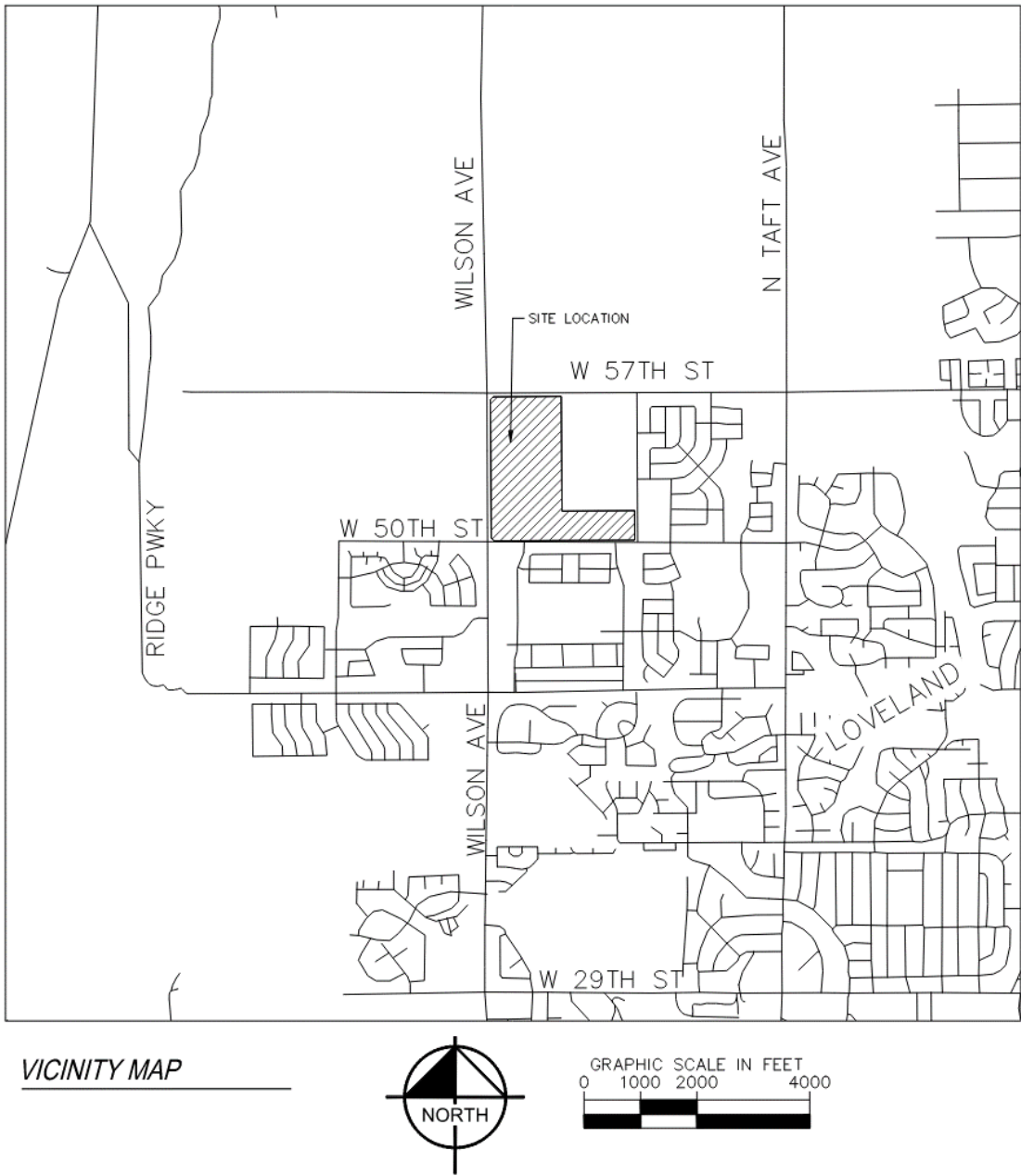
All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project will also require a public hearing with the Planning Commission and City Council. Notification of the dates and times for the public hearing will be provided once the schedule is identified, in accordance with the Municipal Code.

If you have any questions regarding the proposed project, please contact: Caitlin Sheahan, (970) 986-6784, Caitlin.Sheahan@Kimley-Horn.com. If you have questions regarding the City process, please contact Troy Bliss at Troy.Bliss@cityofloveland.org, 970-962-2579.

Sincerely,



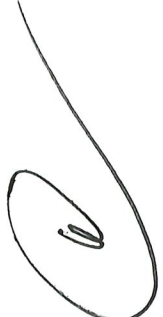



Caitlin Sheahan, PE
Caitlin.Sheahan@Kimley-Horn.com
 Kimley-Horn
 (970) 986-6784





#196011010.3.010

Certificate of Mailing — Firm

Name and Address of Sender Kimley Horn & Associates, Inc. 4582 S. Ulster St. Suite #1500 Denver, CO 80237		TOTAL NO. of Pieces Listed by Sender 117	TOTAL NO. of Pieces Received at Post Office™ 117	Affix Stamp Here <i>Postmark with Date of Receipt.</i>
USPS® Tracking Number Firm-specific Identifier		Postmaster, per (name of receiving employee) 		
1.		SULLIVAN STA AUG 11 2022 DENVER CO 80237		 U.S. POSTAGE PAID DENVER, CO 80237 AUG 11, 22 AMOUNT \$24.50 R2305H130944-08 0000
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3.				 U.S. POSTAGE PAID DENVER, CO 80237 AUG 11, 22 AMOUNT \$9.50 R2305H130944-08 0000
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5499 WILSON LLC
2291 ARAPAHOE AVE
BOULDER, CO 803026603

ADAMS ANTHONY W
2498 WINTER PARK ST
LOVELAND, CO 80538

ADDINGTON JUDY K/KELLY T
5321 MAHER AVE
LOVELAND, CO 805381021

AITKEN PAUL A
5426 VONA DR
LOVELAND, CO 805381017

ARNOLD ROBERT SCOTT/PAMELA LEWIS
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LOVELAND, CO 805381021

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LOVELAND, CO 80539

BALL DAVID/CYNTHIA
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LOVELAND, CO 805391734

BANDERET LIVING TRUST
2010 ALABAMA ST
LOVELAND, CO 805386281

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1985 ALABAMA ST
LOVELAND, CO 80538

BEDARD MARY JEAN
7203 S SILVERHORN DR
EVERGREEN, CO 804395215

BELT SHAWNA
165 VASHON ST
MORRO BAY, CA 934423040

BENTON THOMAS ARMSTRONG/REBECCA V
1233 42ND ST SE
LOVELAND, CO 805377513

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4884 GLEN ISLE DR
LOVELAND, CO 805386208

BRADLEY JOSEPH ALAN
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LOVELAND, CO 805386272

BRAEUNER ROBERT M/KATHARINE A
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LOVELAND, CO 805381017

BUESSING FAMILY 2017 TRUST
2375 WINTER PARK ST
LOVELAND, CO 805386201

BUTLER LEE ANNE
2450 WINTER PARK ST
LOVELAND, CO 805386202

BUULOW PAUL ERICH III/NANCY LINN
2240 WINTER PARK ST
LOVELAND, CO 805381499

CIRIA KIM ANGELA
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LOVELAND, CO 805386200

CITY OF LOVELAND
500 E 3RD ST
LOVELAND, CO 805375773

COLPITTS SHERI S
2538 COURTNEY DR
LOVELAND, CO 80537

CULBERTSON THOMAS MARION
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LOVELAND, CO 805386203

DANNER BARBARA S REVOCABLE TRUST
2293 PAONIA ST
LOVELAND, CO 805381498

DAUGHERTY DEREK
2050 ALABAMA ST
LOVELAND, CO 805386281

DEASON DALLAS C/AMY L
5373 MAHER AVE
LOVELAND, CO 805381021

DEMING JOSEPH M/MONICA A
2457 WINTER PARK ST
LOVELAND, CO 80538

DIERENFELD THOMAS M/CELESTE M
2482 WINTER PARK ST
LOVELAND, CO 80538

DUNCKEL NANCY
4892 GLEN ISLE DR
LOVELAND, CO 805386208

DURAN LIVING TRUST
2308 WINTER PARK ST
LOVELAND, CO 805381499

DURNIL MATHEW B
2523 SILVERTON ST
LOVELAND, CO 80538

EATON NATHAN DANIEL/KRISTIN GOODIN
1912 AROYA ST
LOVELAND, CO 805381030

ELBERT BRITNEY M
2520 WINTER PARK ST
LOVELAND, CO 805386202

ERICKSEN LINDA GAIL/HOWARD JOHN
2346 WINTER PARK ST
LOVELAND, CO 805381499

EWERT DAVID L/JULIE A
2425 WINTER PARK ST
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FRONT RANGE INVESTMENT HOLDINGS LLC
PO BOX 654
KIRKLAND, WA 980830654

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LOVELAND, CO 805386202

GIULIANO ADDITION LLLP
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FORT COLLINS, CO 805243175

GOLTZ BRYAN
2451 SILVERTON ST
LOVELAND, CO 805386210

HALL DIANE M
2504 WINTER PARK ST
LOVELAND, CO 80538

HANSEN BEVERLY J/MICHAEL W
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HANSON RONALD TILFORD
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HARR NEDRA H
2251 PAONIA ST
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HARRISON KEITH S
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LOVELAND, CO 805381031

HARVEST GOLD VILLAGE HOMEOWNERS
390 INTERLOCKEN CRESCENT STE 500
BROOMFIELD, CO 800218041

HEIN LEROY W/TERESA L
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LOVELAND, CO 80538

HEJDE KATHARINE/RICHARD A
2212 VERMONT DR UNIT H104
FORT COLLINS, CO 80525

HELLER MARILYN E
4888 GLEN ISLE DR
LOVELAND, CO 805386208

HOCKENSMITH KAY
2055 ALABAMA ST
LOVELAND, CO 80538

HOLDERFIELD HALEY
5333 MAHER AVE
LOVELAND, CO 805381021

HOLT RONALD J/MARILYN J
2283 WINTER PARK ST
LOVELAND, CO 805386200

HOUSING AUTHORITY OF THE
375 W 37TH ST STE 200
LOVELAND, CO 805388435

HUGHES BARBARA DIANE
2349 PAONIA ST
LOVELAND, CO 805381498

KELLY SEAN P/ELIZABETH
5433 SEGUNDO DR
LOVELAND, CO 80538

KENDALL BROOK MASTER ASSOCIATION IN
390 INTERLOCKEN CRESCENT STE 500
BROOMFIELD, CO 800218041

KLEESPIES THOMAS J/LAURA J
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LOVELAND, CO 80538

LGI HOMES COLORADO LLC
3401 QUEBEC ST STE 4060
DENVER, CO 802072322

LGI HOMES-COLORADO LLC
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DENVER, CO 802072322

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LONG BEACH, CA 90815

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LUNDEEN JASON/JENNIFER
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LOVELAND, CO 805381498

MATHENA RALPH J/PATRICIA S
1995 ALABAMA ST
LOVELAND, CO 805386282

MATTHEWS MARK/DIANE
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LOVELAND, CO 80538

MCINTOSH SARA LOUISE LUCILLE
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LOVELAND, CO 805386204

MENZEL ERICH
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MILLER BETH
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LOVELAND, CO 805380000

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NULL
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OLDANI BRANDEN/ISABELLE
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PASCUCCI NICHOLAS J/MELISSA K
2025 ALABAMA ST
LOVELAND, CO 805386282

PHAM HAO T
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LOVELAND, CO 80538

PIPER WILLIAM D/TARA S
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PITCHER MERRITT WREN/JUDITH LEE
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PORTER DARRELLA DIANE
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RAMIREZ OSCAR/JOSEPHINE M
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MORRO BAY, CA 93442

ROBSON TRAVIS B/SHAWNA
165 VASHON ST
MORRO BAY, CA 934423040

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212 N WAHSATCH AVE STE 201
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SANTA BARBARA, CA 931111019

SCIALDONE MICHAEL
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FORT COLLINS, CO 805265274

SCOFIELD LARRY L/JOAN M
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SCOTT FRANCINE K
2343 WINTER PARK ST
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SCOTT LARRY A/SANDRA L
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LOVELAND, CO 80538

SCURLOCK JOHN W/MARIA M
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LOVELAND, CO 805381499

SLACK THOMAS
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LOVELAND, CO 805386204

STARS AND STRIPES 4L LLC
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ATLANTA, GA 303062016

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SUNIGA FAMILY TRUST THE
2505 WINTER PARK ST
LOVELAND, CO 805386204

SWAFFER MATTHEW A
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LOVELAND, CO 805381021

THOMPSON GARRETT
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LOVELAND, CO 805381021

THOMPSON PATRICIA L
5417 SEGUNDO DR
LOVELAND, CO 805381001

TRALON HOMES LLC
212 N WAHSATCH AVE STE 201
COLORADO SPRINGS, CO 809033475

TRUELSEN ERIK/SARA
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TUCHOWSKI BRENDAN/CAROLINE
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LOVELAND, CO 805381021

TURNER JIMMY LEE/JANICE G
2030 ALABAMA ST
LOVELAND, CO 805386281

VANDENBERG JOHN E/JANENE PARKS
2026 AROYA ST
LOVELAND, CO 805381031

VASQUEZ RAFAEL VARELA
2559 SILVERTON ST
LOVELAND, CO 805386210

WALKER DWAYNE G
1519 FLORIDA DR
LOVELAND, CO 805382462

WALLNER RONALD A
2045 ALABAMA ST
LOVELAND, CO 805386282

WALTON COLORADO LLC ETAL
8800 N GAINES CENTER DR STE 345
SCOTTSDALE, AZ 852582124

WILLIAMS RYAN
5414 VONA DR
LOVELAND, CO 805381017

WOFFORD ALAN K/DEBRA J
2489 WINTER PARK ST
LOVELAND, CO 805380000

WRIGHT WILLIAM/ROBIN
2269 WINTER PARK ST
LOVELAND, CO 80538

YOUNG RONNY L
2297 WINTER PARK ST
LOVELAND, CO 80538

APPENDIX B – NEIGHBORHOOD MEETING ATTENDEE LIST



Neighborhood Meeting Sign in Sheet

Project Name

Date and location

	Name	Address
1	Tom + Gayle Culbertson	2409 Winter Park St.
2	Oscar + Josie Ramirez	2391 Winter Park St.
3	Caitlin Sheahan	Kimley-Horn 3801 Automation Way Fort Collins
4	Steven Powers	Kimley-Horn 380 Automation Way Fort Collins
5	Erich Menzel	5389 Maher Ave Loveland
6	Joshua + Shandaliz Castaldo	5539 Seguro Dr.
7	Thomas Kleespies	2025 Arkansas St.
8	Jake Sauer	3725 W. 57 th STREET
9	Chris + Sunshine Svetnam	5381 Maher Ave. 80538
10	Mark Young	6220 Old B + 5499 Wiles
11	Daniel Williams	201 Turner Dr. 2291 W. 22 nd St.
12	Ron + Marilyn Holt	2283 WINTER PARK ST.
13	SCOTT + PAM ARNOLD	5345 MAHER AVE
14		
15		

APPENDIX C – KIMLEY-HORN SLIDE DECK FROM NEIGHBORHOOD MEETING



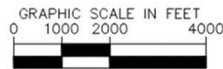
PUD Zoning

Loveland, CO | August 31, 2022 – Neighborhood Meeting

Kimley»Horn
Expect More. Experience Better.



VICINITY MAP



Site Overview

- \pm 89 acres of vacant land
- Located adjacent to future City Parkland
- Existing Zoning: P-66
 - Green Valley Ranch PUD (from 2005, expired)
- Comprehensive Land Use Plan identifies site as a 'Low Density Residential' with Complete Neighborhood Overlay

Kimley»Horn

Expect More. Experience Better.

Complete Neighborhoods Overlay

- Optional alternative land use designation for LDR and MDR city-wide. Suitable locations are identified through public input.
- A fine-grained mix of housing types, densities, and neighborhood scale commercial and civic uses, arranged in a pattern that supports pedestrian and bicycle transportation.





Land Use Plan



Kimley»Horn

Expect More. Experience Better.

Public Improvements & Connectivity

- Traffic Signals at Wilson Ave & W 50th Street
- Connection to and Improvements to Northern Half of W 50th Street
- City Watermain and Sanitary Sewer Extensions
- Connection to Coolidge Ave
- Connection and Improvements to Southern Half of W 57th Street
- Trail connectivity throughout site & to New City Parkland



Special Provisions

- Minor Deviations to Loveland Unified Development Code Section 18.05 Proposed
- Frontages and Setbacks similar to other PUDs (e.g., Eagle Brook Meadows Subdivision)
 - Urban, General, and Suburban Lot Styles for Single Family Residential
 - Townhome Lot Styles



Thank you! Questions?



Kimley»Horn
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