



2009
HIP STREETS
CONCEPT PLAN

2017
HIP STREETS
MODERNIZATION
PLAN

2019
HIP STREETS
INFRASTRUCTURE
ASSESSMENT

2023
4TH STREET
CONSTRUCTION
DRAWINGS

PARKING STUDIES:

- 2018/2019 PARKING STUDY
- 2023 PARKING STUDY - UPDATE



Focus on Economic Vitality

- Attract new downtown visitors and patrons to encourage tourism
- Minimize construction disruption
- Finish the project with no business loss or claims
- Allow for efficient access, parking and circulation
- Catalyze business potential in under-utilized areas

Create a Comfortable and Inviting Downtown Experience Unique to Loveland

- Create a safe environment that is activated at night and day
- Develop a vibrant, engaging and unique streetscape as a regional destination
- Capitalize on artistic spirit and attitude towards placemaking
- Build upon the unique Downtown Loveland identity
- Incorporate art and culture in design and user experience
- Identity and History, unique to Loveland

Create a Flexible and Adaptable Streetscape

- Flexible and functional space for a variety of uses
- Allow for ease of seasonal programming needs
- Inviting and appealing place for a broad demographic to stimulate diverse businesses
- Design and build an easily maintained space
- Create more safe and comfortable walking/pedestrian zones

Foster Partnerships for Long Term Success

- Provide for sustained stakeholder engagement
- Ensure Downtown Business support throughout project

Current Conditions & Planned Maintenance



PLANNED MAINTENANCE

2024 WATERLINE REPLACEMENT

- Poor Condition
- Extreme Tuberculation
- Deteriorating Pressure & Water Quality

STREET SURFACING REHABILITATION

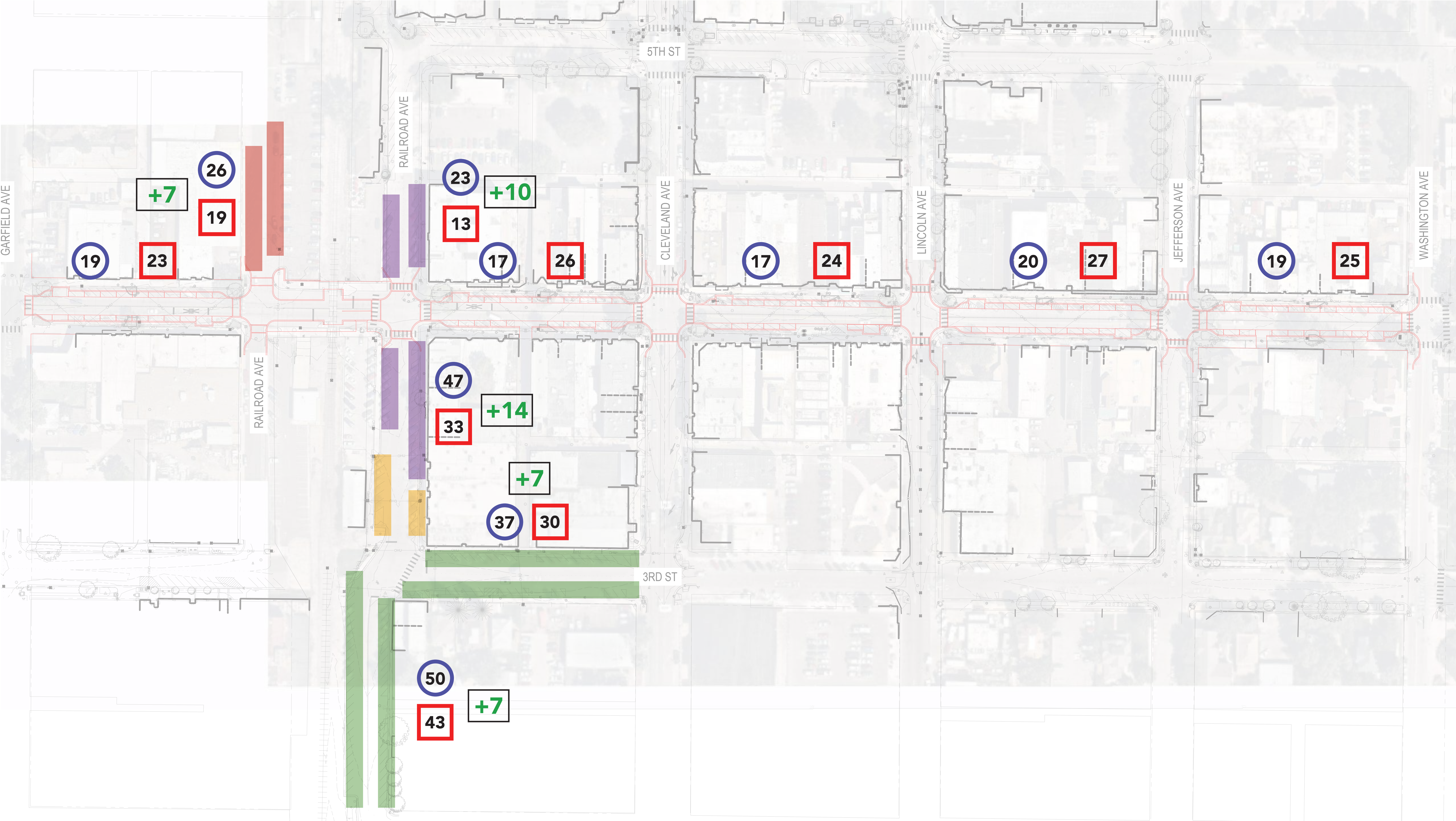
- Street Condition Failure
- Require Repair Soon



STORMWATER & ADA IMPROVEMENTS

- Poor Condition
- Maintenance and Access poor with pipelines routed under sidewalks
- Infrastructure Condition in Poor Quality
- Stormwater Capacity managed by Washington Street Outfall Improvements





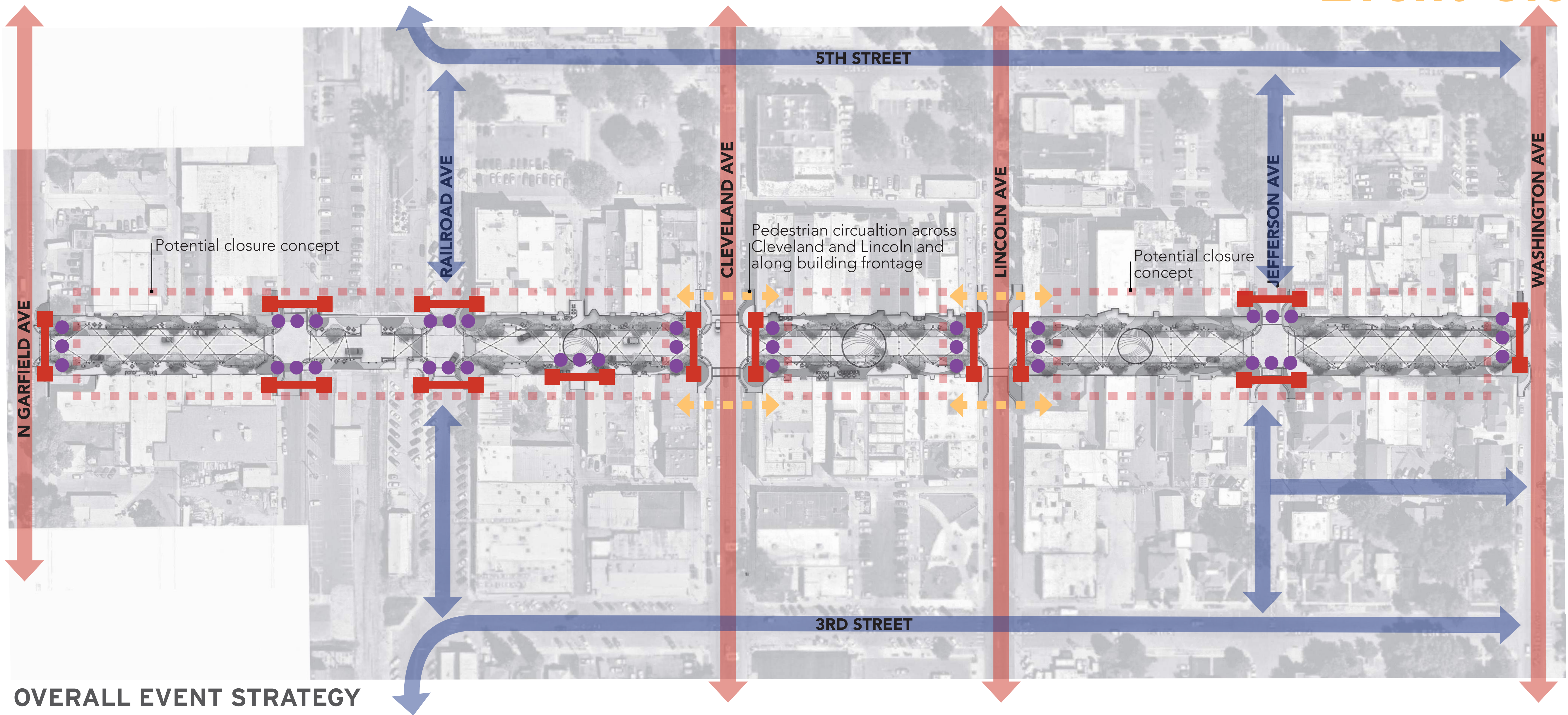
LEGEND

- 19 Existing Parking Count (taken from parking study)
- 26 Proposed Parking Count
- Proposed 90 Degree Compact Parking (9'x15')
- Proposed 90 Degree Std Parking (9'x17' w 2' overhang)
- Proposed Angled Parking (60 degree per LCUASS Stds)
- Proposed Angled Parking (45 degree - One Way Road Condition)

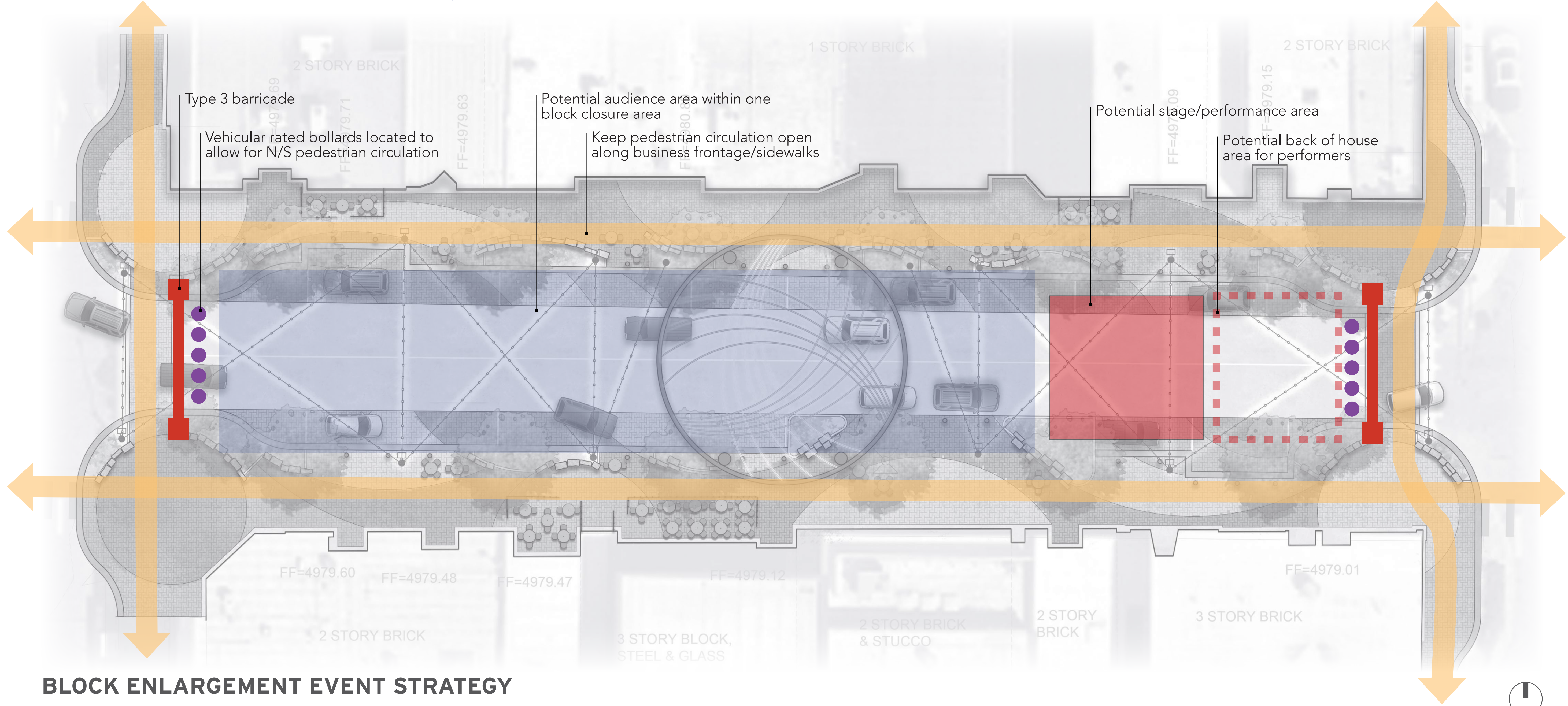
PARKING OFFSETS	
Proposed 90 Degree Std/Compact Parking	+ 24 stalls
Proposed Angled Parking (60 Degree)	+ 14 stalls
Proposed Angled Parking (45 Degree)	+ 7 stalls
Proposed Parking w/ 4th St Improvements (includes 10 ADA spaces)	92 stalls
Total Parking (4th St Improvements + Parking Offsets)	137 stalls
Total Existing Parking Shown	125 stalls
Parking Difference (Existing vs Proposed)	+ 12 stalls



- Type 3 Barricade
- Vehicular Rated Bollards
- Alternate Vehicular Route
- Fully Operational Road



OVERALL EVENT STRATEGY



BLOCK ENLARGEMENT EVENT STRATEGY

AMENITY AREA

POTENTIAL PERMANENT ITEMS:

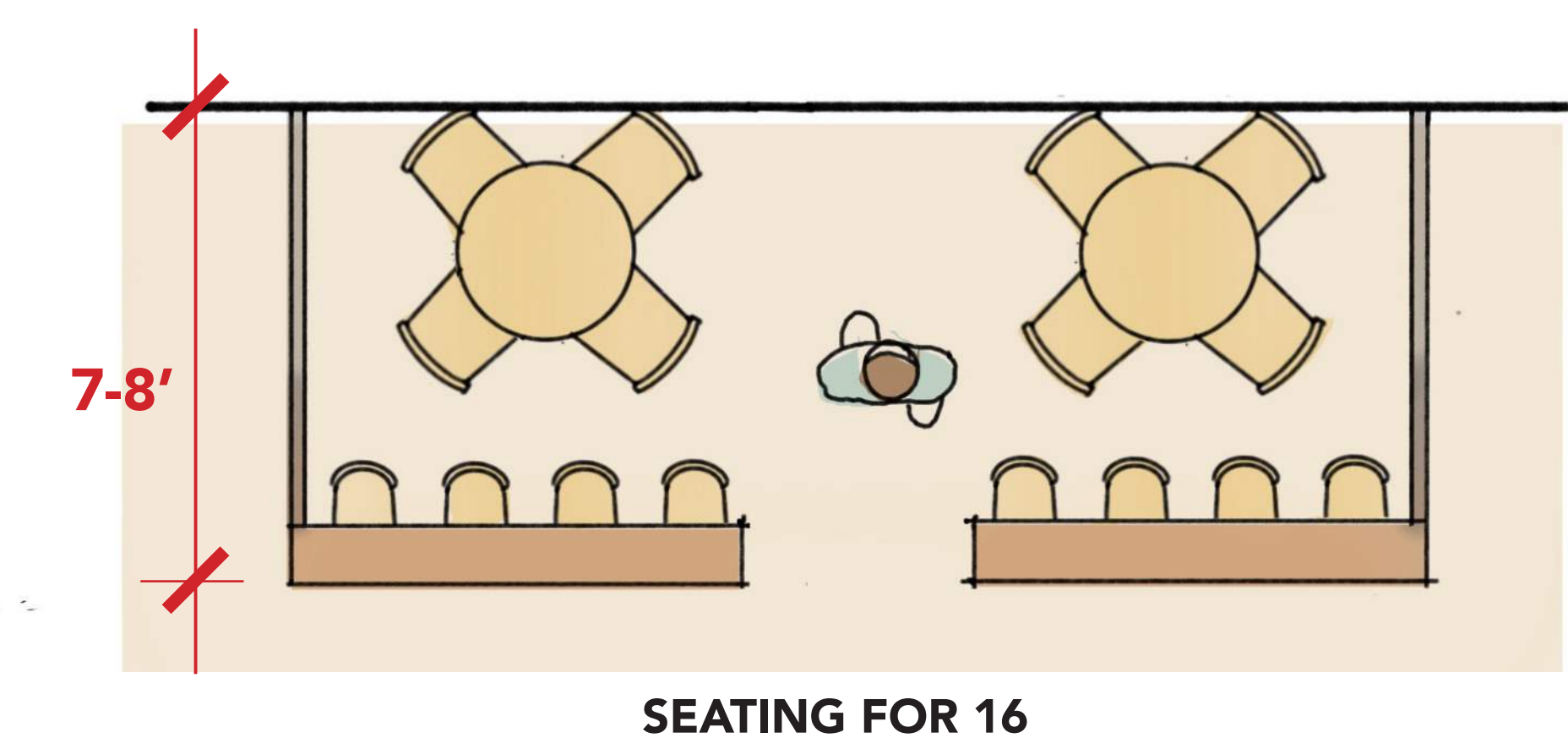
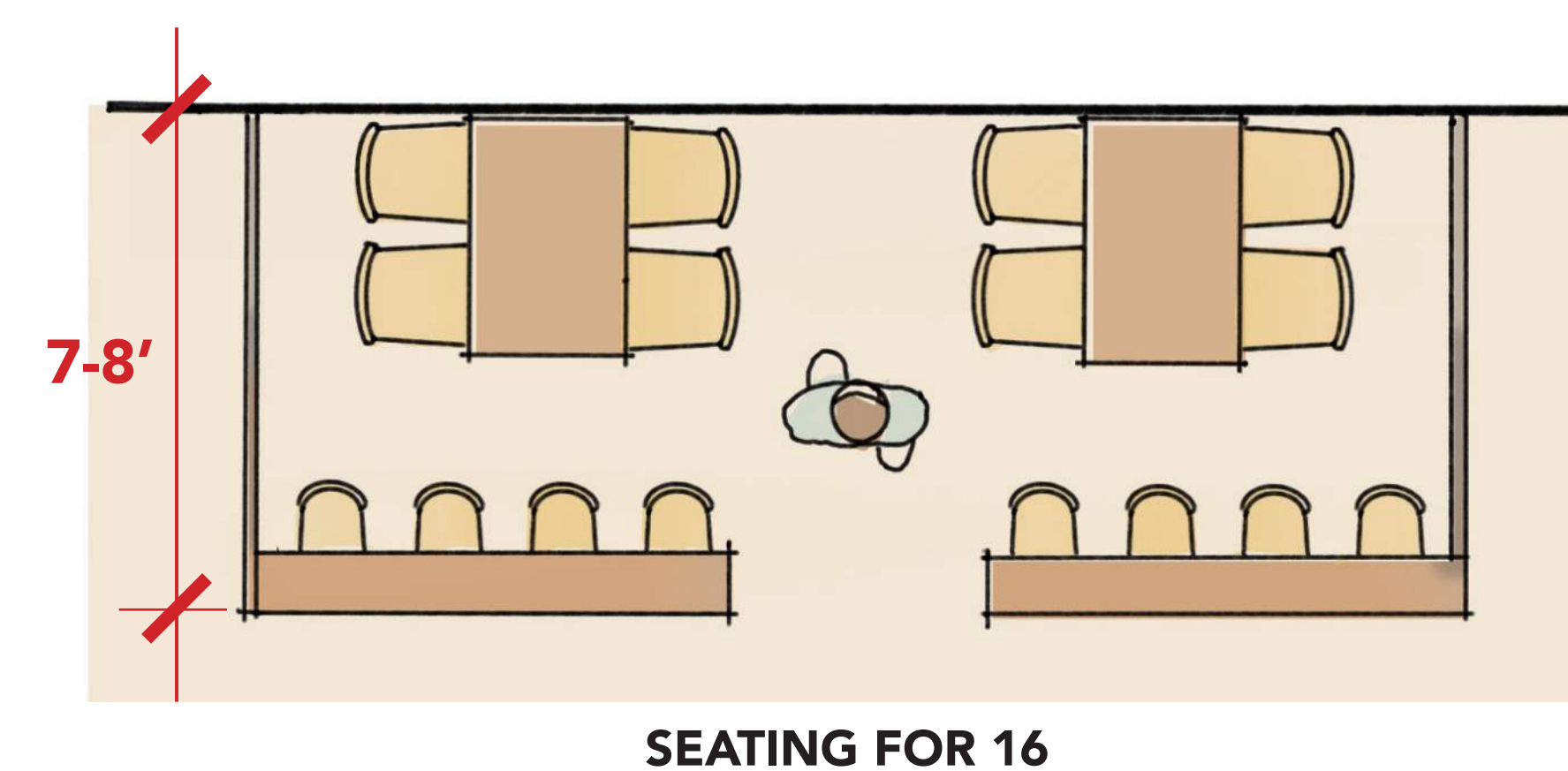
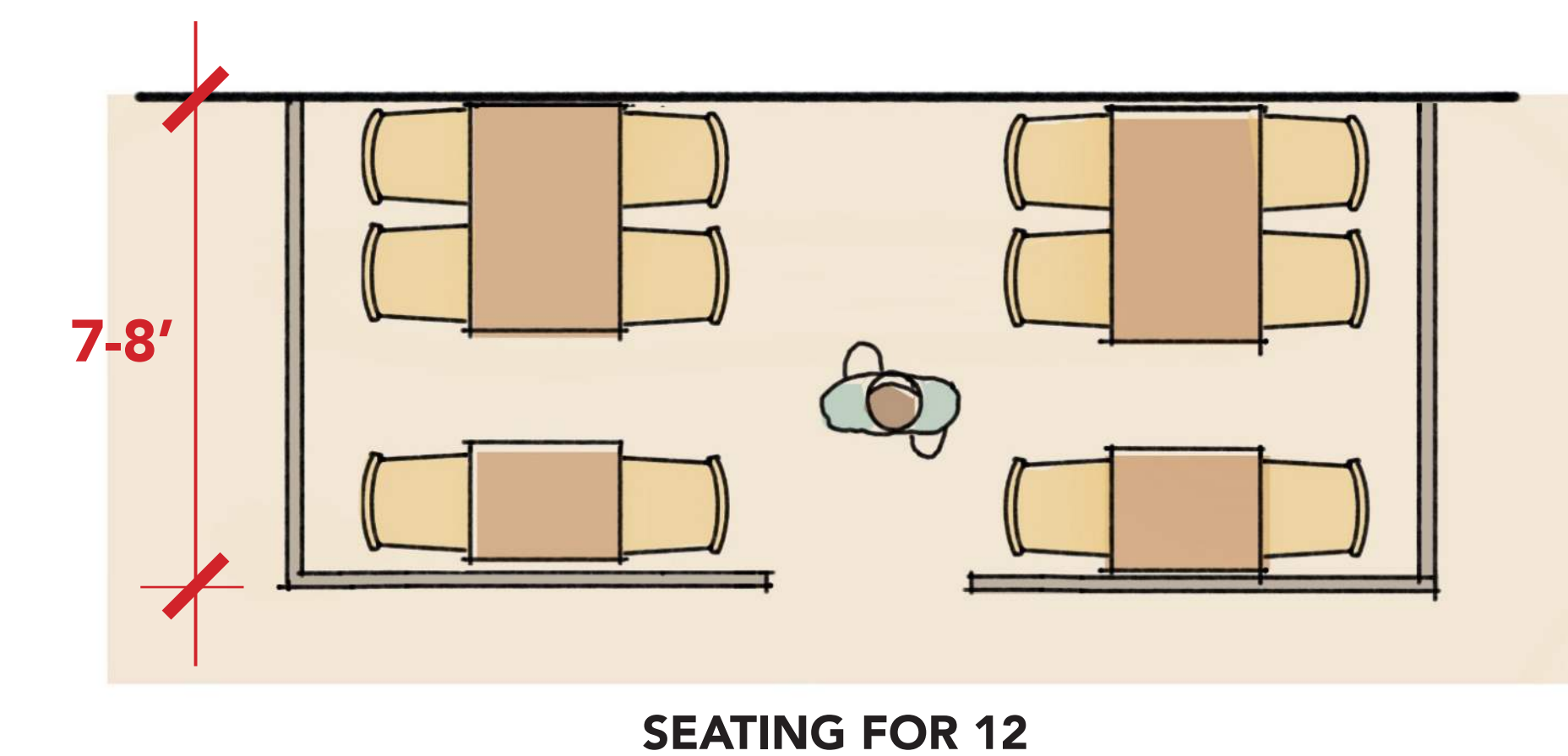
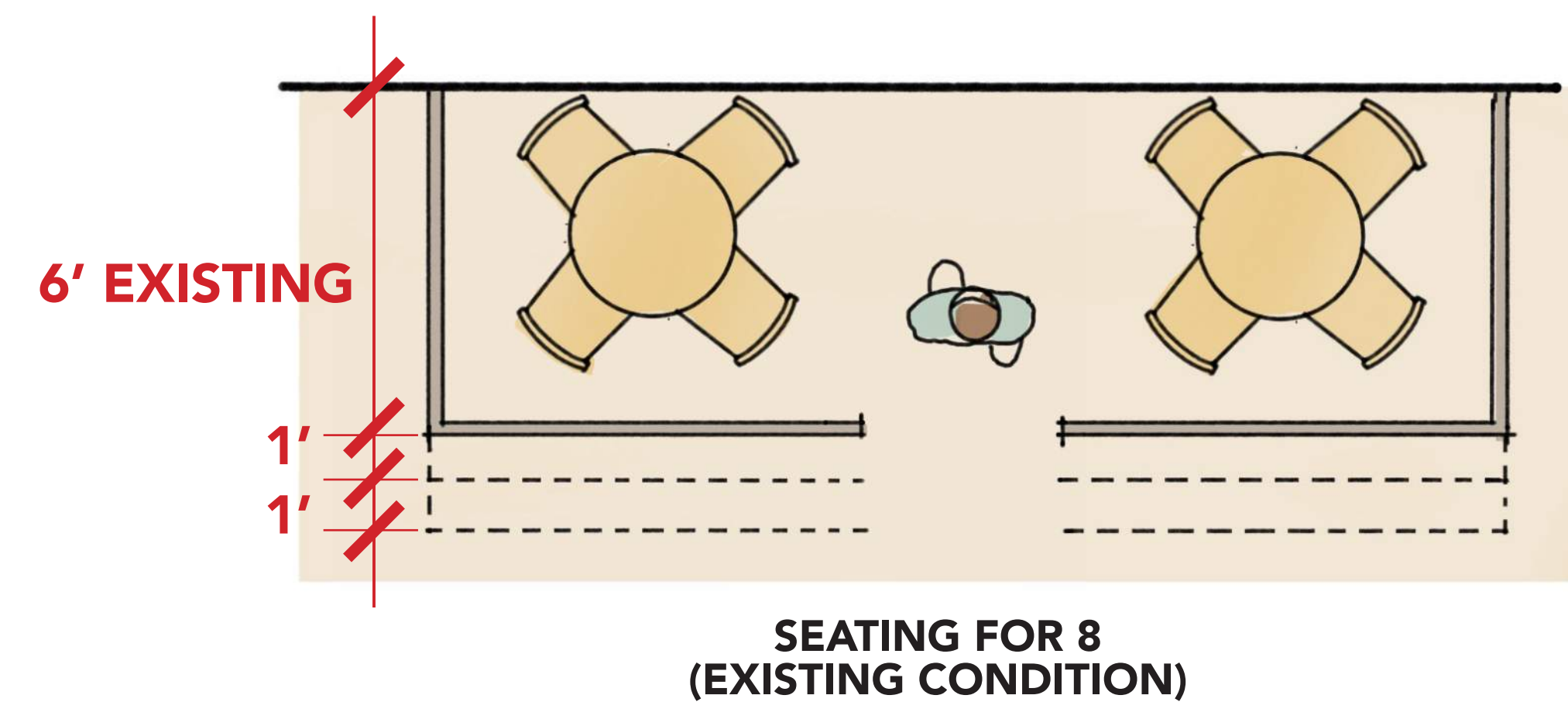
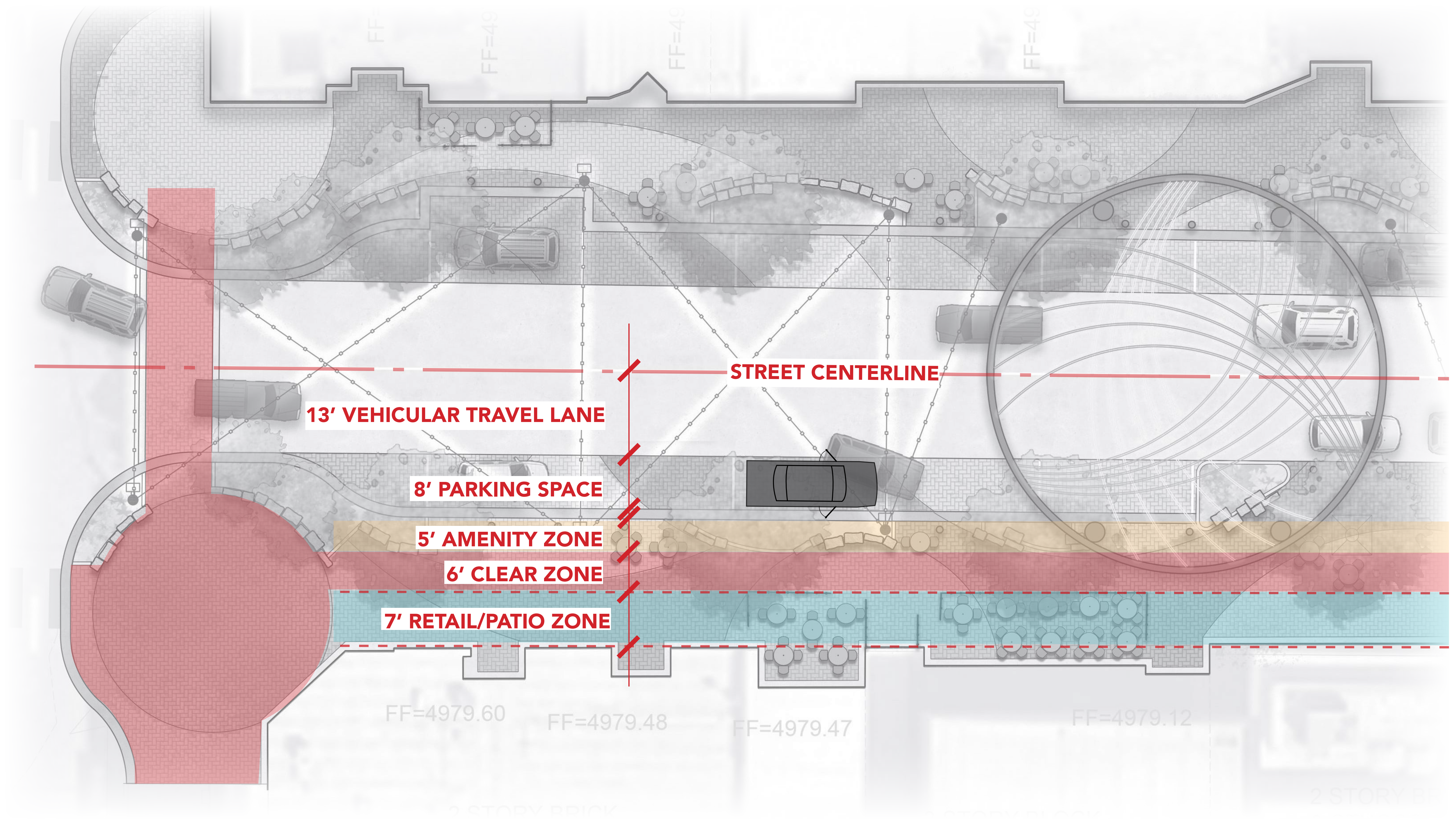
- BIKE RACKS
- MOVEABLE SEATING
- SIGNAGE
- LIGHTING - PEDESTRIAN AND TIVOLI POLES
- RAISED PLANTERS WITH STREET TREES

PEDESTRIAN CIRCULATION AREA:

- PEDESTRIAN WALKING AREA
- EXISTING STREET TREES WITH ADA COMPLIANT TREE GRATES

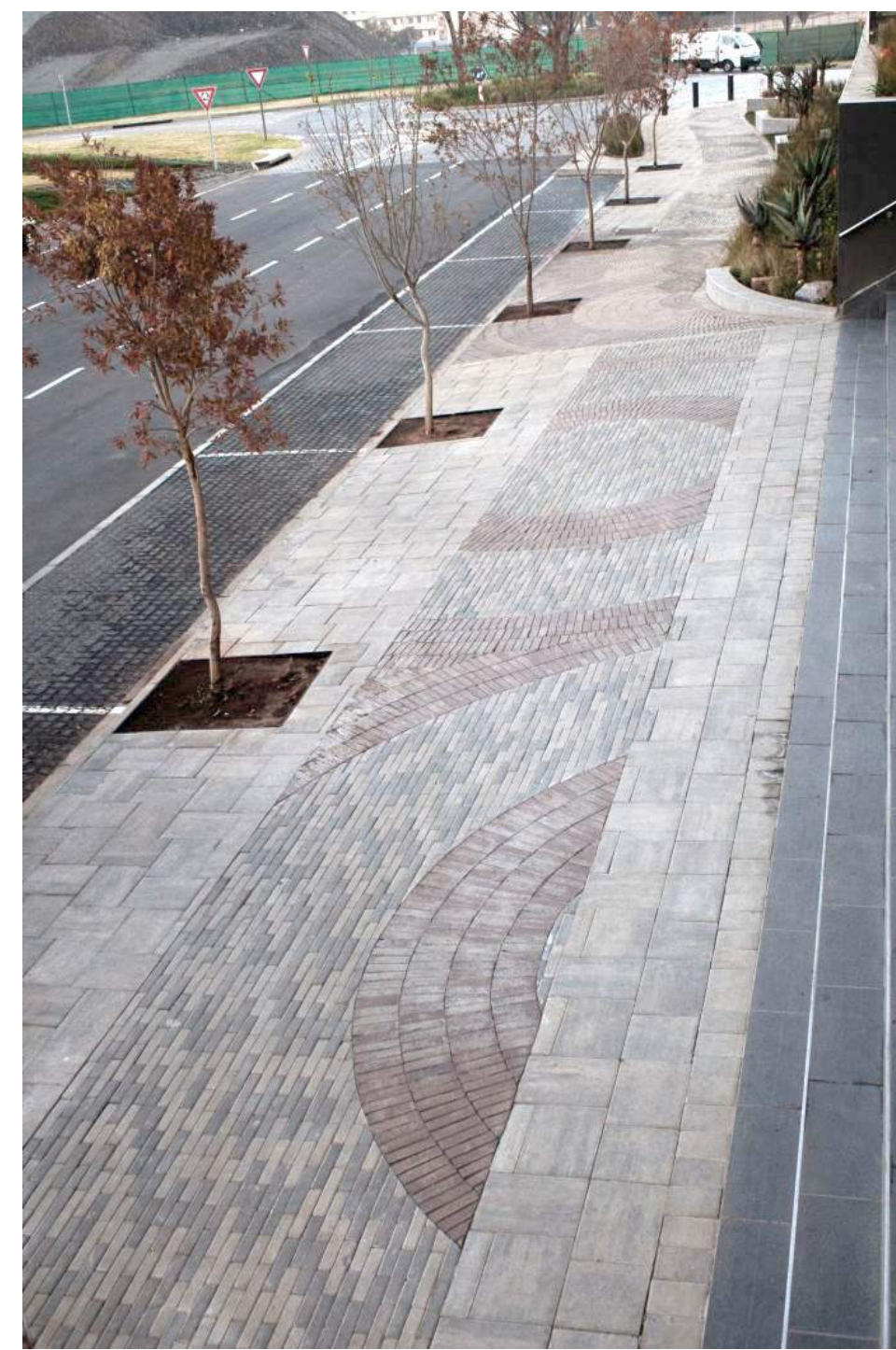
RETAIL/PATIO AREA:

- PATIO SPACE
- RETAIL FRONTAGE



CONCEPTUAL PATIO LAYOUTS

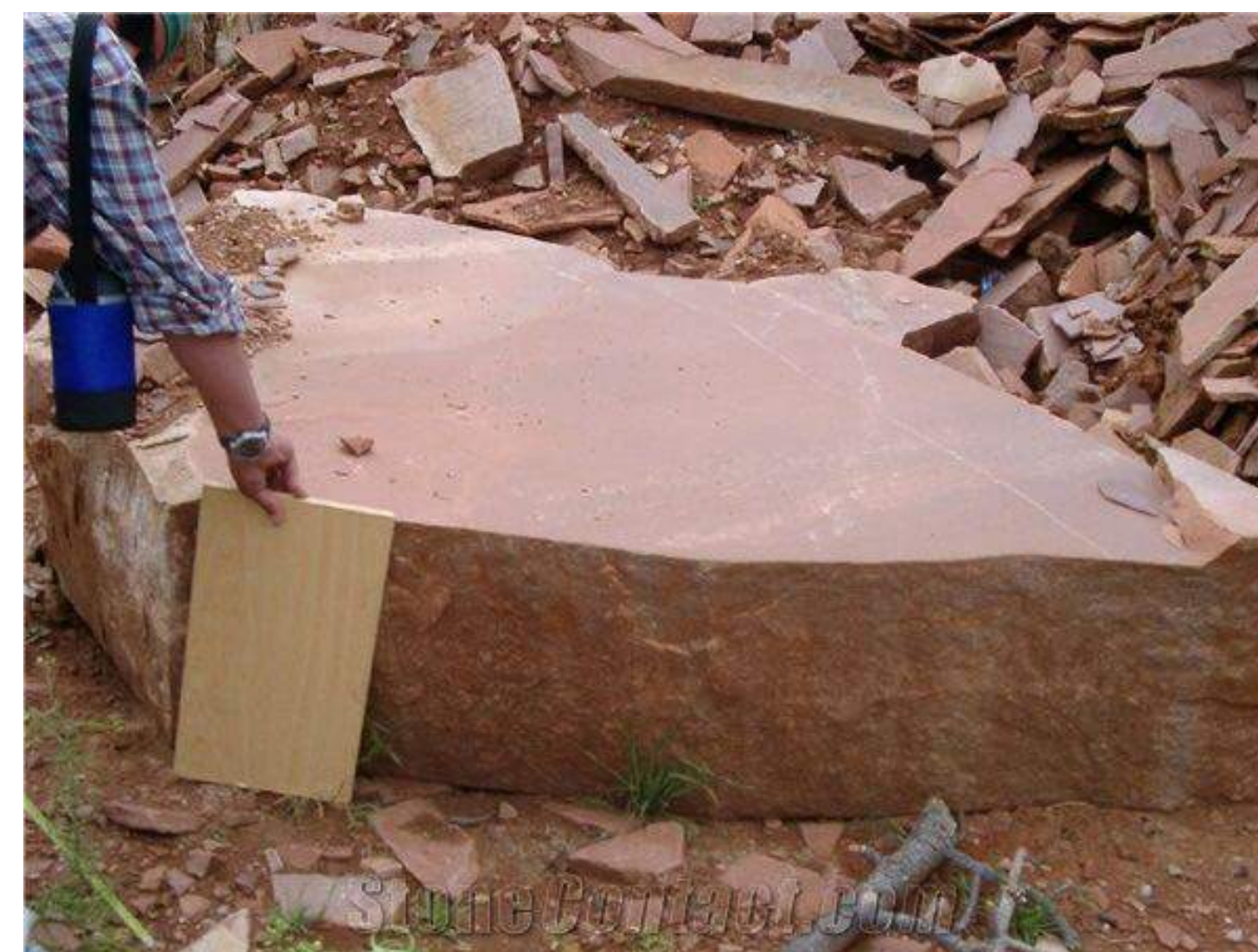
Streetscape Materials



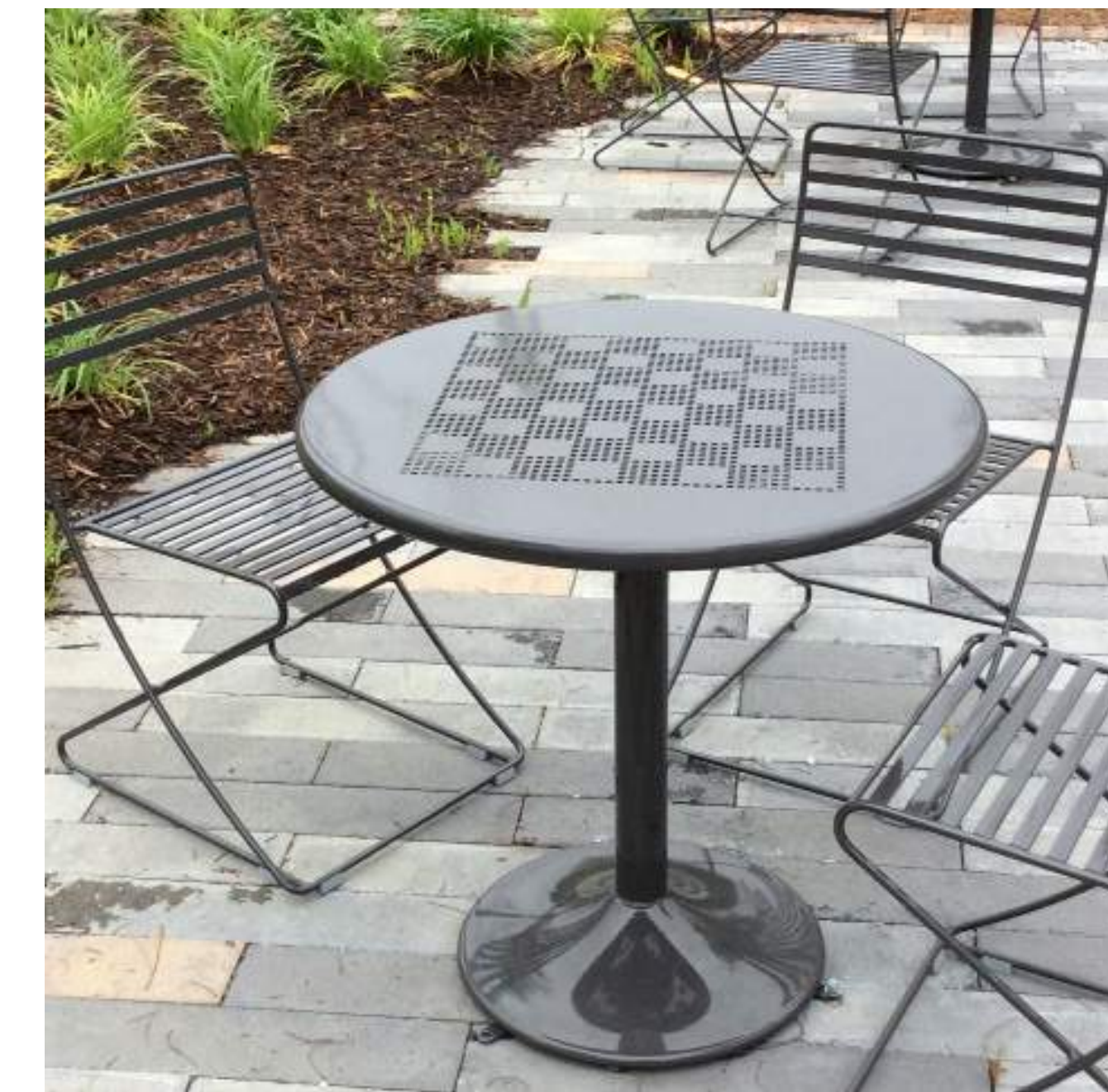
PRE-CAST CONCRETE PAVERS



PEDESTRIAN AND TIVOLI LIGHTING



NATURAL STONE SEATING

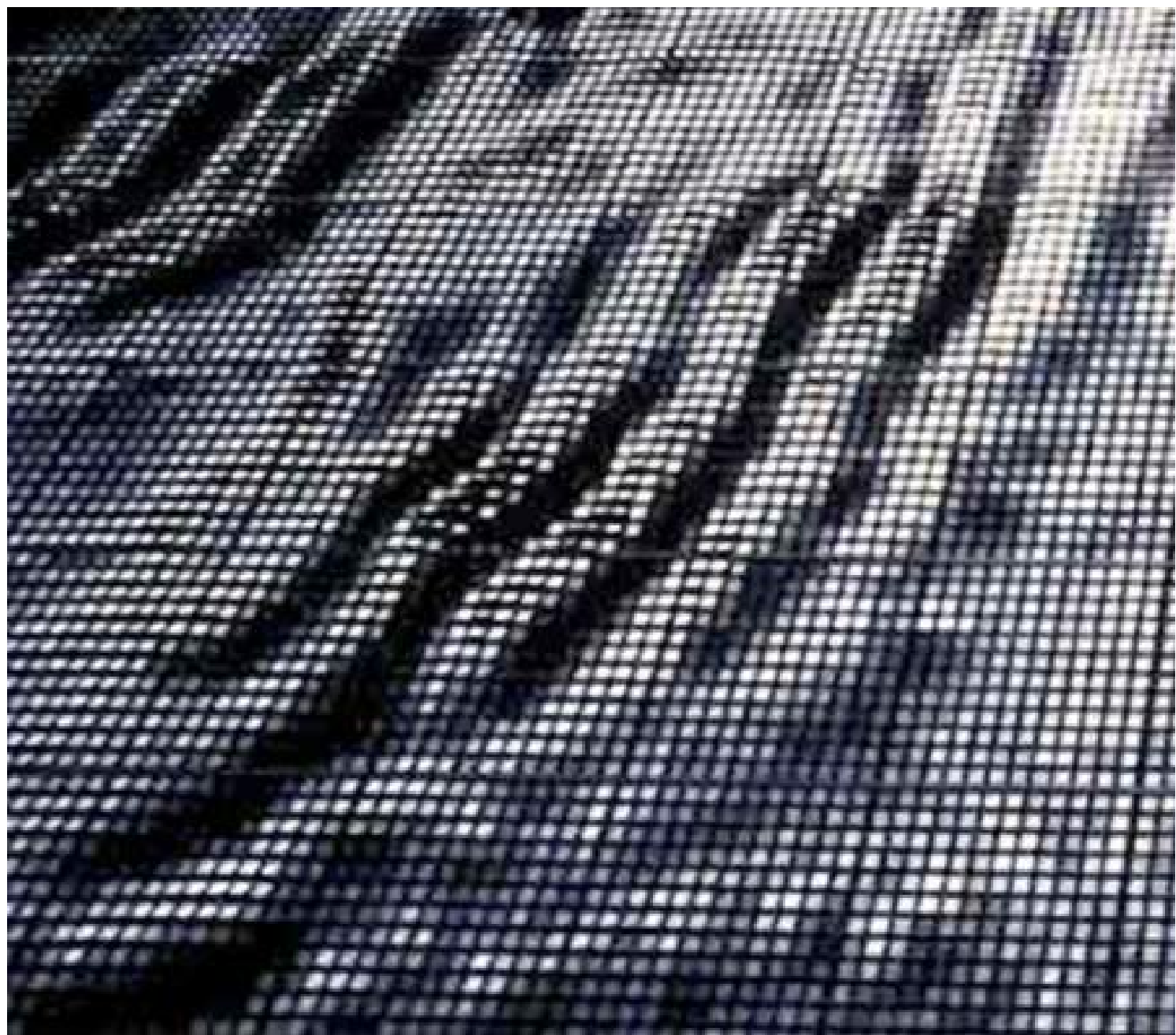


SITE FURNISHINGS





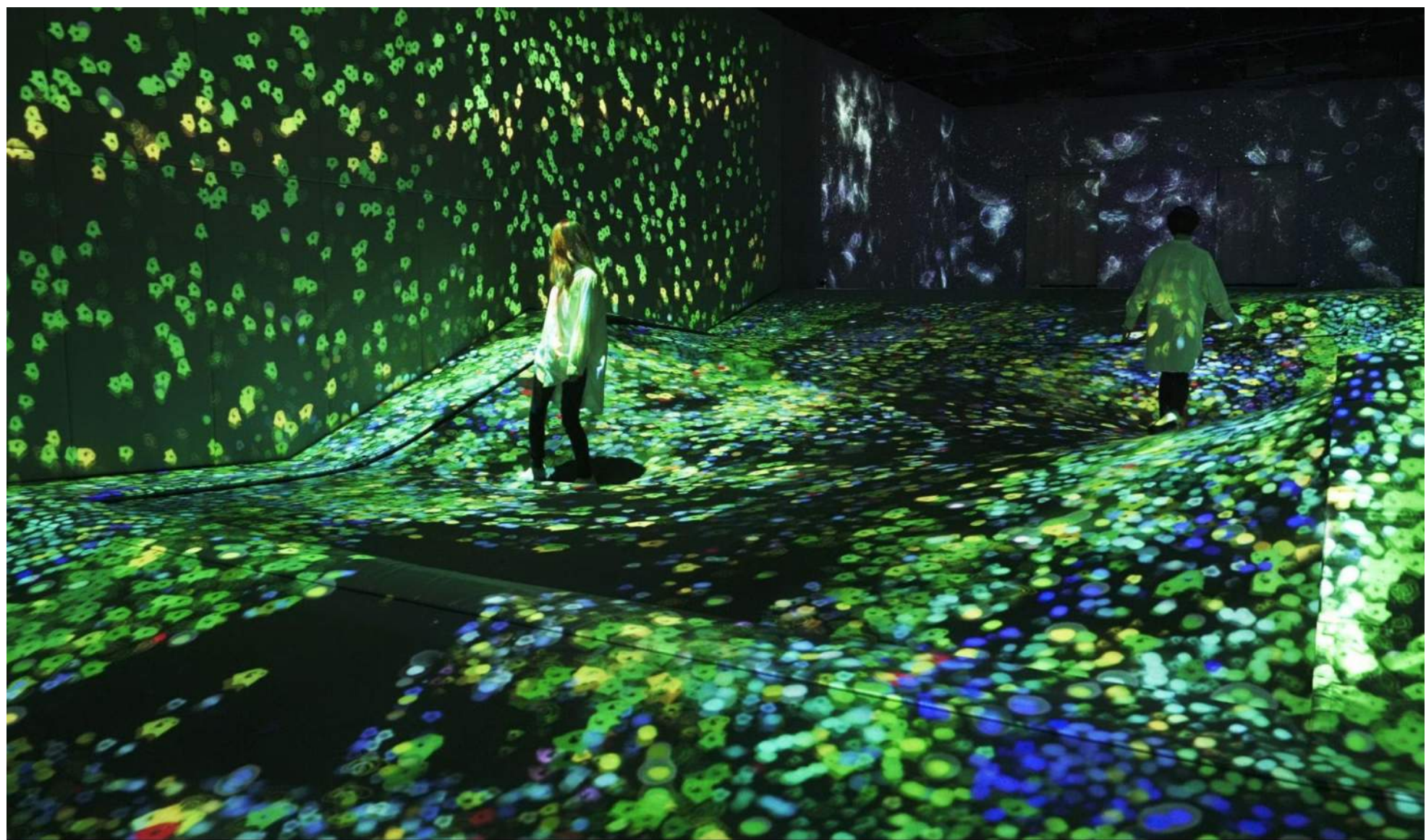
KINETIC FEATURE



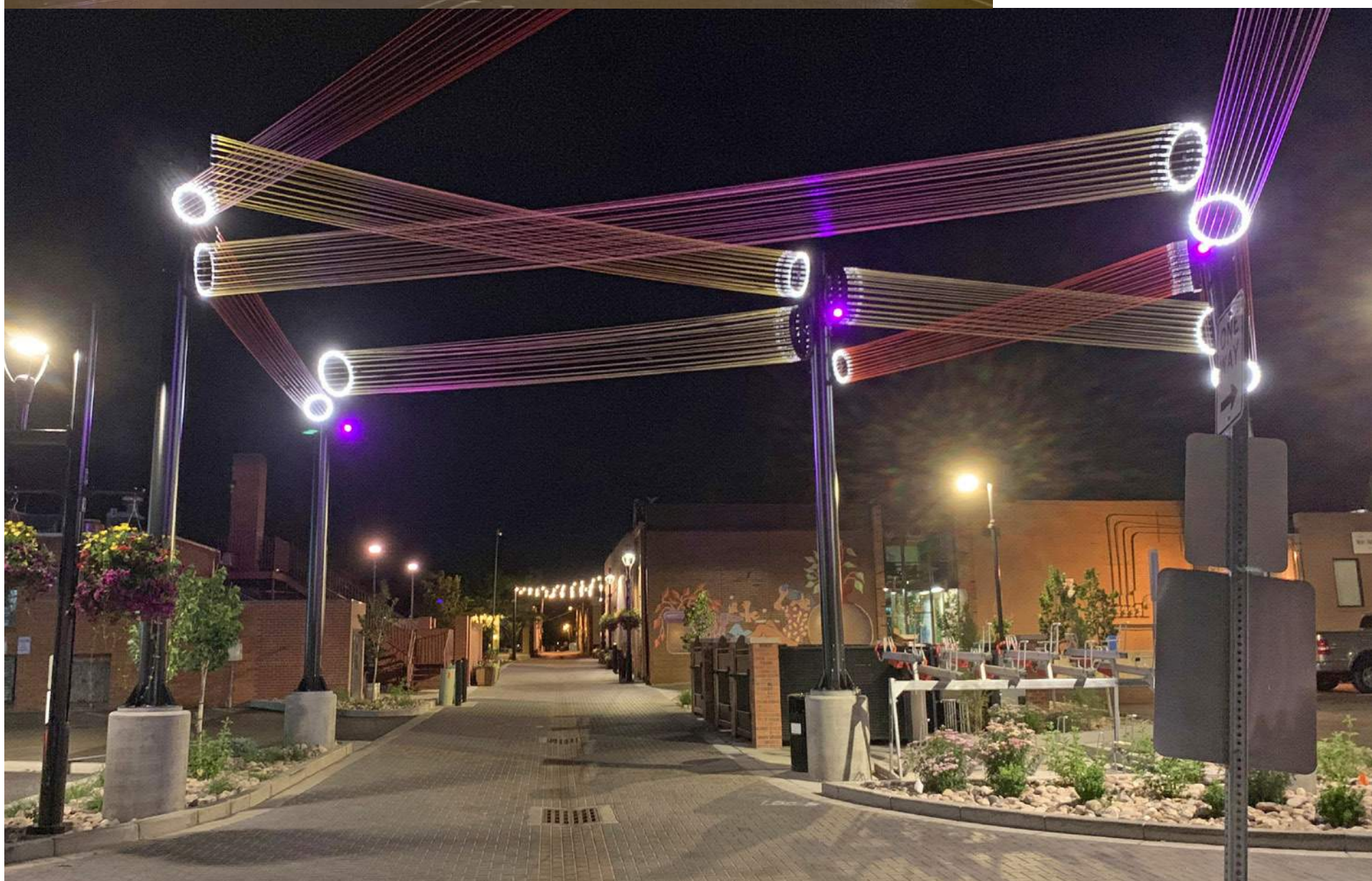
LIGHT FEATURE

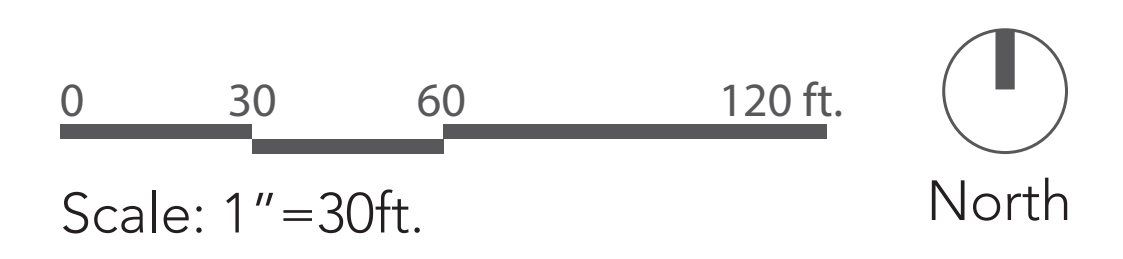
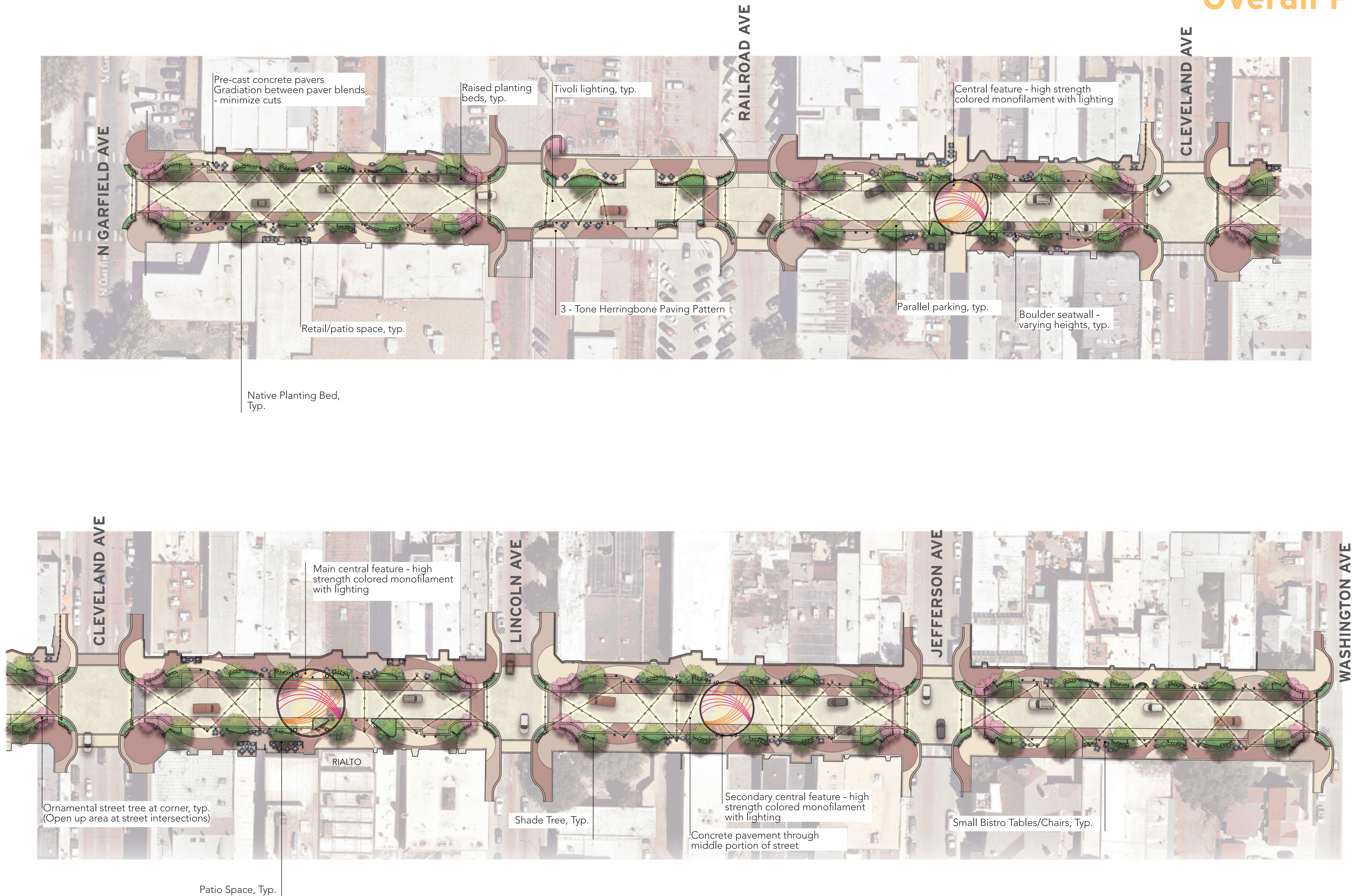


PROJECTION ART

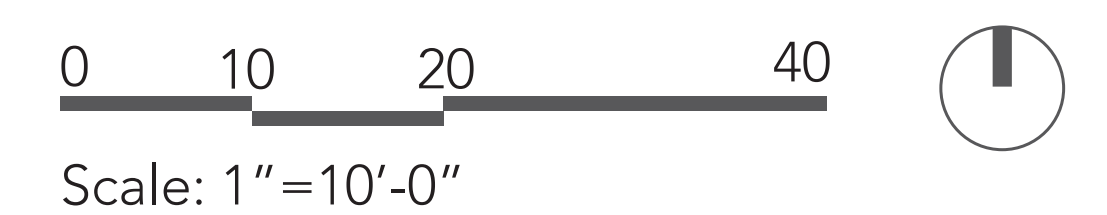
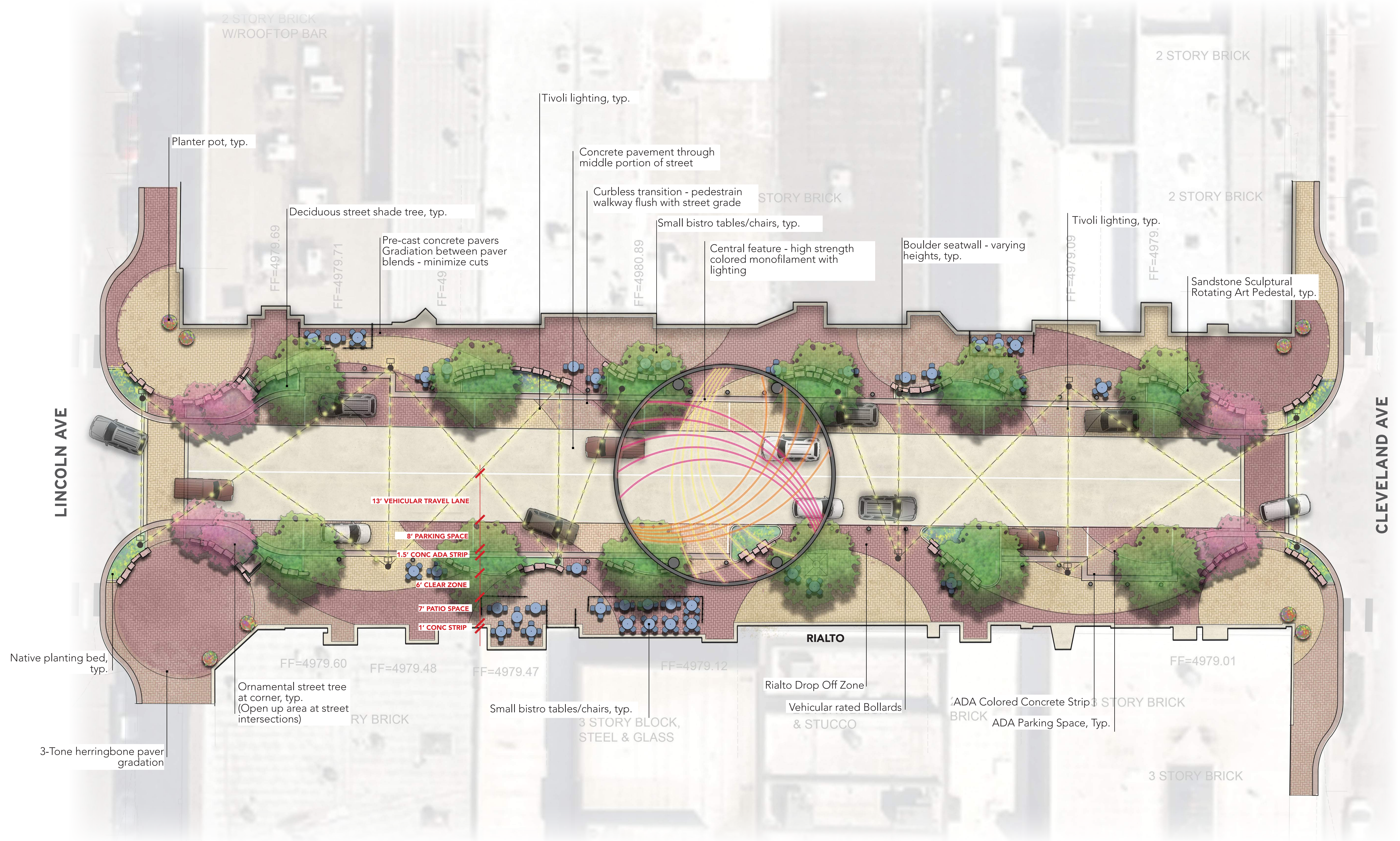


CABLE ART FEATURE





Enlargement Plan



Eye Level Rendering

