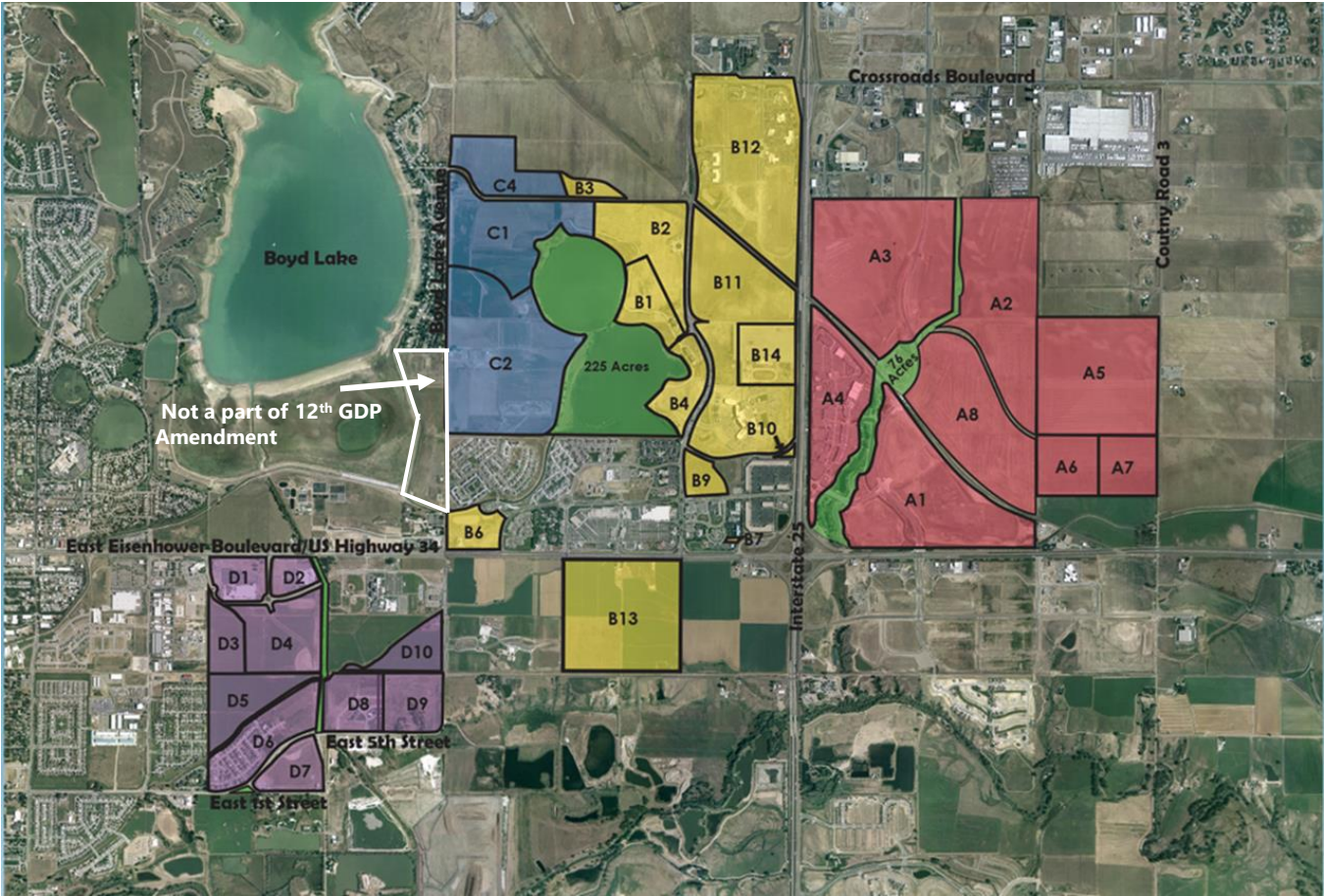




12th Major Millennium GDP Amendment

City Council – September 19, 2023

Millennium General Development Plan



McWhinney History in Loveland

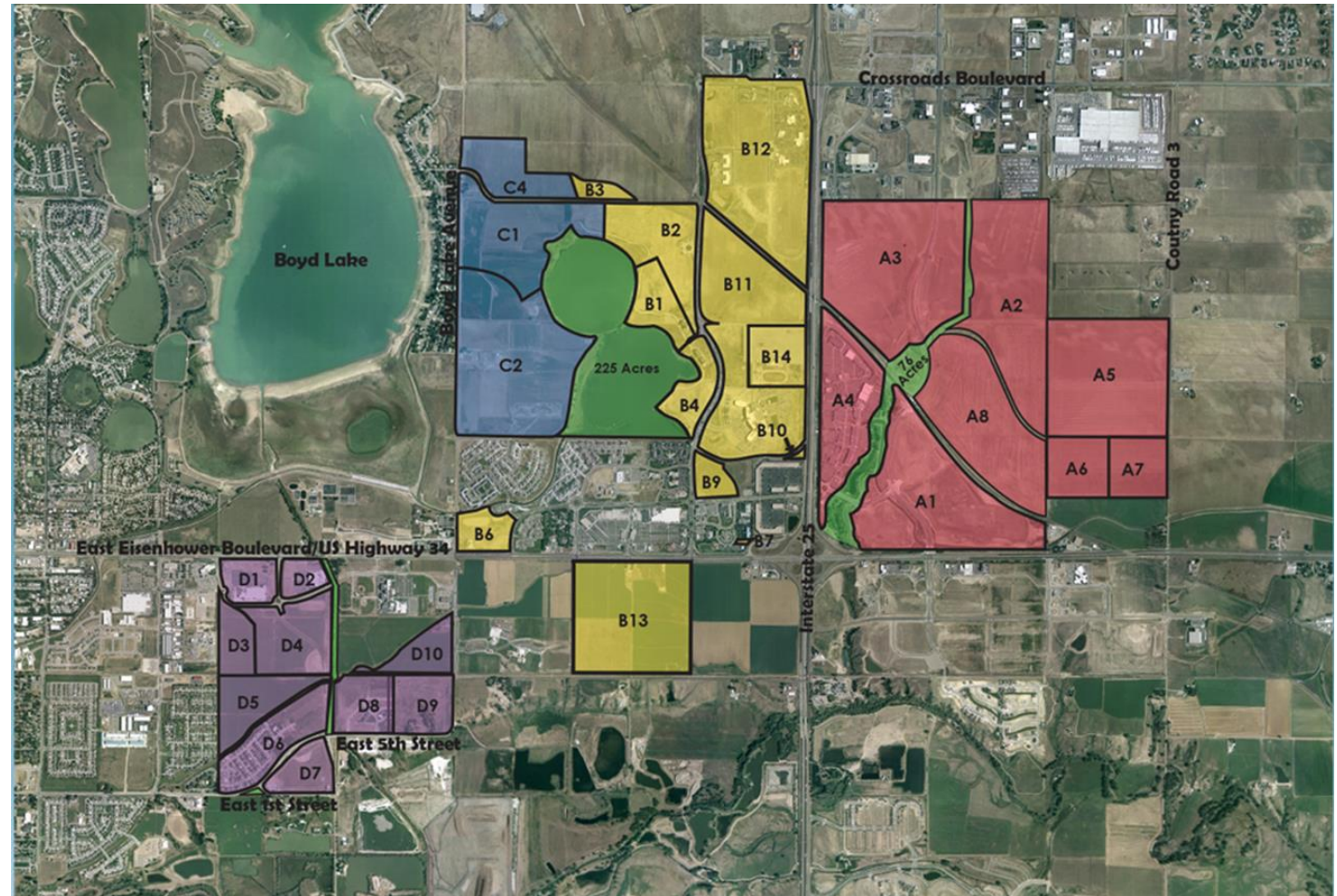
- John Hahn, Chad and Troy McWhinney's great-great grandfather homesteaded in Loveland in 1860
 - County Commissioner
 - Greeley-Loveland Irrigation Company Board Member
 - Business owner
 - Farmer and cattle rancher



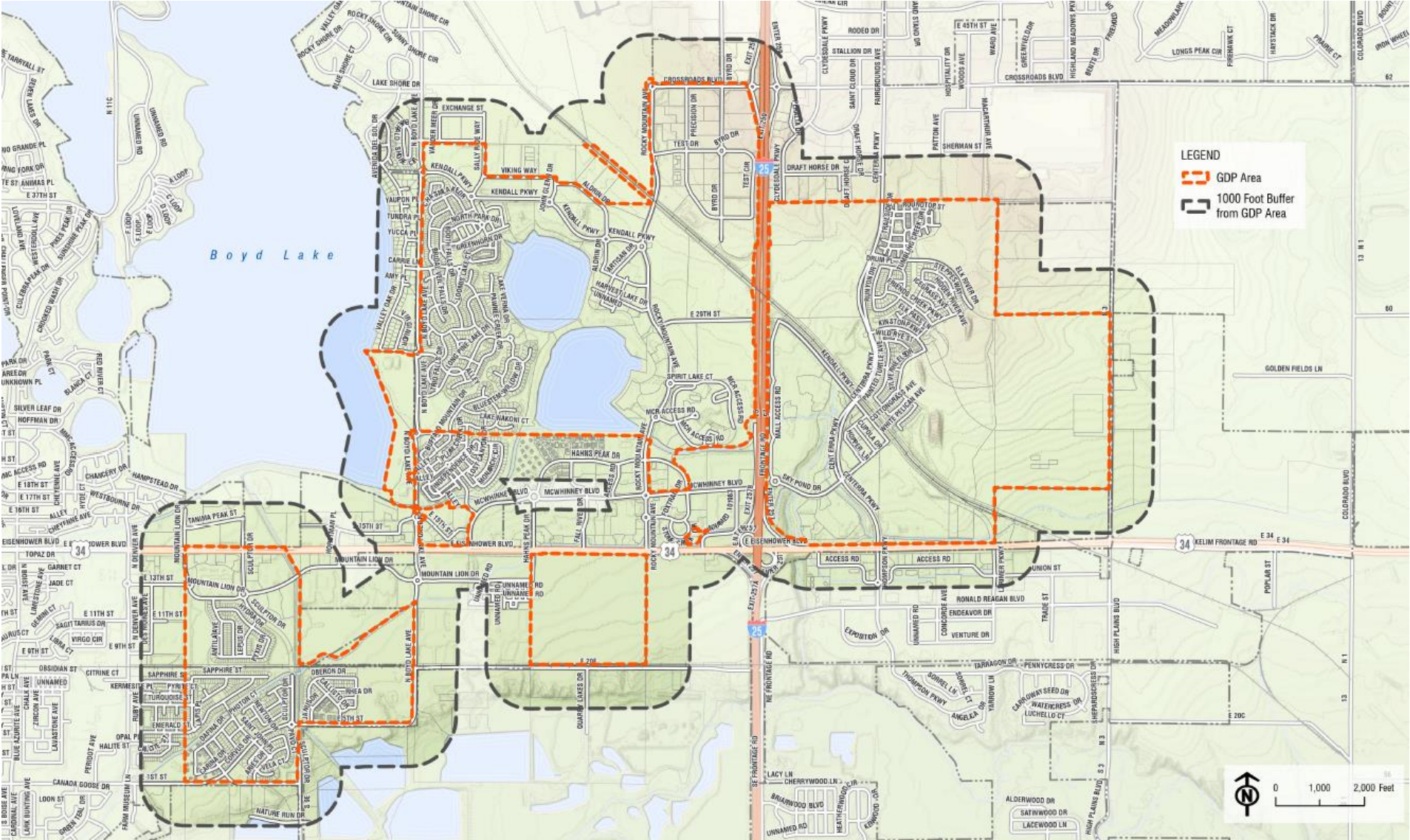
GDP Major Amendment 12

Action Items:

1. Millennium GDP Amendment
2. Annexation and Development Agreement Amendment
3. Environmental Fees Agreement Amendment



Notice Recipients

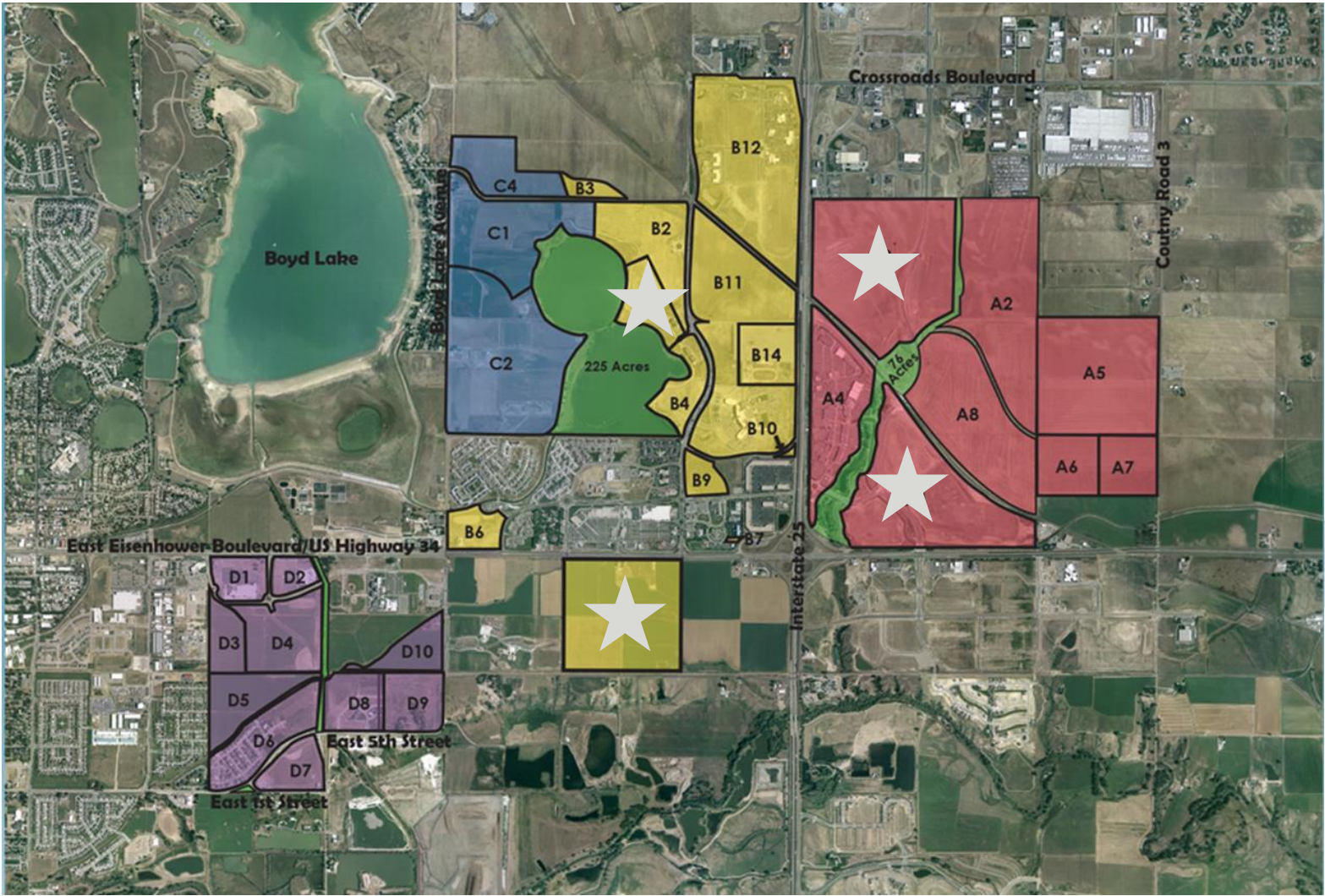


Millennium GDP Major Amendment 12

Summary of high-level changes:

- Sections 1 – 5, 11 – 13 and 15
- Additional residential units and more flexibility to allocate units between Parcels
- Refined processes for GDP interpretation, deviations from performance standards, role of Centerra DRC
- Definition updates
- Formatting and technical changes

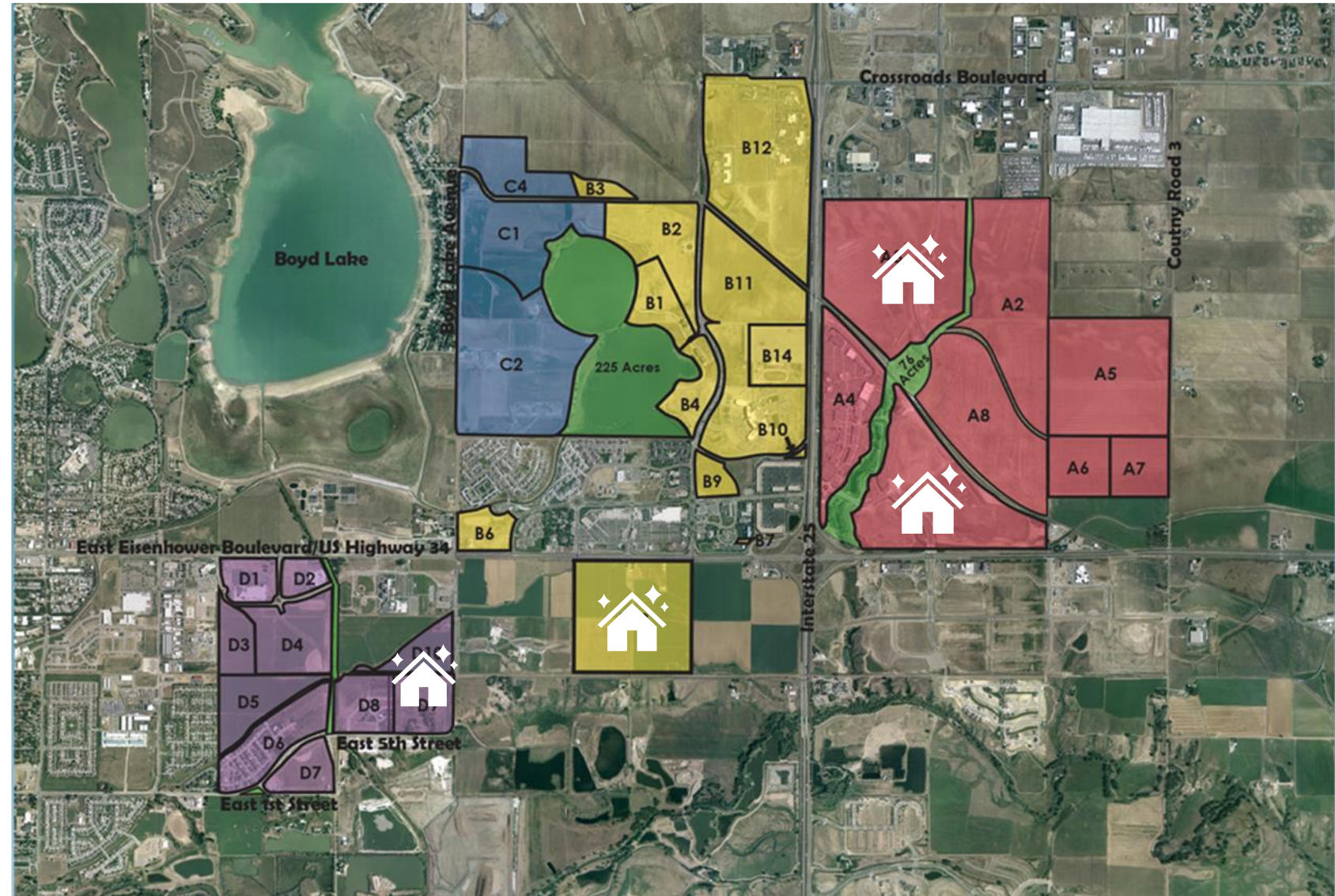
Use Transfer



Residential Unit Addition

General Locations

- Parcel A – Approximately 2,000 units
- Parcel B – Approximately 1,500 units
- Parcel D – Approximately 300 units



Comprehensive Plan: Density and Housing

- *"Neighborhoods that include a variety of housing types and residents tend to be more resilient to economic and school challenges that would otherwise impact homogeneous homes or populations."*
- *"The incorporation of multifamily and mixed use housing translates to a more diversified housing market overall, with greater variation in housing types, tenures, affordability and uses."*
- *"While multifamily and mixed use housing will help address housing affordability, a number of residents explicitly stated the need for increased affordable housing throughout the City."*
- *"We are a community that encourages affordable housing, and considers housing affordability in land use decisions."*
- *"A community that provides a wide range of housing types is more likely to have a housing supply and market that adequately serves people across the income spectrum."*
- *"Density also plays a role in allowing market rate housing to be affordable because higher density housing has lower land costs per unit and can therefore be sold or rented for a lower price."*
- *"This comprehensive plan supports housing affordability by facilitating the mixed density neighborhoods, close to transit service and ensuring that sufficient density is allowed in order to keep land costs per housing units reasonable."*

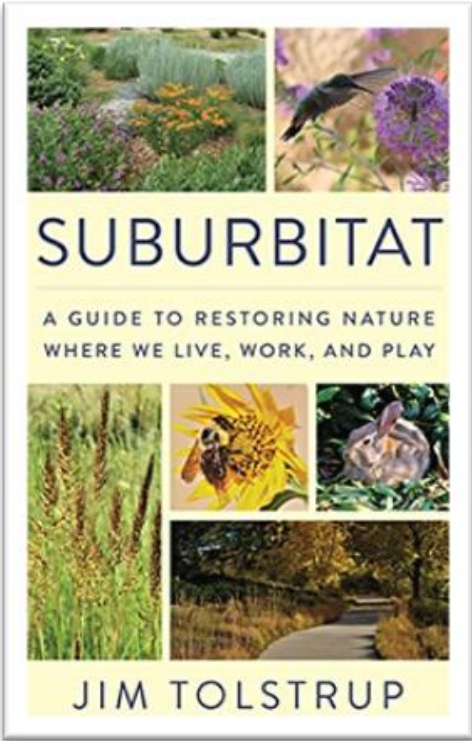
Zoning Document Criteria

- ✓ The Zoning Document is consistent with the policies and goals of the Comprehensive Plan, any applicable adopted area plan, or community plan of the City, or reflects stated conditions that have changed since the adoption of the Comprehensive Plan;
- ✓ The Zoning Document either:
 - Advances the following policy objectives:
 - Promoting more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;
 - Allowing for a project that assists in the implementation of adopted City plans (and not as a device to circumvent the standards of this UDC and good planning practice);
 - Addressing a unique situation or conferring a substantial benefit to the City; or
 - The creation of a PUD zone is the only practical way to avoid completely prohibiting a legal, permitted business use within the City.
- ✓ The PUD complies with all applicable City standards not specifically modified or waived by the Zoning Document;
- ✓ The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, multi-use pathways, and similar features;
- ✓ To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community;
- ✓ Sufficient public safety, transportation, and utility facilities and services are available to serve the subject property, while maintaining sufficient levels of service to existing development; and
- ✓ The same development could not be accomplished through the use of other techniques, such as complete neighborhood development, application of the Enhanced Corridor Overlay Zone, height exceptions, variances, minor modifications, or a planned unit development is a preferable way to regulate the subject property due to its large land area or multi-year build-out schedule; and
- ✓ As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, and capacity.

Rezoning Criteria

- ✓ The amendment will not reduce the level of protection for significant natural resources on the property or expose additional people or personal property to unmitigated natural hazards.
- ✓ The zoning is consistent with its Comprehensive Plan land use designation or a Comprehensive Plan amendment has been approved.
- ✓ Rezoning will provide a benefit to the community or immediate area that cannot be provided under the existing zoning, and the balance between the anticipated benefit, if any, and the anticipated burden, if any, is either neutral or favors the rezoning.
- ✓ Rezoning would not cause an I zone to share a boundary with an ER, R1e, R1, R2, R3e, or R3 zones.
- ✓ Adequate community facilities are available to serve development in accordance with Section 18.15.02.05; or the proposed zone would limit demands upon community facilities more than the existing zone; or reasonable assurances are provided that adequate community facilities will be made available to serve new development.
- ✓ The proposed zone is more appropriate than the existing zone to implement an adopted or approved current City Plan.

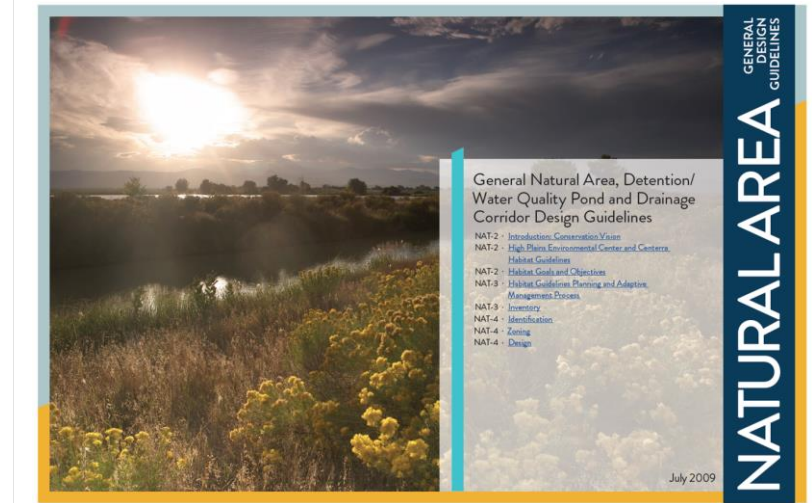
Sustainability



Sustainability

Over \$5 Million in self-imposed Environmental Fees have been paid to High Plains Environmental Center for development in Centerra

- Natural Area Drainage and Detention Pond Guidelines
- Hydrozones for all common area landscape irrigation
- Approved Plant List by the High Plains Environmental Center
- Research (in third year) testing grasses for low water needs and resistance to snow melt and CSU Plant Select plants
- Changing out annual flower beds to perennials
- Planting native grass areas wherever possible
- Awarded Sustainable Landscape Community and certified Sustainable Landscape Management program
- Increasing wildlife and continuous surveys to track progress
- Pollinator support
- Environmental education
- Partnerships between HPEC and Thompson School District, CSU, Butterfly Pavilion, Denver Botanic Garden
- Support of transit and multi-modal transportation options
- EV Charging stations



Examples of Affordable and Attainable Residential Housing in the GDP



The Lakes - Wee Cottages by Boulder Creek



The Lakes - Condos/The Flats by Landmark



VDW - Future Edge Apartments by LHA



The Lakes - Condos/Discovery by Landmark



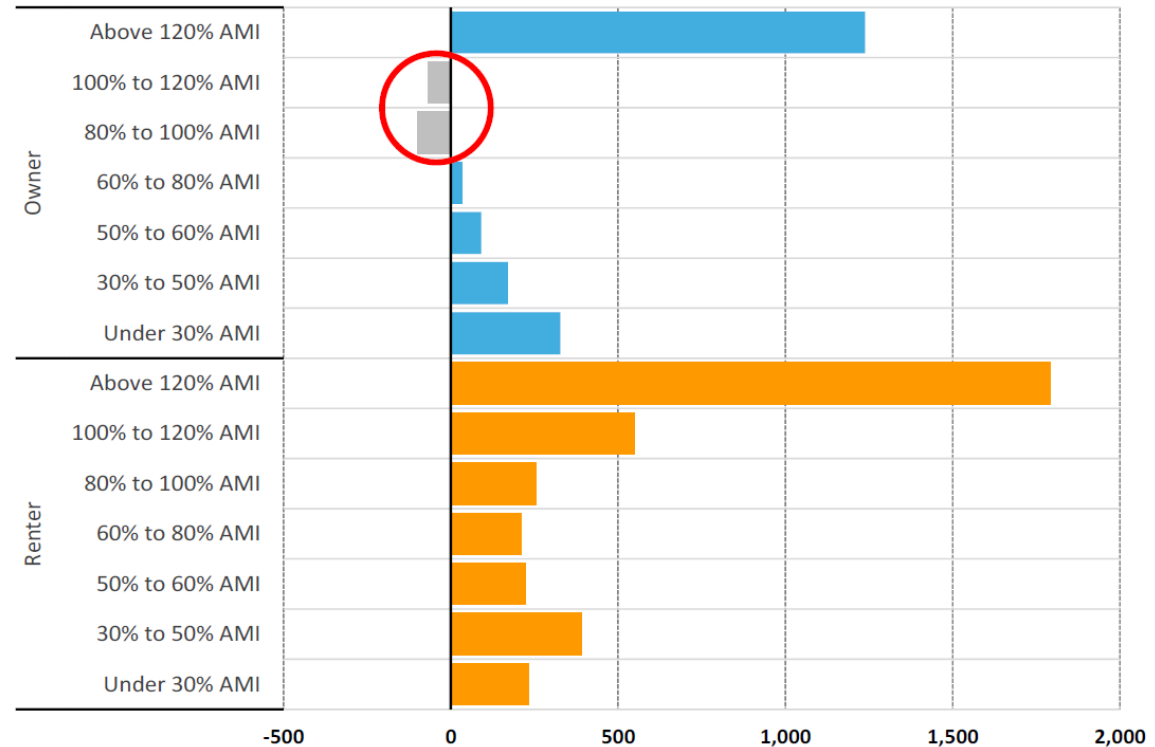
The Lakes - Townhomes by Landmark



The Lakes - Townhomes by Boulder Creek

HOUSEHOLDS BY AMI – LOVELAND, 2010–2021

- Similar pattern in Loveland: HH growth was driven by households above 120% of AMI
- Although Loveland *lost* owner HHs in the workforce housing range, between 80% and 120% AMI



Source: Economic & Planning Systems

Z:\Shared\Projects\DEN\213010-Loveland Affordable Housing Task Force\Data\213010-Census Demand and Supply Data.xlsx\Table 9 - Units Change

McWhinney – Loveland Housing Authority

Affordable Units on 4.4 Acres Donated to LHA:

80 – 85 units

Affordable Units sold to LHA at a Discount:

205 units



Affordable and Attainable Housing: Housing Diversity and Choice

McWhinney's Diverse Housing:

Apartments	1255	28%
Condos	1258	28%
TH	300	7%
SFD	1630	37%
Total	4443	100%



Study produced by EPS
March 30, 2023

For-Sale Homes:

82% of for-sale homes fall in the 60% to 120% AMI

Rental Units:

45% AMI to 110% AMI with an average affordability to 77% AMI

Regional Traffic-Related Improvements Track Record

- Highway 34 and I-25 improvements - \$14 Million
- Crossroads and I-25 improvements - \$2.6 Million
- Mobility Hub at I-25 and Kendall Parkway - \$11.4 Million
- Boyd Lake Avenue - \$20.4 Million
- Kendall Parkway - \$14 Million
- Centerra Parkway - \$13.7 Million
- Total - \$76.1 Million

Boyd Lake Ave. and Pedestrian Underpass



Mobility Hub – I-25 and Kendall Pkwy

Hwy 34/I-25 Interchange (Monuments will be replaced)

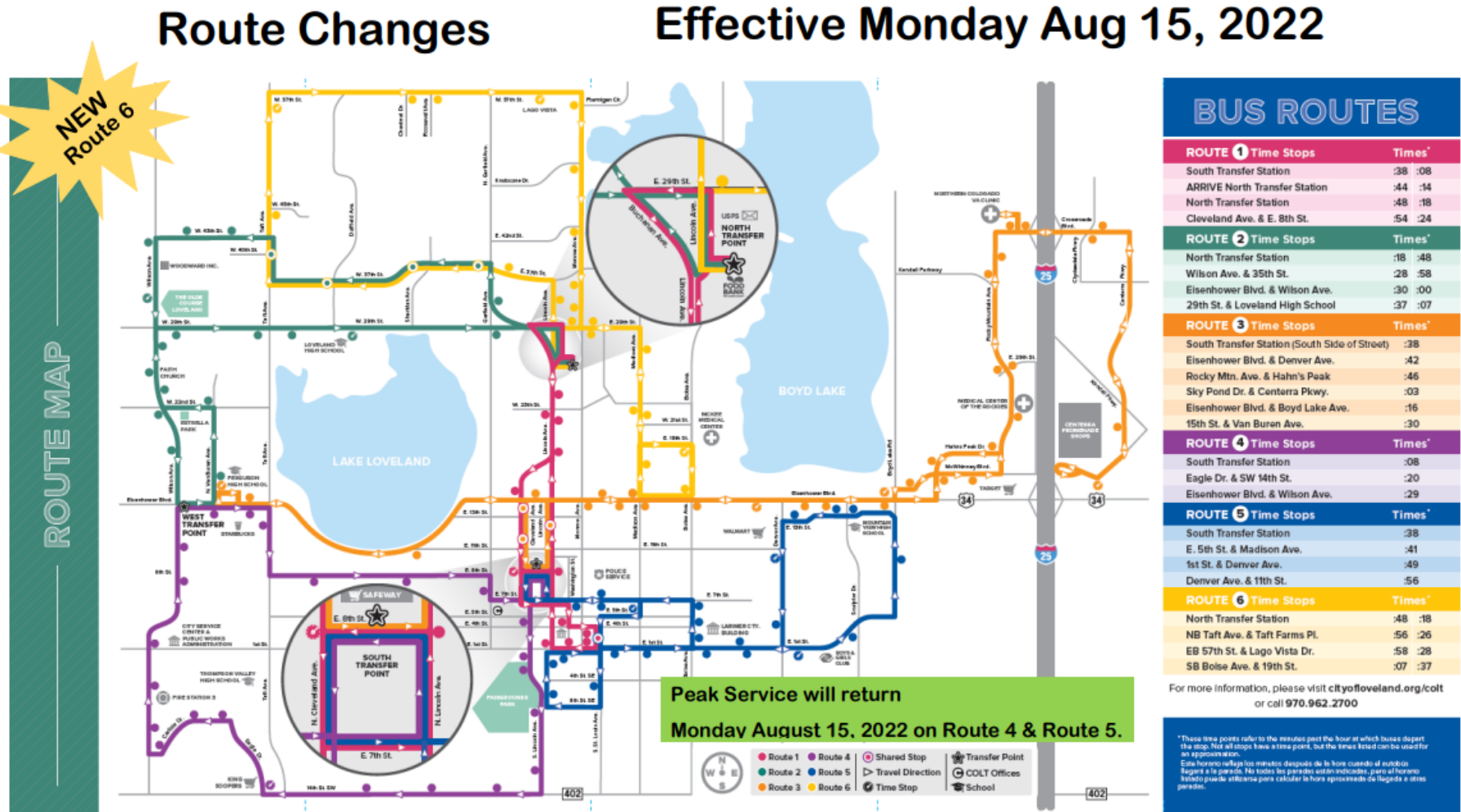


Centerra-Loveland Station – CDOT Mobility Hub (2024)

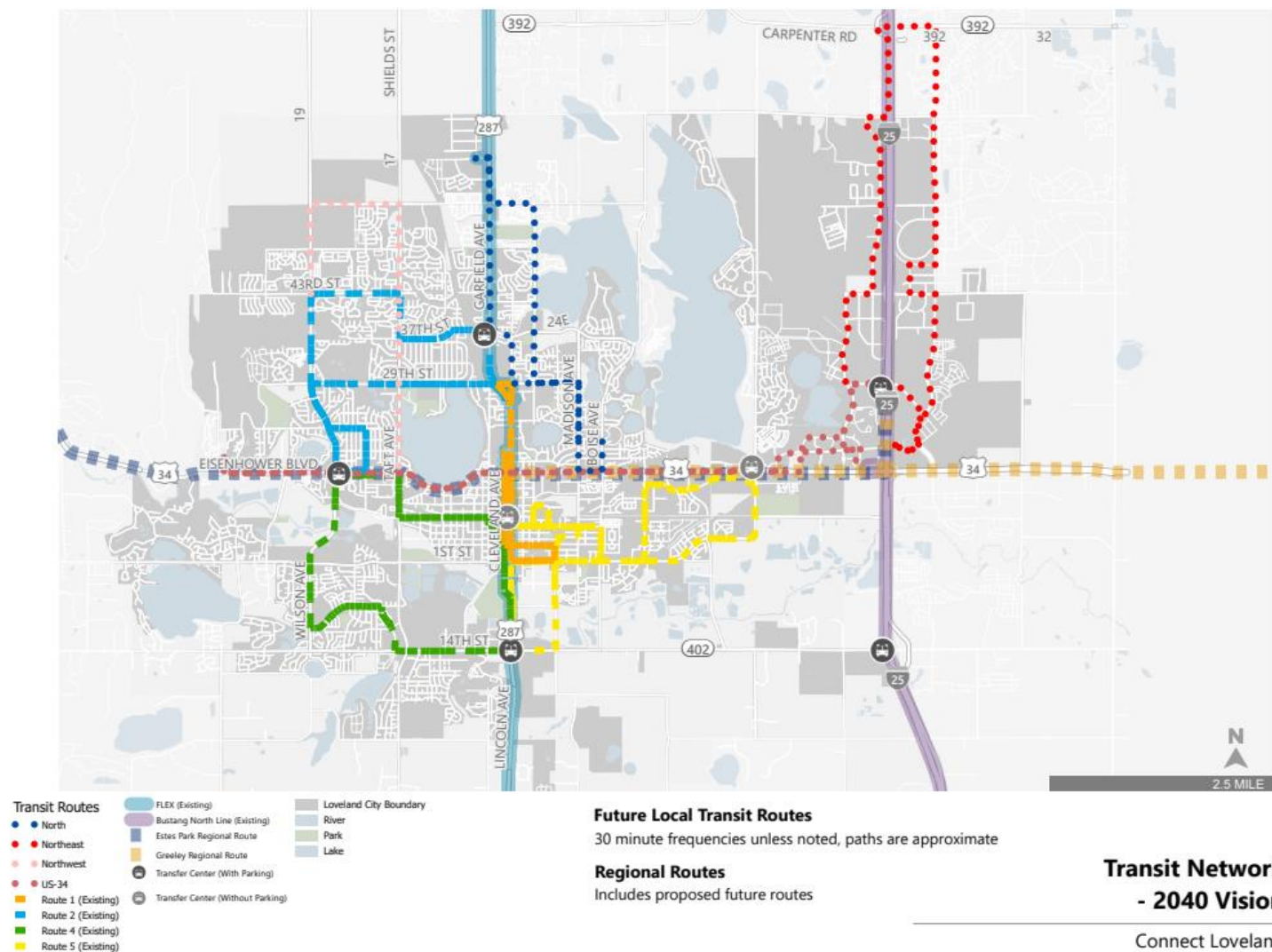
\$11.4 Million to date contributed for the Kendall Parkway underpass, exterior and interior station enhancements.



COLT Route Map



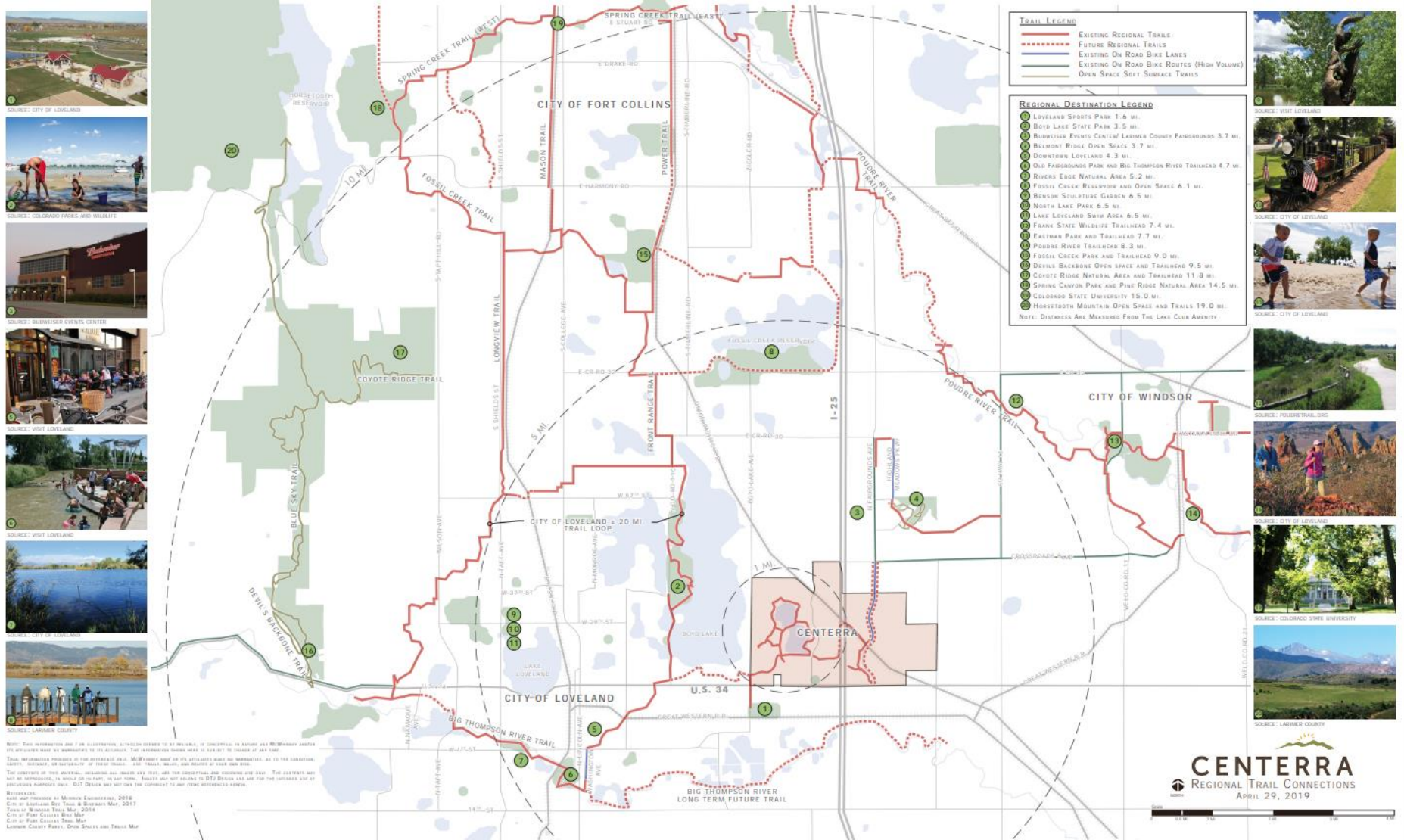
Public Transportation



Centerra Trails and On-Road Bike Lanes



Centerra Trail Connections to the Surrounding Regional Trails



Master Streets Plan

Road Improvements:

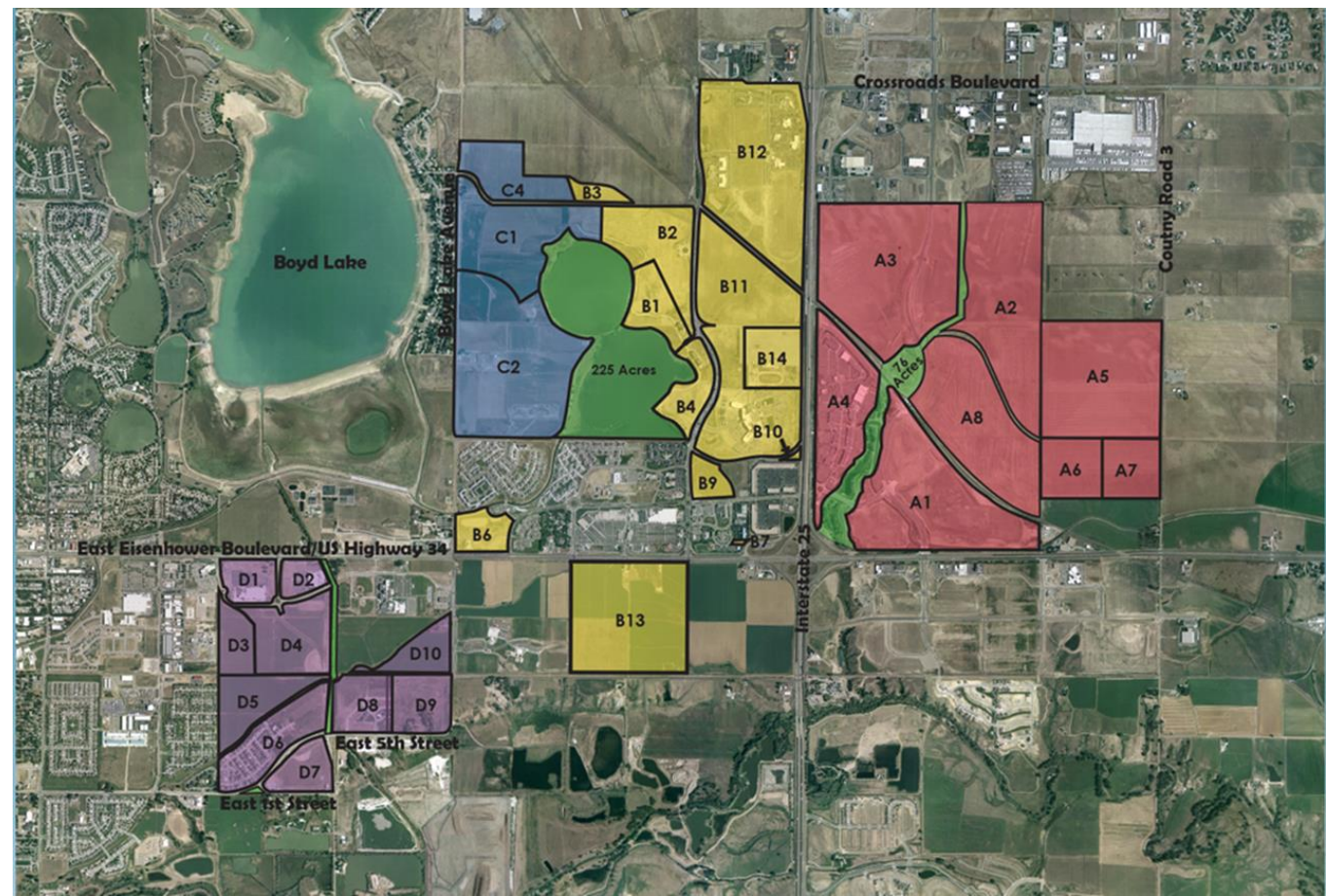
- Rocky Mountain Avenue
- Centerra Parkway
- Kendall Parkway
- Boyd Lake Avenue
- E. First Street
- E. Fifth Street
- 20E
- Elk River Drive
- McWhinney Boulevard
- Sky Pond Drive
- Kinston Parkway
- Hahn's Peak Drive
- Mountain Lion Drive
- Clydesdale Parkway



FIGURE 5
Recommended Millennium
Roadway Classification and Laneage
Millennium GDP - City Council PPT 121-116-01 9/6/23

Millennium GDP Development Agreement Amendment

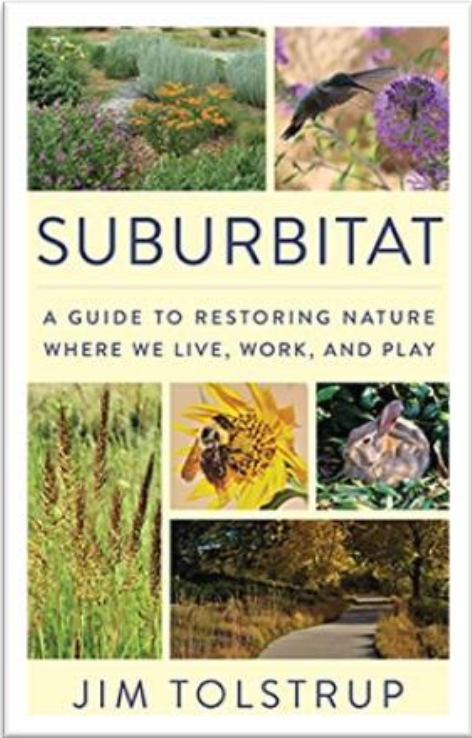
Revise the Development Agreement to update the vested rights.



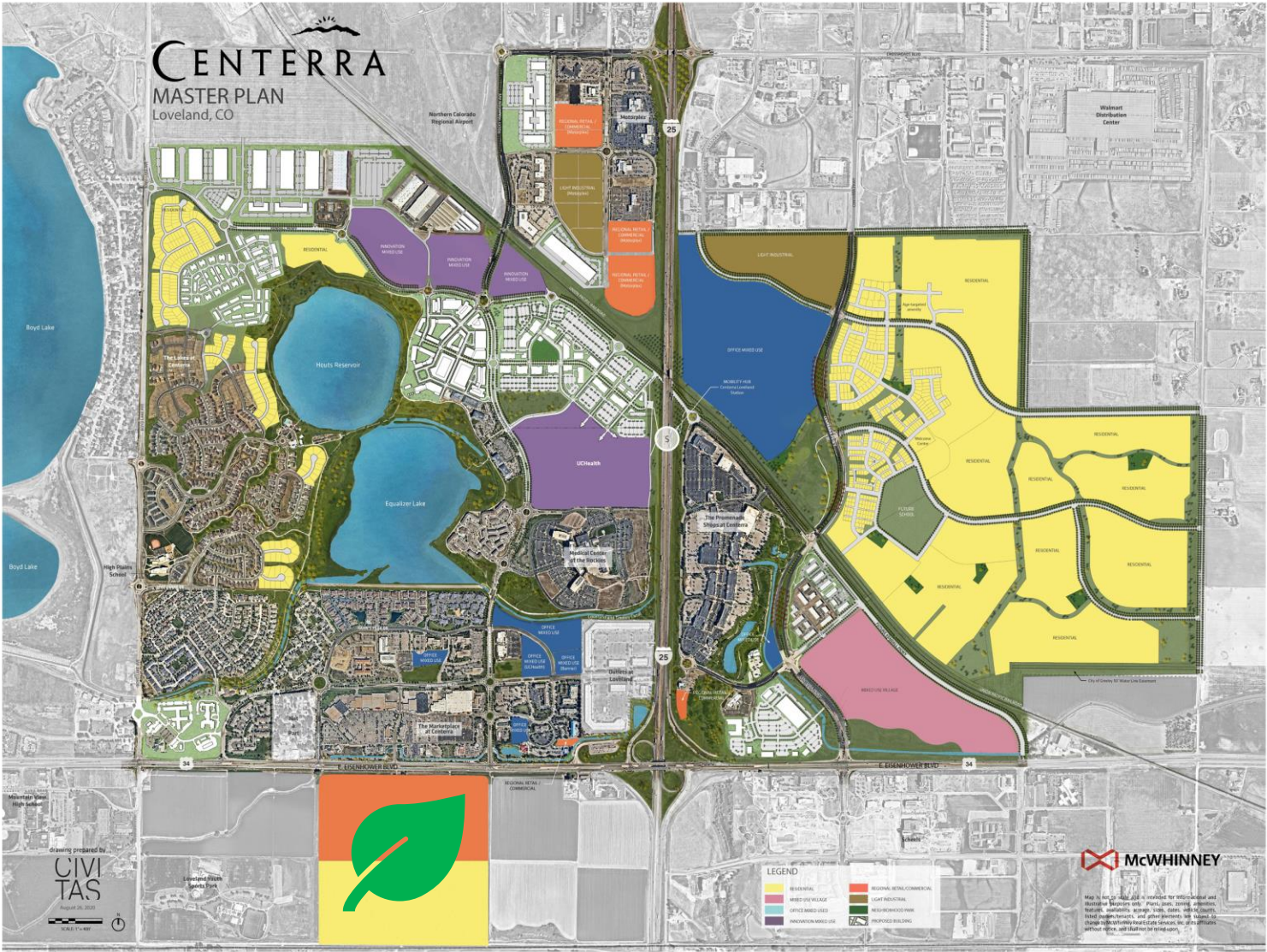
Public Amenities and Benefits



Environmental Fees



Centerra South: Environmental Fees



Questions?

Traffic Impact Study Differences – Hypothetical Example Only

Master Traffic Study (maximum density of 100 single-family detached homes)

- Daily estimate is 1010 trips per day
- Assess affected roadway segments

Detailed Traffic Study (only 92 single-family detached homes are proposed)

- Daily Estimate is 935 trips per day
- Assess affected nearby road segments
- AM peak hour estimate is 69 trips per hour, 16 in and 48 out
- PM peak hour estimates is 92 trips per hour, 58 in and 34 out
- Assess nearby intersections given turning movements increases

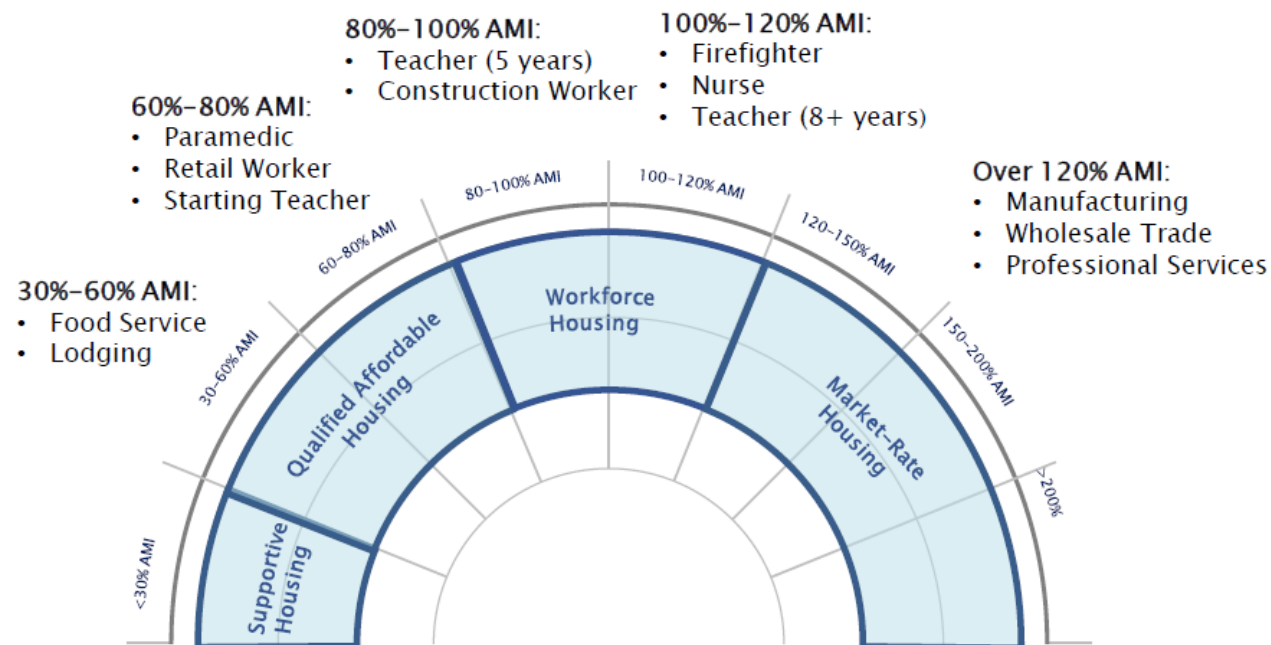
JOBS AND AFFORDABILITY – LOVELAND

Affordable housing terminology and
AMI categories for a
3-person household (2022)

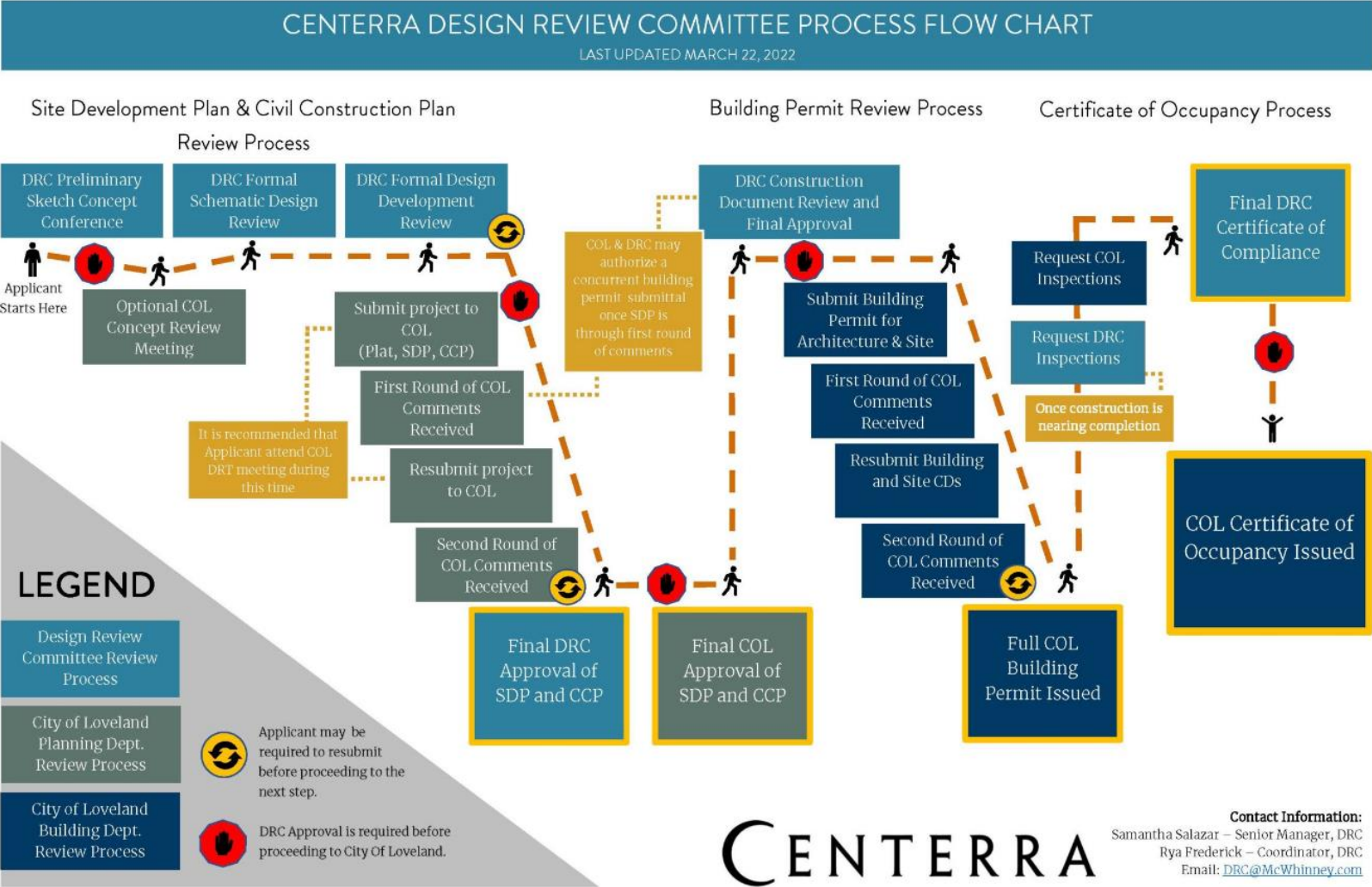
Source: HUD; Economic & Planning Systems

$$\% \text{ AMI} = \frac{[\text{INCOME}]}{[\text{Affordable Rent}]}$$

$$[\text{Affordable Purchase Price}]$$



Centerra DRC Review Process



Impact on School Capacity

Information from the School District:

- 447 students currently attend High Plains School
- High Plains School expansion will increase capacity to 750
- Future K-8 school site east of I-25