

January 3, 2025

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Current Planning Division
City of Loveland
410 E. 5th Street
Loveland, CO 80537
Attn: Bob Paulsen

RE: Amended and Restated Applicant Narrative – 11th Major Millennium GDP Amendment;
Development Agreement Amendment

Dear Mr. Paulsen:

We represent McWhinney Real Estate Services, LLC (“McWhinney”) in connection with: (1) revisions to the Millennium General Development Plan (the “Millennium GDP Amendment”) and (2) amendment of the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan (the “Development Agreement Amendment”). Together, these applications are referred to as the “Applications.”

This cover letter addresses why the Applications are critical to the development of Centerra South and how the Applications satisfy the relevant criteria in the City of Loveland Unified Development Code (the “Code”). It is intended to provide the City of Loveland (the “City”) with information to aid it in reviewing and approving the Applications. This cover letter replaces the previous letter submitted by the undersigned to the City, dated November 14, 2024.

Background

As you know, McWhinney has been part of the Loveland community for more than a quarter century. The cornerstone of this has been the development of Centerra – a first-rate, mixed-use community that incorporates innovative and cohesive design elements, and combines residential uses, commercial uses, recreational amenities, and lifestyle amenities, to create a sense of community and harmony between the natural and built environment.

Development at Centerra is governed, in part, by the Millennium General Development Plan (the “Millennium GDP”) and the Amended and Restated Annexation and Development Agreement for the Millennium General Development Plan (the “Development Agreement”). These documents and resulting development place an emphasis on unifying design elements; a better mix of integrated land uses; the pedestrian experience; a range of housing opportunities in close proximity to jobs; quality

housing, shopping and workplaces; and social gathering spaces. In connection with McWhinney's development of Centerra, McWhinney has:

- Developed more than 5,000 for-sale and rental housing units at varying price points, increasing affordable and attainable housing in the City.
- Constructed or caused the construction of more than \$76 million' worth of regional traffic improvements, including improvements to the intersection of Highway 34 and I-25, the intersection of Crossroads Boulevard and I-25, the mobility hub at I-25 and Kendall Parkway, Boyd Lake Avenue, Kendall Parkway, and Centerra Parkway.
- Donated land to the Loveland Housing Authority for construction of affordable housing.
- Paid more than \$5,000,000.00 in fees to High Plains Environmental Center, which has been used to create a nonprofit center dedicated protecting 525 acres of natural habitat around Houts Reservoir and Equalizer Lake, as well as public outreach and education.
- Contributed \$30,000,000.00 to the construction and expansion of High Plains School.
- Completed miles of landscaped trails, sidewalks, and on-road bike lanes, including connections to the regional trail network.
- Been pivotal in the development of community amenities, such as Chapungu Sculpture Park and the Kinston Hub.
- Brought more 150 businesses to the eastern part of the City, providing the City with a strong tax base to help the City in providing services to residents.
- Paid millions of dollars in capital expansion fees to the City for commercial and residential projects, which benefit areas in the City outside of Centerra.
- Established the state's first certified Wildlife Community Habitat.
- Created more than 8,600 jobs in the City.
- Obtained the state's first sustainable landscape inaugural designation from the Associated Landscape Contractors of Colorado, which provides for annual contractor training, consultation on native landscaping, and an emphasis on irrigation management.

The Millennium GDP and Development Agreement have been critical to the success of Centerra through the years. However, since the Millennium GDP and Development Agreement have been in place, market

trends in development have evolved. Now, mixed-use projects, where residents and visitors can live, work, shop and play, all within a walkable, pedestrian-friendly community, have become more desirable. This is precisely what is proposed in connection with these Applications – a vibrant and walkable mixed-use community that strikes a balance of urban and natural, with a mix of housing options, shops, a primary employer, restaurants, a specialty organic grocer, parks, mountain views, and pedestrian connections to Loveland Sports Park. However, to realize this innovative vision for Centerra South, the Millennium GDP and Development Agreement must be updated.

The Applications are narrow in scope, incorporate feedback received from citizens, City Council, Planning Commission, and City Staff, and focus on an increase in residential units and simplification/extension of the vested rights for Parcel B, all of which play a key role in development of Centerra South and the eastern part of the City.¹

Approval of the Applications will help ensure that development in Centerra South and the eastern part of the City in general protects the City's unique character and high quality of life by facilitating thoughtful, well-orchestrated development of the area. This approval will facilitate the development of a lift station to serve the region, roadway improvements to U.S. 34, greater roadway connectivity, pedestrian improvements, a trail network, a high-paying primary employer, a grocery store, the construction of publicly-available parks and other amenities, additional revenues for the High Plains Environmental Center, and new residential and commercial uses to enhance the City's tax base. Additionally, it will allow for the development of the adjacent parcel to the east of Centerra South. Neither of the Applications include requests for added financial incentives from the City.

Analysis

The remainder of this letter will discuss how the Applications satisfy the applicable criteria for approval provided in the Code and the Create Loveland Comprehensive Plan (the "Comprehensive Plan").

I. Millennium GDP

McWhinney is seeking an amendment of the Millennium GDP to add 2,277 residential units to Parcel B – for a total of 3,357 residential units in Parcel B. A breakdown of the units is attached Exhibit B.

The Millennium GDP Amendment meets all the relevant standards in Section 18.17.09.01 of the Code and Section 18.17.08.07.H of the Code, to the extent applicable. What follows is an analysis of how the Millennium GDP Amendment complies with the applicable Code criteria.

¹ 2018's Major Millennium GDP Amendment 10 annexed property into Millennium GDP Parcel D and added 384 residential units to the Millennium GDP for that property. However, the overall number of residential units for the Millennium GDP in Section 1 was not updated to include those 384 residential units at that time. The residential unit numbers in the Applications include those 384 units that were previously approved to correct the historical discrepancy.

A. *The Millennium GDP Amendment Complies with the Standards set Forth in Section 18.17.08.07.H of the Code.*

The Millennium GDP, as amended, complies with all the zoning document standards set forth in Section 18.17.08.07.H of the Code.

1. The Zoning Document is substantially 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 Comprehensive Plan is the City's long-term vision for growth, developed with extensive community engagement featuring feedback from over 3,400 participants, including citizens, community leaders, City Staff, a variety of City boards and commissions, Planning Commission, and City Council. It includes 45 policies with 197 supporting strategies that cover a variety of interdependent and sometimes conflicting social, physical, economic, and natural objectives. The number and diversity of policies and strategies means that by definition, no single project can meet every single Comprehensive Plan policy and strategy. Rather, the City must look at the Comprehensive Plan holistically to determine whether a development application helps create a vibrant community, surrounded by natural beauty, where you belong.

The Millennium GDP Amendment and the resulting development does precisely that; it is consistent with and will help the City achieve a number of Comprehensive Plan policies and goals, including but not limited to the policies and goals attached hereto as Exhibit A.

The increased density is consistent with Parcel B-13's Comprehensive Plan designation as a "Regional Activity Center" and will facilitate high density residential uses in excess of 10 dwelling units per acre, integrated into Centerra South. The Millennium GDP Amendment does not propose any changes to the Comprehensive Plan's land use plan, and in fact, helps realize the City's vision of the site improving mixed-use neighborhoods that are close to primary corridors and housing choices. *Comprehensive Plan, Ch. 2, p. 19 and 51.* However, it is worth noting that the land use plan is advisory – not regulatory – a general guideline to help direct development patterns and infrastructure improvements citywide. *Comprehensive Plan, Ch. 3, p. 16 and 17.*

Approval of the Millennium GDP Amendment will ensure that the Millennium GDP continues to guide innovative development with a keen eye towards the interplay between development and the natural environment, which will in turn continue to attract new residents and businesses to the City and will help the City fulfill its community vision. *Comprehensive Plan, Ch. 1, p. 9.* Therefore, the Millennium GDP Amendment satisfies this criterion.

2. The Zoning Document either:

a. Advances the following policy objectives:

- (i) Promoting more economical and efficient use of land while providing a harmonious grouping of a variety of land uses;
- (ii) 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);
- (iii) Addressing a unique situation or conferring a substantial benefit to the City.

b. The creation of a PUD zone is the only practical way to avoid completely prohibiting a legal, permitted business use within the City.

As discussed above, the mixture of residential uses envisioned by the Millennium GDP Amendment promotes an economical and efficient use of land that is harmonious with and will facilitate a project that assists in the implementation of adopted City plans and confers a substantial benefit to the City. *Code, § 18.17.08.07.H.2.a.* Therefore, the Millennium GDP Amendment satisfies this criterion.

3. The PUD complies with all applicable City standards not specifically modified or waived by the Zoning Document;

The Millennium GDP, as amended, complies with all applicable City standards, except to the extent modified by the Millennium GDP. Moreover, the Millennium GDP Amendment does not request any additional waivers of City standards. *Code, § 18.17.08.07.H.3.* Therefore, the Millennium GDP Amendment satisfies this criterion.

4. The PUD is integrated and connected with adjacent development through street connections, sidewalks, trails, multi-use pathways, and similar features.

Development pursuant to the amended Millennium GDP will be connected to adjacent developments through street connections, sidewalks, trails, multi-use pathways and other similar features. *Code, § 18.17.08.07.H.4.* Therefore, the Millennium GDP Amendment satisfies this criterion.

5. To the maximum extent feasible, the proposal mitigates any potential significant adverse impacts on adjacent properties or on the general community.

The numerous safeguards and guardrails incorporated throughout the Millennium GDP and ancillary agreements ensure that there will be no significant adverse impacts on adjacent properties or the general community. *Code, § 18.17.08.07.H.4.* McWhinney has also worked extensively with City Staff in identifying and developing mitigation measures for any significant adverse impacts on adjacent

properties or the general community. For example, McWhinney's transportation study analyzes traffic from a regional perspective, and identifies several roadway improvements that McWhinney may be required to construct in connection with specific development proposals, that will help offset adverse impacts on traffic. Therefore, the Millennium GDP Amendment satisfies this criterion.

6. 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

Sufficient services, such as public safety, transportation, and utilities will be available to residents as Centerra develops, and in fact, the development will help generate revenue for these important services; and other techniques in the Code would not be able to accomplish the same development as what will be permitted by the Millennium GDP Amendment. *Code, § 18.17.08.07.H.* Therefore, the Millennium GDP Amendment satisfies this criterion.

7. 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

Due to the extensive nature of development at Parcel B, including the many uses proposed for Centerra South (Parcel B-13) and the robust design standards, the development could not be accomplished through traditional zoning mechanisms. Therefore, the Millennium GDP Amendment satisfies this criterion.

8. As applicable, the proposed phasing plan for development of the PUD is rational in terms of available infrastructure, and capacity.

The Millennium GDP Amendment does not include phasing; phasing will be determined when development applications, such as plats, are submitted to the City. Therefore, this criterion does not apply to the Millennium GDP Amendment.

- B. *The Millennium GDP Amendment Complies with the Standards set Forth in Section 18.17.09 of the Code.*

The Millennium GDP, as amended, complies with all the zoning document standards set forth in Section 18.17.09 of the Code.

1. The Millennium GDP Amendment Will Not Reduce the Level of Protection for Significant Natural Resources on the Subject Property or Expose Additional People or Personal Property to Unmitigated Natural Hazards.

The Millennium GDP Amendment will not reduce protections for natural resources at Centerra or expose additional people or personal property to unmitigated natural hazards. Rather, the Millennium GDP Amendment facilitates a master planned community that has been painstakingly designed to protect natural resources, residents, and personal property throughout Centerra, including Centerra South.

McWhinney has commissioned approximately one dozen environmental studies for properties in Centerra since 1999. These reports, located in Millennium GDP Section 14, have been used by City Staff and McWhinney when new property is added to the Millennium GDP, to create conditions for each Subparcel in the Millennium GDP that take into account the environmental resources present on each Subparcel, ensuring that any development adequately protects natural resources, residents, and personal property. The Millennium GDP Amendment does not add new property to the Millennium GDP, and the existing environmental reports and conditions within the Millennium GDP are unchanged. Therefore, the Millennium GDP Amendment satisfies this criterion.

2. The Millennium GDP Amendment Satisfies the Criteria Related to Comprehensive Plan Consistency and Public Benefits.

- a. The proposed zone, as applied to the subject property, is substantially 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.

As discussed above in Section I.A, the Millennium GDP Amendment is consistent with the policies and goals of the Comprehensive Plan. *Code, § 18.17.08.07.H.1*. Additionally, the mixture of residential uses envisioned by the Millennium GDP Amendment promotes an economical and efficient use of land that is harmonious with and will facilitate a project that assists in the implementation of adopted City plans. *Code, § 18.17.08.07.H.2.a*.

- b. Rezoning to the Proposed Zone will Provide a Benefit to the Community or Immediate Area that Cannot be Provided under the Existing Zone, and the Balance Between the Anticipated Benefit, if any, and the Anticipated Burden on the Community or Immediate Area, if any, is Either Neutral or Favors the Rezoning.

The Millennium GDP Amendment will benefit the immediate area and the City for several reasons. First, it is a necessary precursor for the development of Centerra South, which is envisioned to be a unique development that will drive private investment in the City and will strengthen the City's position as a major economic anchor in northern Colorado. Second, it will facilitate the construction of new trails, open space, landscaping, traffic improvements, and pedestrian and vehicle-friendly connectivity in the eastern portion of the City, including but not limited to:

- Completion of Hahns Peak Drive and associated sidewalks, lighting, and landscaping;
- Completion of Rocky Mountain Avenue and associated sidewalks, lighting, and landscaping;
- Completion of Mountain Lion Drive and associated sidewalks, lighting, and landscaping;
- Construction of the Centerra South Lift Station;
- Financial support of the connection to County Road 20E;
- Improvements to U.S. 34; and
- Pedestrian connections to the Loveland Sports Park.

Third, the additional residences, coupled with the world-class retail and mixed-use development planned at Centerra South, will attract new retailers to the City, helping grow the City's tax base. Fourth, the cohesive development allowed by the Millennium GDP Amendment will prevent piecemeal development, ensuring that the acreage is developed pursuant to the high-quality design standards set forth in the Millennium GDP. Finally, the mixture of residential and commercial uses in the Millennium GDP Amendment will have a net positive impact on the cost of service to the City, meaning that the development will result in a net surplus of *recurring* revenues for the City. Therefore, the Millennium GDP Amendment satisfies this criterion.

3. The Proposed Zone Would not Cause an I Zone to Share a Boundary with an ER, R1e, R1, R2, R3e, or R3 Zone, Unless There is Sufficient Land Area on the Subject Property to Provide a Buffer, as Set out in Division 18.08.03, Standards for Bufferyards, and a Development Agreement is Approved to Mitigate Use Incompatibilities with Fencing, Walls, Landscaping, Noise and Lighting Restrictions, or Other Appropriate Techniques.

This criterion does not apply to the Millennium GDP Amendment because the amendment will not cause an industrially zoned property to share a boundary with any properties with one of the zoning designations referenced in Section 18.17.09.01.C.3 of the Code.

4. Adequate Community Facilities are Available to Serve Development in the Proposed Zone in Accordance with Section 18.15.02.05, Determination Regarding Adequacy; 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 by the Time the New Development Places Demands on the Facilities.

Per the Millennium GDP, the City's regulations relating to adequate community facilities in effect as of June 27, 2006 (the "ACF Regulations"), with the few exceptions that are incorporated into the Millennium GDP, apply to the development of Centerra. The Millennium GDP Amendment does not seek to change any of the regulations or exceptions currently in the Millennium GDP.

As discussed above, the development will create a net surplus in recurring revenues for the City, meaning that there will be adequate resources for fire protection and emergency rescue services, and that the levels of service relating to transportation facilities; water facilities and services; wastewater facilities and services; stormwater facilities; and power, will not be harmed as a result of Centerra's development, and in fact will be benefitted as a result of Centerra's development.

Moreover, the exceptions to the ACF Regulations, which are included in the Millennium GDP as general and specific conditions, were carefully designed by numerous City Staff members to ensure that future development at Centerra will not be detrimental to the public welfare or injurious to properties near Centerra. Therefore, the Millennium GDP Amendment satisfies this criterion.

C. *The Millennium GDP Amendment Meets the Following Additional Criteria in Section 18.17.09.01.D of the Code.*

1. The Proposed Zone is More Appropriate than the Existing Zone to Implement an Adopted or Approved Current City Plan that was Developed with Public Input (e.g., the Comprehensive Plan, the Highway 287 Strategic Plan, etc.)

Although the Millennium GDP Amendment is substantially similar to the Millennium GDP, the amendment is more appropriate than the Millennium GDP to implement many key goals and strategies in the Comprehensive Plan, which are detailed above in Section I.AI.B.2.a. The Millennium GDP Amendment also will help to integrate current best planning practices into Centerra.

In other words, the change in use mixture as between residential and commercial uses and mixed-use related clarifications, will allow McWhinney to develop Centerra (including Centerra South) to promote cohesive and well-orchestrated economical and efficient land uses that help the City achieve its stated vision for the City's future. Therefore, the Millennium GDP Amendment satisfies this criterion.

2. The City Council finds that the proposed zone is more appropriate than the existing zone because the proposed zone will promote a balance of land uses in the City that will improve economic opportunity, community mobility, or diversity in housing in alignment with the Comprehensive Plan.

As discussed above in Section I.A, the development undertaken in accordance with the Millennium GDP Amendment will support numerous Comprehensive Plan goals and strategies, including those relating to economic opportunities, community mobility, and diversity in housing. Therefore, the Millennium GDP Amendment satisfies this criterion.

II. **Development Agreement Amendment: Vested Rights**

The City has previously approved McWhinney's requests for vested rights for Centerra in recognition of: (1) the substantial investment in public infrastructure required for it and (2) its benefits to the City, including orderly development; coordinated development procedures; high quality performance standards and design; coordinated provision of public facilities such as roads, drainage facilities, water lines, wastewater facilities, parks and recreation facilities; equitable sharing of costs; and substantial economic benefit in the form of increased property tax revenue, sales and use tax revenue, and new jobs.

Throughout the years, the City has approved grants of vested rights for additional properties as they have been annexed and zoned into the Millennium GDP, which has resulted in a complicated patchwork of vested rights that vary by Subparcel; use; and in some cases, even proximity to Boyd Lake Avenue. In connection with the changes proposed with the Millennium GDP Amendment, McWhinney is

requesting the simplification and extension of vested rights for Parcel B of Centerra, to expire on December 31, 2050. This request satisfies the criteria in Section 18.14.03.15.E of the Code. The Development Agreement Amendment does not waive any of the City's rights to review future developments at Centerra. Nor does it request any waiver of fees. Rather, it is a change that reflects the current reality and needed certainty for real estate development.

First, the extended vested rights period in the Development Agreement Amendment is necessary for development of Parcel B because the development is approximately 833 acres in size and cannot reasonably be completed within three years. *Code, § 18.14.03.15.E.2.a.* Even Centerra South, by itself, cannot reasonably be completed within three years. Projects of this size require large amounts of infrastructure and capital and require many years to bring to fruition. Moreover, such projects require careful phasing spread over years, to ensure that the market can absorb new residential and commercial uses without being overwhelmed.

Second, the longer period of vested rights is necessary to insulate the development from the periodic shifts in economic cycles, to the extent possible. *Code, § 18.14.03.15.E.2.b.* Since the Millennium GDP and Development Agreement were initially approved by the City, there has been state- and country-wide economic upturns and downturns, shifting federal interest rates, an international pandemic, supply and labor shortages, and political changes. All of these things impact development with varying degrees of severity. The Development Agreement Amendment's vested rights simplification and extension will ensure that McWhinney has the necessary flexibility to react to changes in economic cycles to minimize negative impact on development, to the extent possible.

Third, Parcel B is part of the largest development in the City, so a longer period for development is appropriate to ensure that the City and indeed the northern Colorado market can adequately absorb the sale and leasing of residential homes and retail pads. *Code, § 18.14.03.15.E.2.c.*

Fourth, as discussed above in Section I.A.1, Centerra's development is consistent with and advances many policy goals in the Comprehensive Plan. The Development Agreement Amendment is inextricably tied to the development, so approval of this amendment plays a key role in the advancement of the City's stated objectives for future growth and development. *Code, § 18.14.03.15.E.2.d.*

Fifth, McWhinney includes many public amenities and benefits in Centerra which benefit the overall attractiveness of the community. Namely, McWhinney has incorporated a number of unique public amenities into Centerra, including open space and trails; wetland habitat; the Chapungu Sculpture Park; frequent community events; miles of sidewalks; and landscaping with an emphasis on native and water-wise plants. McWhinney's ability to supply these unique types of amenities and community services relies upon City Council's approval of the Development Agreement Amendment. Without this approval, the required development schedule needed to complete the project would mean that McWhinney

would be unable to continue to include similar amenities and benefits that enhance Centerra and the overall attractiveness of the community into the development. *Code, § 18.14.03.15.E.2.e.*

Sixth, the scale of development at Parcel B will benefit the City by building tax base in the form of new residents, attracting and growing local businesses, and encouraging retailers, including a primary employer, to locate in the City. The Development Agreement Amendment and the certainty provided by the simplified and extended vested rights is a key element of this. Additionally, as discussed above Parcel B's development will be a net benefit to the City. *Code, § 18.14.03.15.E.2.f.*

Seventh, the vested rights extension for the Property is entirely consistent with what the City has previously approved for Centerra. The Millennium GDP was extensively negotiated by the City and McWhinney to allow a more creative and imaginative development than permitted under conventional zoning regulations, and to preserve the City's ability to apply future regulations relating to public infrastructure, public services, public facilities, and to meet evolving community needs. The Development Agreement Amendment does not change or restrict the City's ability to apply the Code to development in the City. *Code, § 18.14.03.15.E.2.g.*

Eighth, as discussed throughout this letter, the vested rights extension is necessary to update the Millennium GDP to ensure the development of Centerra South (and Parcel B as a whole). It will ensure that McWhinney can complete the development and construct a preeminent development in northern Colorado in such a way that supports and furthers numerous Comprehensive Plan goals. *Code, § 18.14.03.15.E.2.h.*

Finally, it is worth noting that by approving the extension of vested rights for Parcel B, the City can take an important step in ensuring that the entirety of Parcel B will be subject to a single deadline for vested rights, which will greatly simplify the monitoring of the vesting period for the different properties for City Staff and McWhinney. *Code, § 18.14.03.15.E.2.i.*

Therefore, the Development Agreement Amendment meets all relevant criteria in the Code.

January 3, 2025

Page 13

CONCLUSION

As summarized in this letter, the Applications satisfy the applicable criteria for approval in the Code. Therefore, McWhinney respectfully requests approval of the Applications, and looks forward to continuing to partner with the City to develop the preeminent mixed-use development in northern Colorado. Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Kate Madden".

Kate J. Madden

Exhibit A

Comprehensive Plan Policies and Goals

- Centers & Corridors – Revitalize our Corridors and Gateways Policy 1: Foster reinvestment in existing corridors and concentrate commercial activity at prominent intersections and within centers.
 - Strategy 1.1: Concentrate demand for commercial activity at appropriate nodes so as to prevent under investment and strip development along arterials and state highways.
 - Strategy 1.2: Discourage strip commercial development along arterial roadways, except in specific infill situations.
 - Strategy 1.3: Foster reinvestment, redevelopment, and adaptive reuse of underperforming commercial properties, underutilized buildings, vacant properties and brownfield sites such as US 34 west.
- Centers & Corridors – Revitalize our Corridors and Gateways Policy 2: Transition existing land uses to be more transit supportive.
 - Strategy 2.3: Encourage a complementary mix of transit-oriented development uses including multifamily and commercial development near future transit stations.
- Centers & Corridors – Revitalize our Corridors and Gateways Policy 3: Plan and redevelop major corridors in a manner that promotes a positive and attractive image and that advances the economic prosperity of the City.
 - Strategy 3.1: Along I-25 north of US 34, proactively attract tourism and primary employment uses.
 - Strategy 3.5: New development should balance the need for taller buildings and greater density with the need to create an environment that is attractive and comfortable for pedestrians and motorists.
- Centers & Corridors – Revitalize our Corridors and Gateways Policy 4: Maintain and enhance Loveland's existing small-town feel, sense of community, and distinct identity.
 - Strategy 4.1: Encourage transitional buffers between residential neighborhoods and commercial areas, such as alleys, fences, or natural areas, and allow for bicycle and pedestrian connectivity within these buffer areas.

- Strategy 4.3: Require higher aesthetic standards for gateways as shown on Figure 2-3 (Corridors Map).
 - Sensitively place development in relation to other uses and exhibit high-quality design, signage, and landscaping.
 - Support development that makes gateways more attractive using design strategies such as landscaping, public art, or siting buildings to create entry features.
- Centers & Corridors: Cultivate Vibrant Economic Centers Policy 2: Encourage high-quality neighborhood, community, and regional mixed use activity centers.
 - Strategy 2.2: Recruit retailers, hotels, restaurants and other appropriate businesses not currently present to locate in Loveland accordance to City economic development goals.
 - Strategy 2.3: Require high-quality design in new and redeveloping commercial centers through the development review process.
 - Strategy 2.4: Retain a strategic, feasible location for a grocery store in northwest Loveland, east Loveland, and along Highway 402.
- Health, Environment & Mobility – Create a Safe and Healthy Built Environment Policy 1: Create convenient, safe and diverse physical activity opportunities for residents of all ages, abilities, and income levels.
 - Strategy 1.2: Improve traffic calming and pedestrian orientated streetscapes on local streets through elements such as street trees and detached sidewalks to reduce traffic speeds while increasing pedestrians' and cyclists' comfort and safety.
 - Strategy 1.3: Encourage and support bicycle and pedestrian infrastructure improvements for local trips with safe and easy access to routine goods and services.
 - Strategy 1.4: Increase and expand bicycle and pedestrian connectivity and safety for easy access to parks, natural areas and the Recreation Trail.
- Health, Environment & Mobility – Create a Safe and Healthy Built Environment Policy 2: Encourage the availability and affordability of healthy, fresh food throughout the City.

- Strategy 2.1: Create a land use pattern that facilitates residents' convenient access to healthy retail foods at neighborhood locations and through a range of scales and sizes.
- Health, Environment & Mobility – Create a Safe and Healthy Built Environment Policy 4: Strive to provide year round parks and recreation opportunities that are universally accessible.
 - Strategy 4.2: Improve and provide safe, accessible, attractive indoor and outdoor facilities that meet the recreation programming goals of the community.
- Health, Environment & Mobility – Celebrate our Natural Assets in an Urban Setting Policy 1: Protect sensitive natural areas and wildlife habitat from development impacts.
 - Strategy 1.1: Coordinate land development and land conservation efforts between City departments, Larimer County, non-profit partners and landowners.
- Health, Environment & Mobility – Celebrate our Natural Assets in an Urban Setting Policy 2: Strengthen community resiliency to flooding and natural disasters through development patterns, hazard identification and mitigation, and communication.
 - Strategy 2.4: Assess the risks and identify means to avoid and mitigate the effects of identified natural hazards on the built and natural environment.
- Health, Environment & Mobility – Celebrate our Natural Assets in an Urban Setting Policy 4: Protect and maintain environmental resources and quality.
 - Strategy 4.1: Maintain and improve air quality by working towards a jobs-housing balance that reduces the need for long commutes, creates a land use pattern that supports effective alternative transportation options, and supports a large and healthy urban forest.
 - Strategy 4.5: Actively promote landscape practices that conserve water, reduce pesticide and fertilizer application, and restore biodiversity.
- Health, Environment & Mobility – Celebrate our Natural Assets in an Urban Setting Policy 6: Maintain and expand parks and recreational facilities as a valuable asset to the community.
 - Strategy 6.2: Leverage recreational resources by creating community destinations that act as economic generators attracting tourists, businesses and residents.

- Health, Environment & Mobility – Create a Connected and Accessible Community Policy 1:
Plan a safe, efficient, coordinated and convenient multimodal transportation system.
 - Strategy 1.4: Implement Transportation Demand Management (TDM) programs and coordinate land use and transportation decisions to reduce single-occupancy vehicle trips by minimizing trip lengths and providing mixed-use and transit oriented development options.
- Health, Environment & Mobility – Create a Connected and Accessible Community Policy 2:
Provide infrastructure to make walking and bicycling convenient and viable for all types of trips and for all ages, abilities, and income levels.
 - Strategy 2.7: Promote a walkable environment in commercial locations by connecting internal sidewalks to the public sidewalk network and designing internal pedestrian circulation that is safe, direct, and comfortable.
- Health, Environment & Mobility – Create a Connected and Accessible Community Policy 4:
Establish and maintain convenient connections between neighborhoods and to local destinations.
 - Strategy 4.1: Require well-connected streets, sidewalks, and bike paths/lanes in new developments and redevelopment areas and between neighborhoods. Examine Larimer County Urban Area Street Standards to find opportunities to increase street connectivity.
 - Strategy 4.3: Enhance street connectivity in new developments with shorter, pedestrian-scale blocks and narrower streets to improve walkability and connectivity.
- Neighborhoods & Community Assets – Facilitate Complete Neighborhoods Policy 1:
Encourage development of diverse housing types and complete neighborhood.
 - Strategy 1.3: Promote multifamily housing and mixed use developments that attract young families and retirees and provide for non-traditional households.
 - Strategy 1.6: Encourage development of housing types that appeal to high-quality employees and employers.

- Neighborhoods & Community Assets – Facilitate Complete Neighborhoods Policy 2: Support housing that meets the needs of low and moderate income households.
 - Strategy 2.3: Prioritize the development of affordable housing near commercial/employment centers, transit stops and social services.
 - Strategy 2.4: Where appropriate, integrate affordable housing into new mixed-income neighborhoods to reduce segregation and concentration of poverty.
- Neighborhoods & Community Assets – Facilitate Complete Neighborhoods Policy 3: Align new housing development with resident needs and community values.
 - Strategy 3.3: Allow live/work and commercial uses in residential neighborhoods where appropriate.
 - Strategy 3.4: Retain some residential neighborhoods as purely residential.
 - Strategy 3.5: Utilize residential design standards to achieve neighborhoods that have attractive streetscapes and public realms not visually dominated by garages.
- Neighborhoods & Community Assets – Facilitate Complete Neighborhoods Policy 4: Promote integration of housing in commercial and employment centers.
 - Strategy 4.1: Add housing to underperforming, redeveloping and new commercial and employment areas.
 - Strategy 4.2: Encourage new housing to locate in areas cost-efficiently served by existing or planned public infrastructure.
 - Strategy 4.3: Work with developers to incorporate neighborhood-serving commercial interior to or within walking distance of new housing development.
- Neighborhoods & Community Assets – Strengthen Loveland’s Strategic Roles in the Community and the Region Policy 2: Maintain and expand convenient transportation connections between regional destinations.
 - Strategy 2.8: Coordinate with CDOT on the implementation of improvements along US 34, US 287, and SH 402.

Exhibit B

Parcel B Summary for Major GDP Amendment

11/7/2024

Current Approved GDP Total Number of Units for Parcel B

Existing Units	Reserve for Parcel 206	Total left for Centerra South
1080	500	9

Proposed GDP Amendment Request for Additional Units for Parcel B

2277

Total Number of Units for Parcel B after Approval of Amendment

Existing Units	Reserve for Parcel 206	Total left for Centerra South
3357	500	2286

(Note: Additional Units + 9 units in Current Approved GDP)