



Loveland City Council Meeting

January 6, 2015

Boise Avenue Extension Discussion

Outline of This Evening's Presentation to City Council

- **Glen Companies, LLC plan for “The Lodge at Seven Lakes” and traffic impact**
Scott Bray - Glen Companies LLC, Seven Lakes Developer
- **Boise Avenue - CR 11C Traffic Corridor**
David Campbell, PhD – Coordinator BAE Steering Committee
- **SE Fort Collins urban development, future impact upon Boise Avenue - CR 11C Traffic Corridor**
Robert Walkowicz, CRS - former Seven Lakes HOA President, The Group Real Estate
- **Banner Healthcare – Boise Avenue - CR 11C impact upon acute healthcare services**
Jason Hatch, MD, FACC – Cardiovascular Institute of North Colorado
Randy Leshner, Chief Paramedic, Thompson Valley EMS
Rick Sutton, CEO Northern Colorado Banner Healthcare Operations
- **Loveland – Larimer County planning and strategic cooperation**
David Campbell, PhD – Coordinator BAE Steering Committee
- **Closing Recommendations to Loveland City Council**

- **Glen Companies, LLC plan for “The Lodge at Seven Lakes” and traffic impact**
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Seven Lakes North PUD – Wagner Family Trust

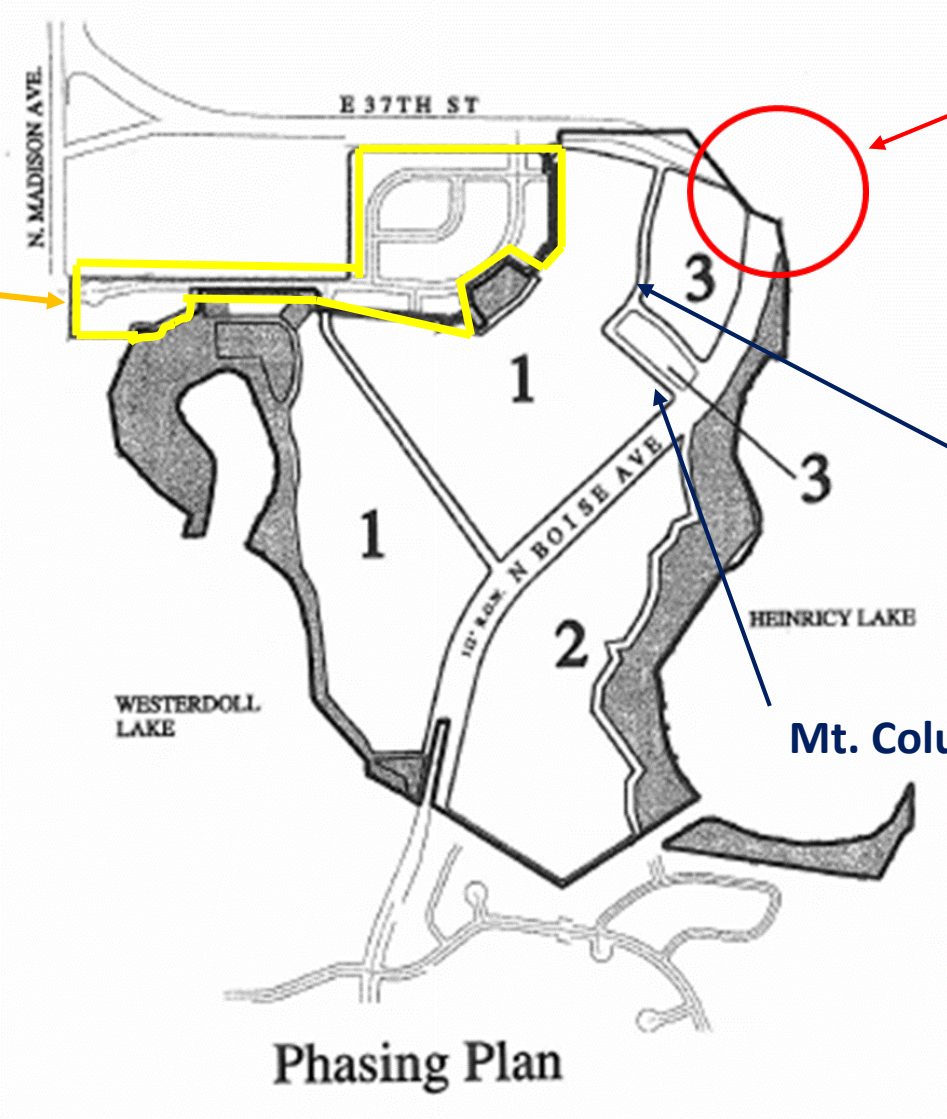
1994

Original homes by
Wagner Family Trust
(1994 – 1999)

Planned intersection of Boise
Avenue with 37th Avenue (1994)

Pikes Peak Drive

Mt. Columbia Avenue



Phasing Plan

Phase 3 Development of Seven Lakes North PUD

Impact Upon Neighborhood Traffic

- **2011: First portion of Phase 3 is completed - “Memory Care at Seven Lakes”**
- **2015: Final Phase 3 multi-family development pending – “The Lodge at Seven Lakes”**

“The Lodge at Seven Lakes”

By Glen Companies, LLC

- Cottages
- Independent Living
- Assisted Living
- Memory Care



➤ **Boise Avenue - CR 11C Traffic Corridor**

David Campbell, PhD – Coordinator BAE Steering Committee

Boise Avenue - CR 11C Traffic Corridor

➤ **Loveland traffic planning philosophy:**

“Traffic conditions depend in part on Loveland’s neighbors. Loveland’s traffic is determined by the growth in the entire Front Range community, not just by the size of Loveland. Loveland is part of a regional community with people traveling into, out of, and through Loveland for work, recreation, shopping, social events, and more.”

Loveland 2035 Traffic Plan, Page 35

➤ **Natural growth of northern Colorado will add traffic volume.**

Recent traffic measurement on CR 11C, just south of CR 28 (57th St.):

“The latest count taken in 2013 was 5,000 vehicles per day (vpd) both directions during the week, and 3,900 vpd on week ends. The 2011 count had 4,500 vpd week day and 3,900 week end.”

Larimer County Project Manager for CR 11C road project – communicated through NE Regional Manager, Colorado Parks and Wildlife

➤ **From 2011 to 2013, CR 11C traffic volume increased 10% in a 2 year period! This weekday commuter increase will grow at a greater rate as Fort Collins developments complete and come on line.**

Boise Avenue - CR 11C Traffic Corridor

Summertime Boyd Lake State Park Traffic

- **Boyd Lake State Park has 400,000 visitors a year**
- **234,000 vehicle trips a year (visitors into and out of the park)**
- **Boyd Lake State Park campground has 148 camping spots**
- **Camping spots are booked solid each weekend from May to October (approximately 300 camper vehicle trips on a weekend)**
- **At times during the summertime weekend, state park traffic along this corridor is nearly non-stop and not residential in nature**
 - **Motor Homes**
 - **RV trailers**
 - **5th Wheel trailers**
 - **Boats of all types (speed boats, pontoon boats, bass boats, etc)**
 - **Park visitors (picnickers, beach visitors, bicyclists, etc.)**









Summer is a whole separate story on Pikes Peak and Mt. Columbia!

➤ **SE Fort Collins Urban Development: Current and future impact upon Boise Avenue - CR
11C Traffic Corridor**

Robert Walkowicz, CRS - former Seven Lakes HOA President, The Group Real Estate of Ft. Collins

Southeast Fort Collins Urban Development

“With 70% job growth predicted for Southeast Fort Collins residential growth is expected to top 40% in the next two decades. Between 2011 and late September 2013, the city issued residential construction permits expected to yield 1,853 dwellings in Southeast Fort Collins not including the additional 1,000 homes or apartments (projected).” *The Coloradoan, 10/19/13*

“Just east of the intersection of Kechter and Timberline roads, the Kechter Crossing subdivision is the first in a wave of new (subdivisions) bordered by Timberline on the west, Ziegler on the east, Kechter on the north and Trilby on the south. Kechter Crossing is the first of several projects including Kechter Farm, Hansen Farms, Crowne at Timberline and Mail Creek Crossing, all subdivisions in the planning or development process.” *The Coloradoan, 6/4/14*

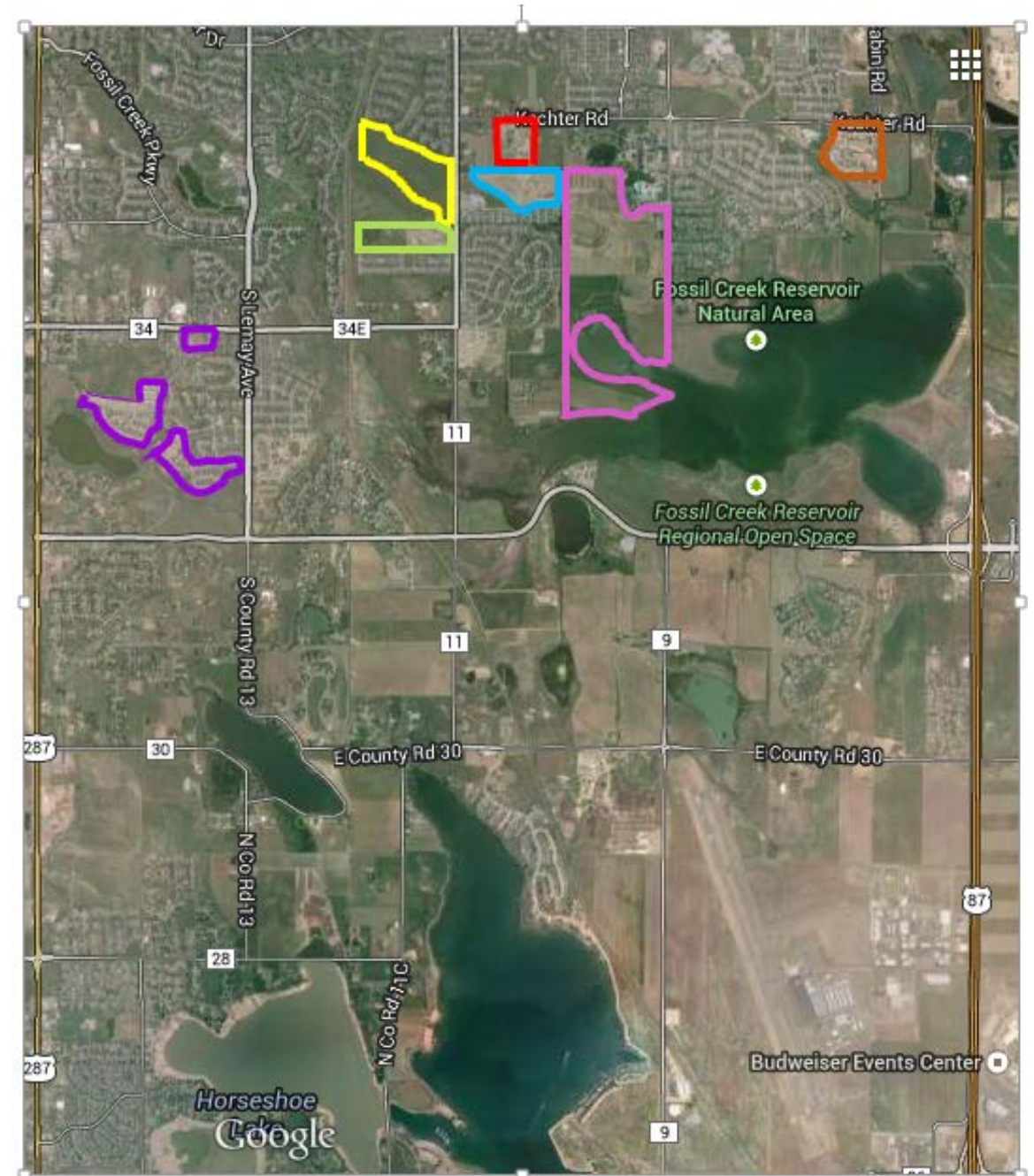
SE Fort Collins Development

2011 thru 2013: **1,800+ Residential Building Permits**

Additional projects that will impact traffic through Loveland's NE sector (CR 11C – Boise Avenue)

- Crowne at Timberline – 310 apartments
- Hansen Farms – 250 units (est.)
- Kechter Crossing – 74 units
- Kechter Farm – 400 units
- Mail Creek Crossing – 137 units
- Provincetowne – 442 units
- McClelland – 138 units

Approximately 1,750 additional residential units being built




➤ **Banner Healthcare – Boise Avenue - CR 11C impact upon acute healthcare services**

Jason Hatch, MD, FACC – Cardiovascular Institute of North Colorado

Randy Leshar, Chief Paramedic, Thompson Valley EMS

Rick Sutton, CEO Northern Colorado Banner Healthcare Operations



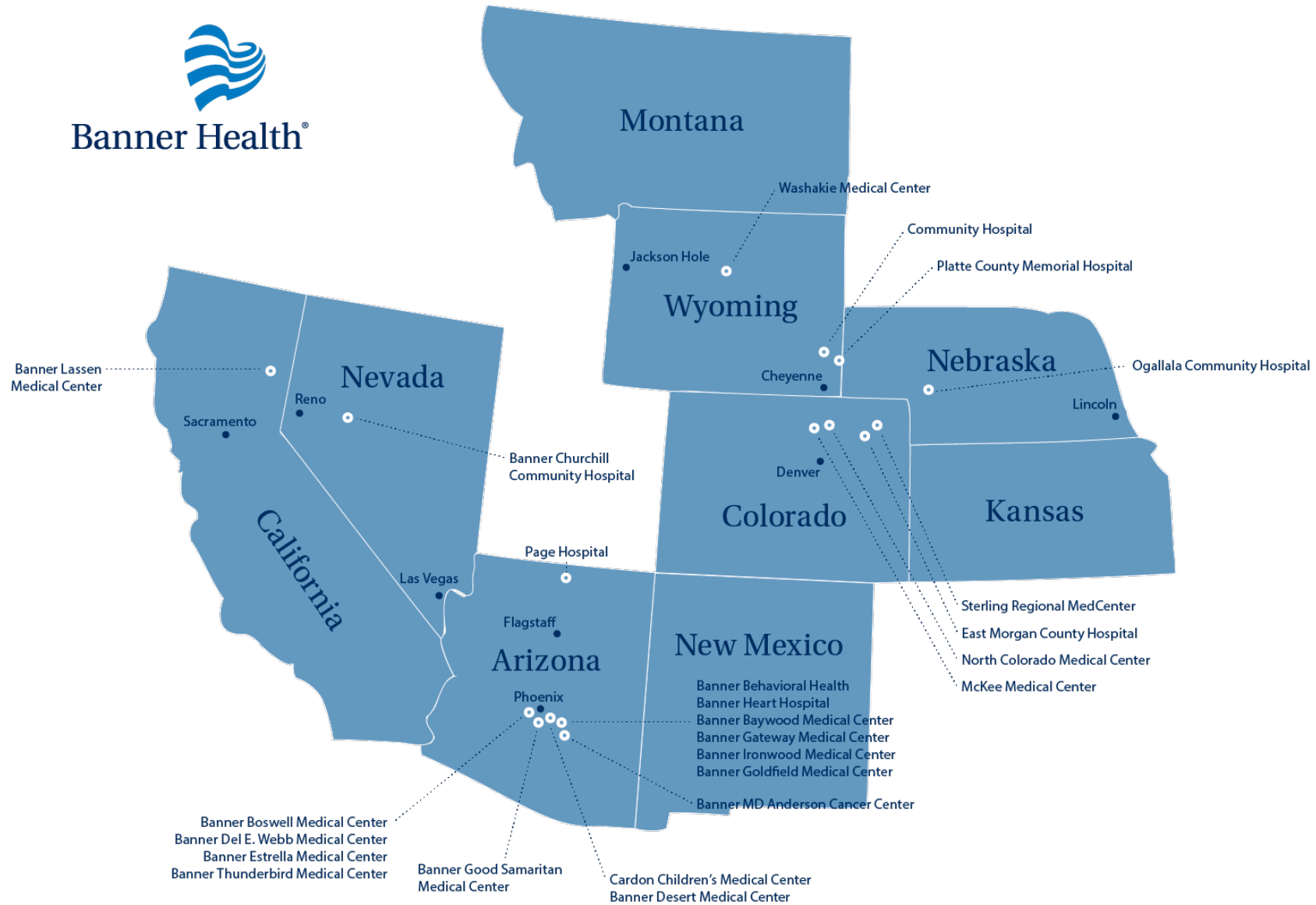
Banner Health & Emergency Services for Larimer County

Impact of Incomplete Boise Ave – CR 11c Traffic Corridor
to McKee Medical Center for Acute Care Patients

Jason Hatch MD, FACC



Banner Health®



McKee Medical Center

- **Key services:**
 - Cancer Care, Emergency Care, Heart Care, Medical Imaging, Orthopedics, Surgery, Women's Services
- **Number of inpatient visits:** 4,876
- **Number of ED visits:** 26,145
- **Number of babies delivered:** 812
- **Number of employees:** 708
- **Number of physicians on medical staff:** 174 active staff physicians including primary care and specialty physicians
- **Number of volunteers:** 451
- **These numbers influence traffic to McKee via Boise Avenue – CR 11C**



Banner Fort Collins Medical Center



Banner Fort Collins Medical Center nearing completion on 28 acre campus.

**Scheduled opening
April 2015**



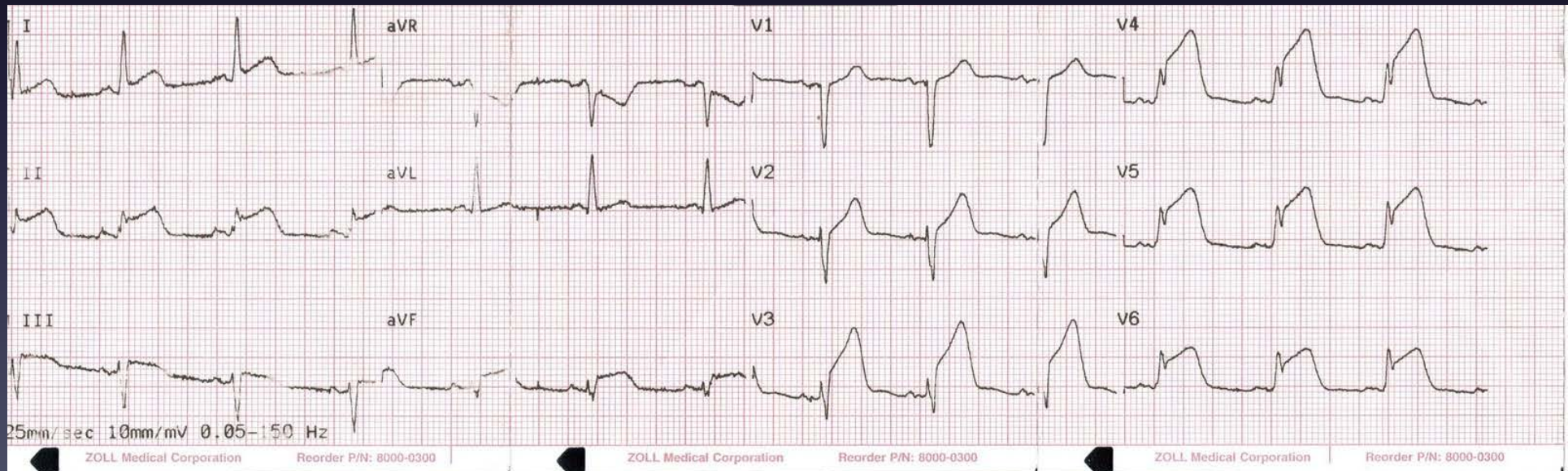
Hospital and campus will feature:

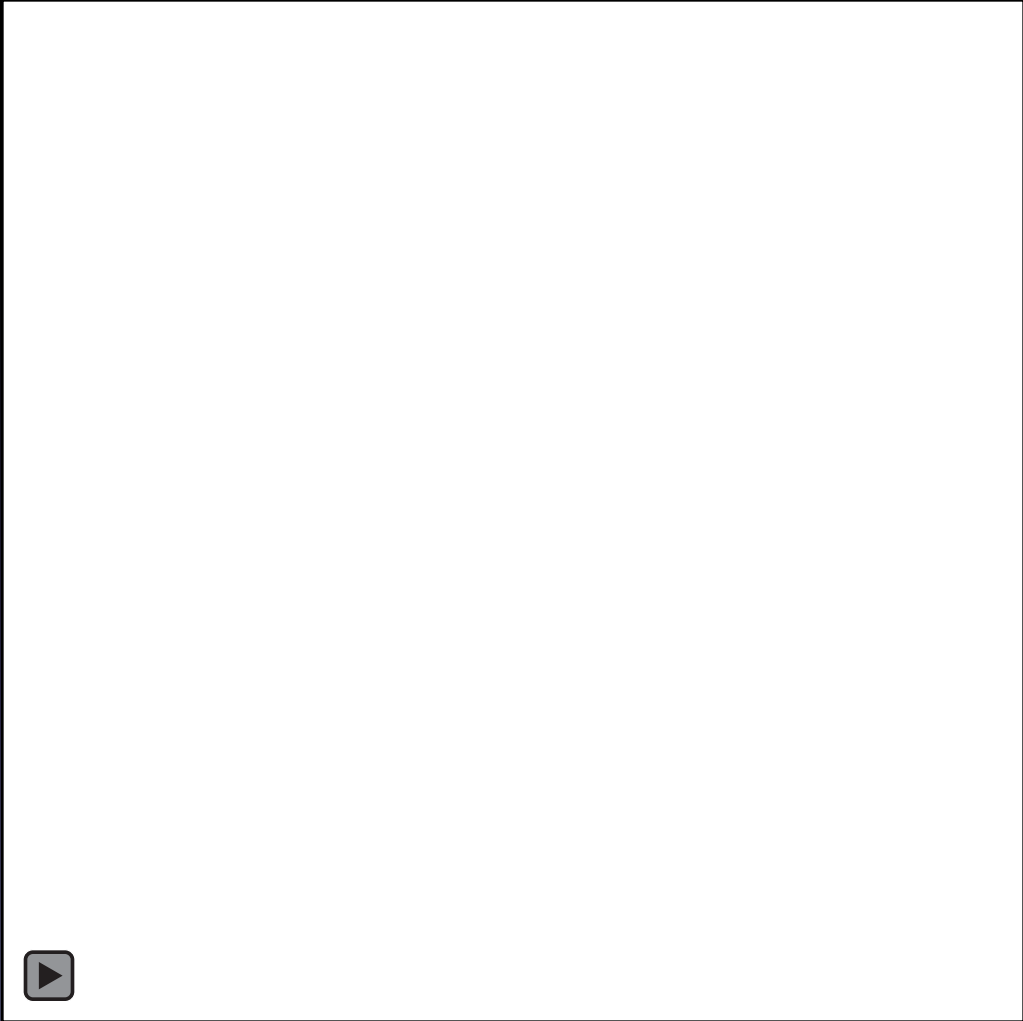
- Emergency Department
- Labor and Delivery rooms
- Medical Imaging
- Women's Services
- Surgical Services
- Outpatient Clinic
- Medical Office Building

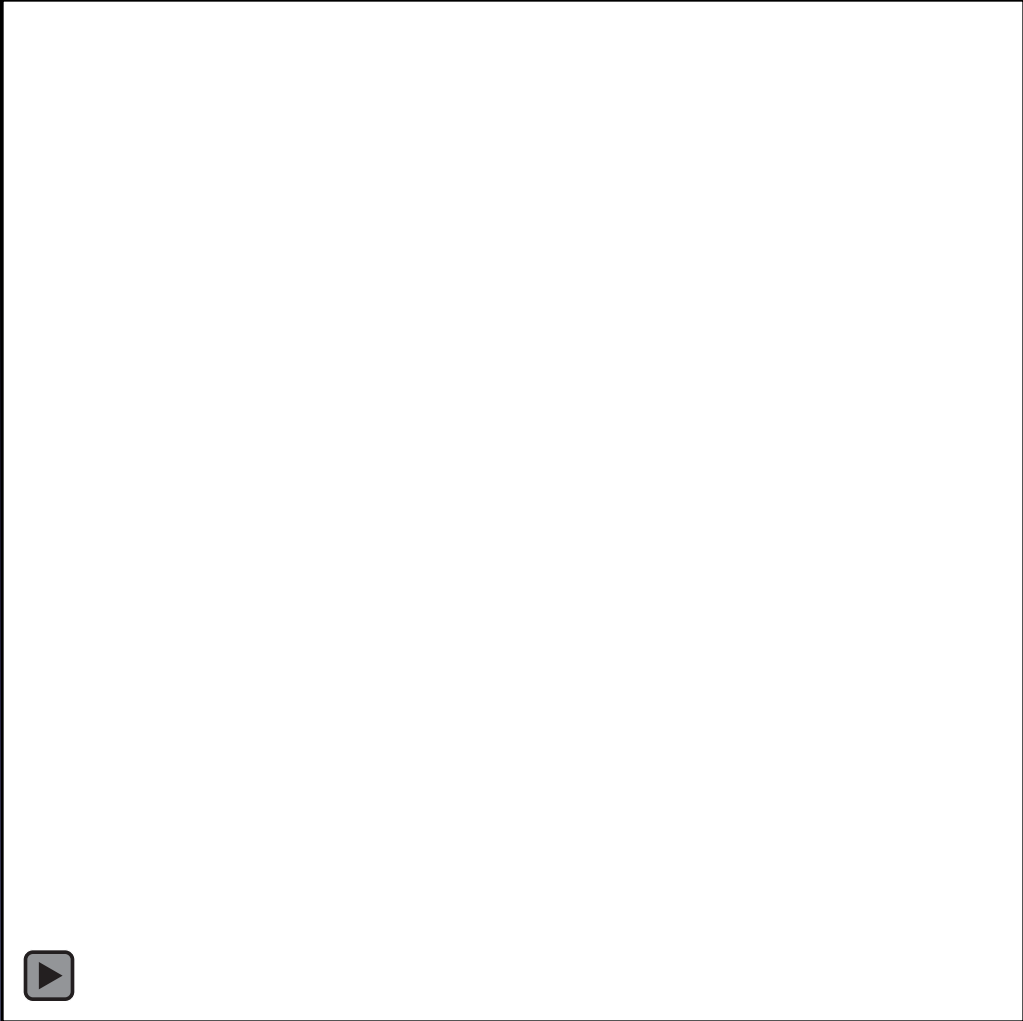
Level 3 Emergency Department will receive critical heart patients to be transported to cath lab at McKee Medical Center.

Case

- 57 year old man complains of chest pain while resting at home watching TV.
- EMS arrives and obtains an EKG.

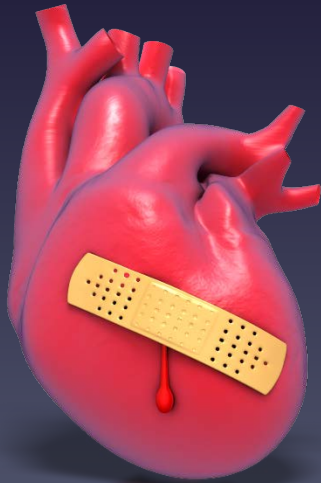






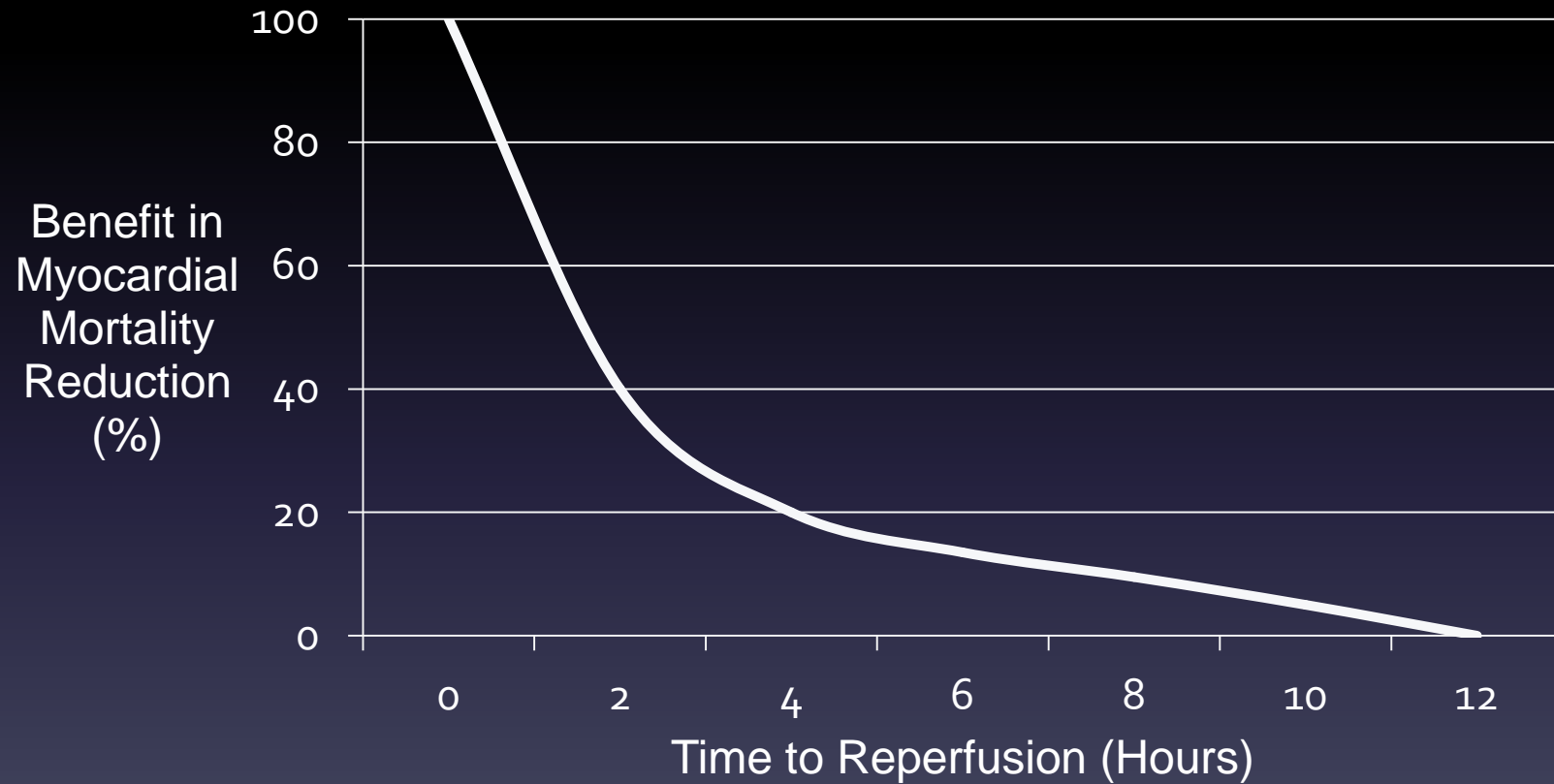
Significance of Door-to-Balloon Time

- >400,000 heart attacks per year in the US
- Each 30 minute delay in reestablishing blood flow increases 1 year mortality 7.5%
- Door to balloon <60 min, 1% 30 day mortality
- Door to balloon >90 min, 6.4% 30 day mortality

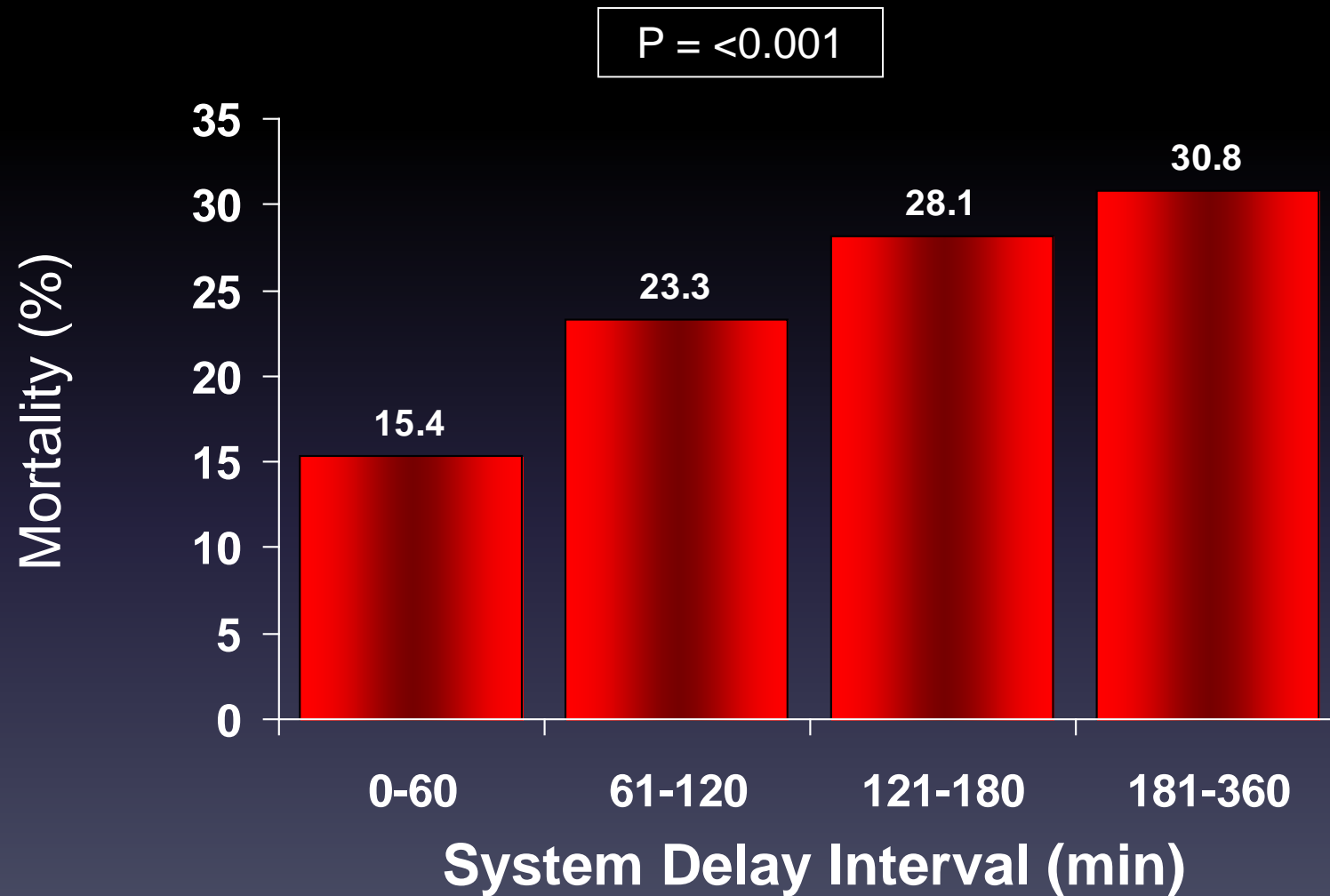


- Circulation 2006;113:2152-2163
- DeLuca, Circulation 2004;109:1223-1225.
- Berger, Circulation 1999;100:14-20.

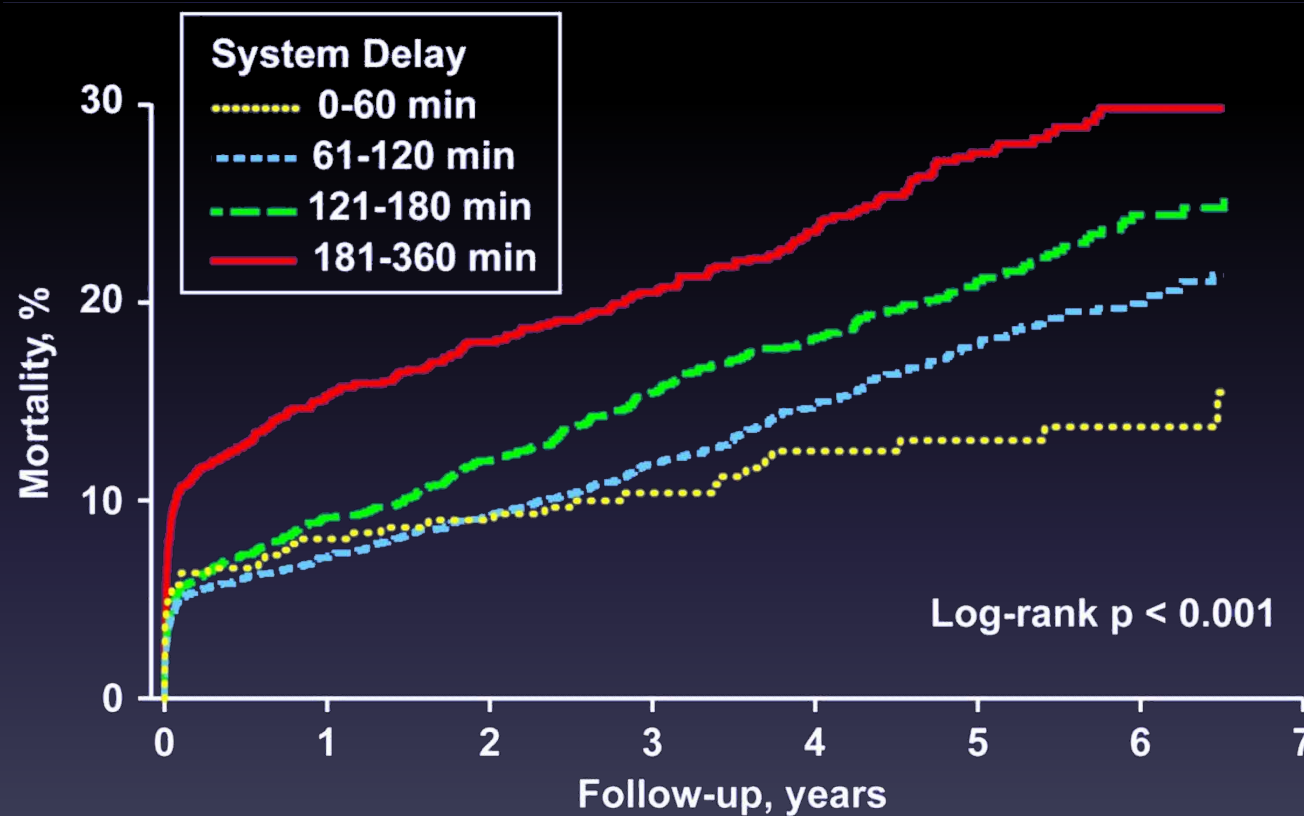
Time to reestablishing blood flow vs. degree of benefit



1 Year Mortality by System Delay Interval



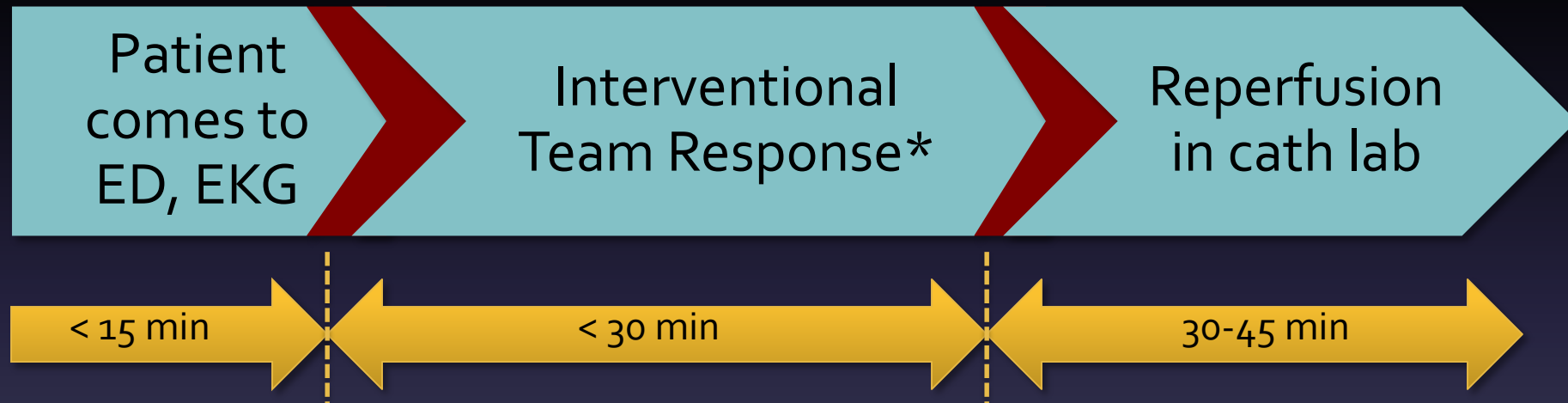
Cumulative Mortality of Delay in Care for Heart Attack



N = 6209

Log-rank $p < 0.001$

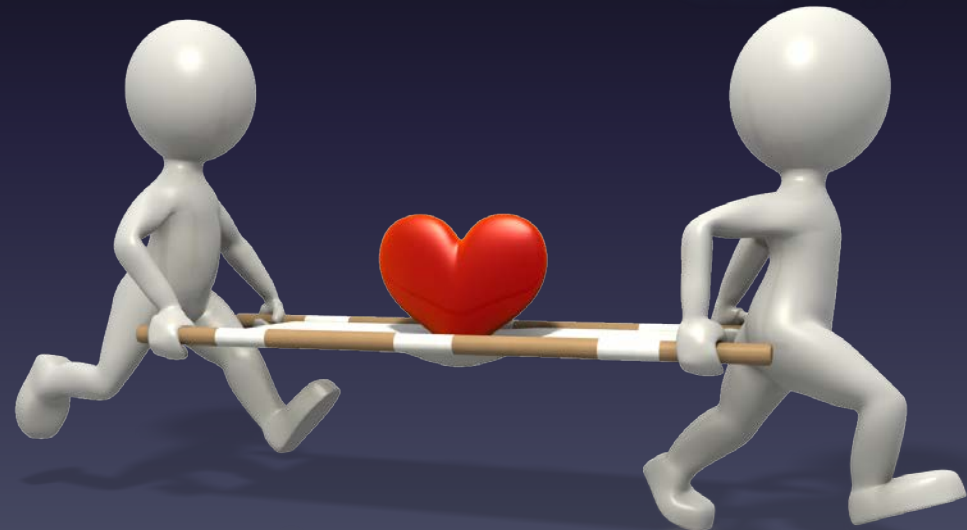
Door-to-Balloon Timeline



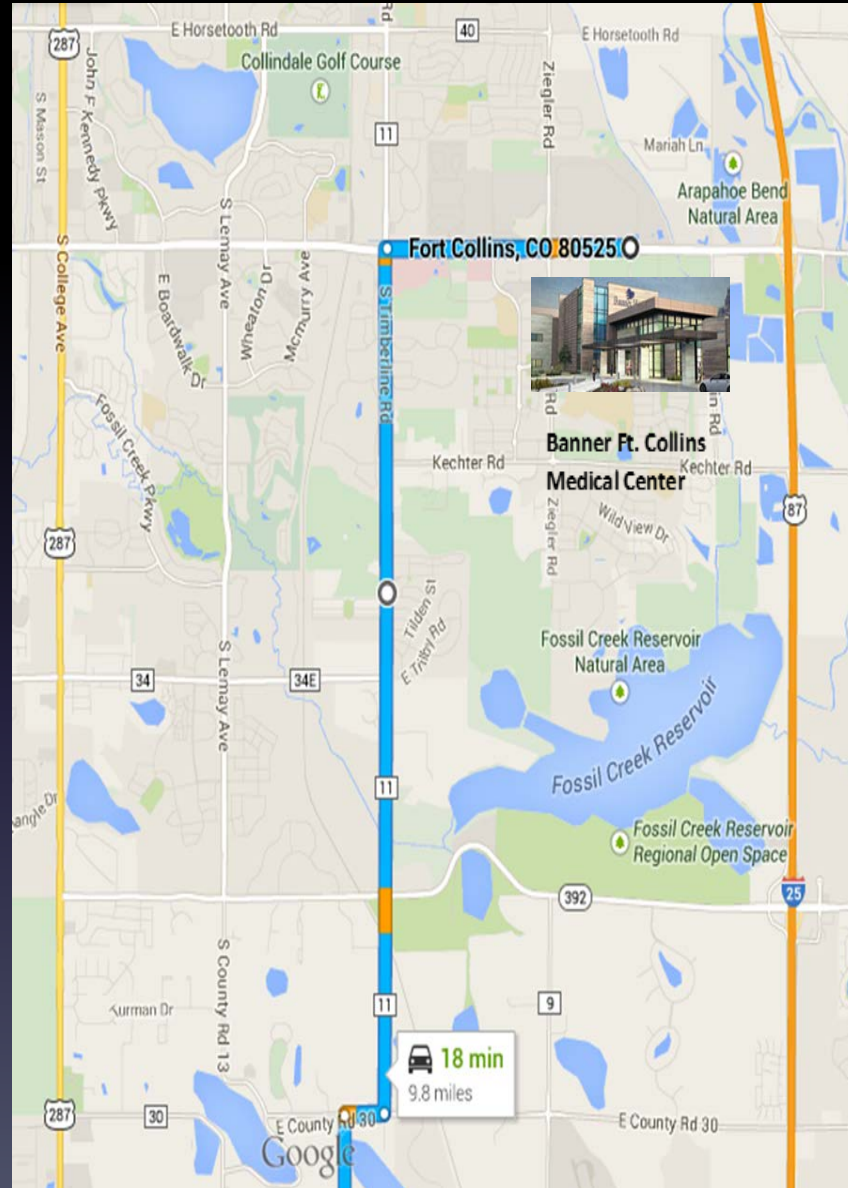
**Includes transport time*

And why is this important?

- Facility transfer times delays care
- Weather delays
- Route closures
- Traffic



Transport of Critical Heart Patients



SUCCESS



Boise Avenue



- **Loveland – Larimer County planning and strategic cooperation**
David Campbell, PhD – Coordinator BAE Steering Committee



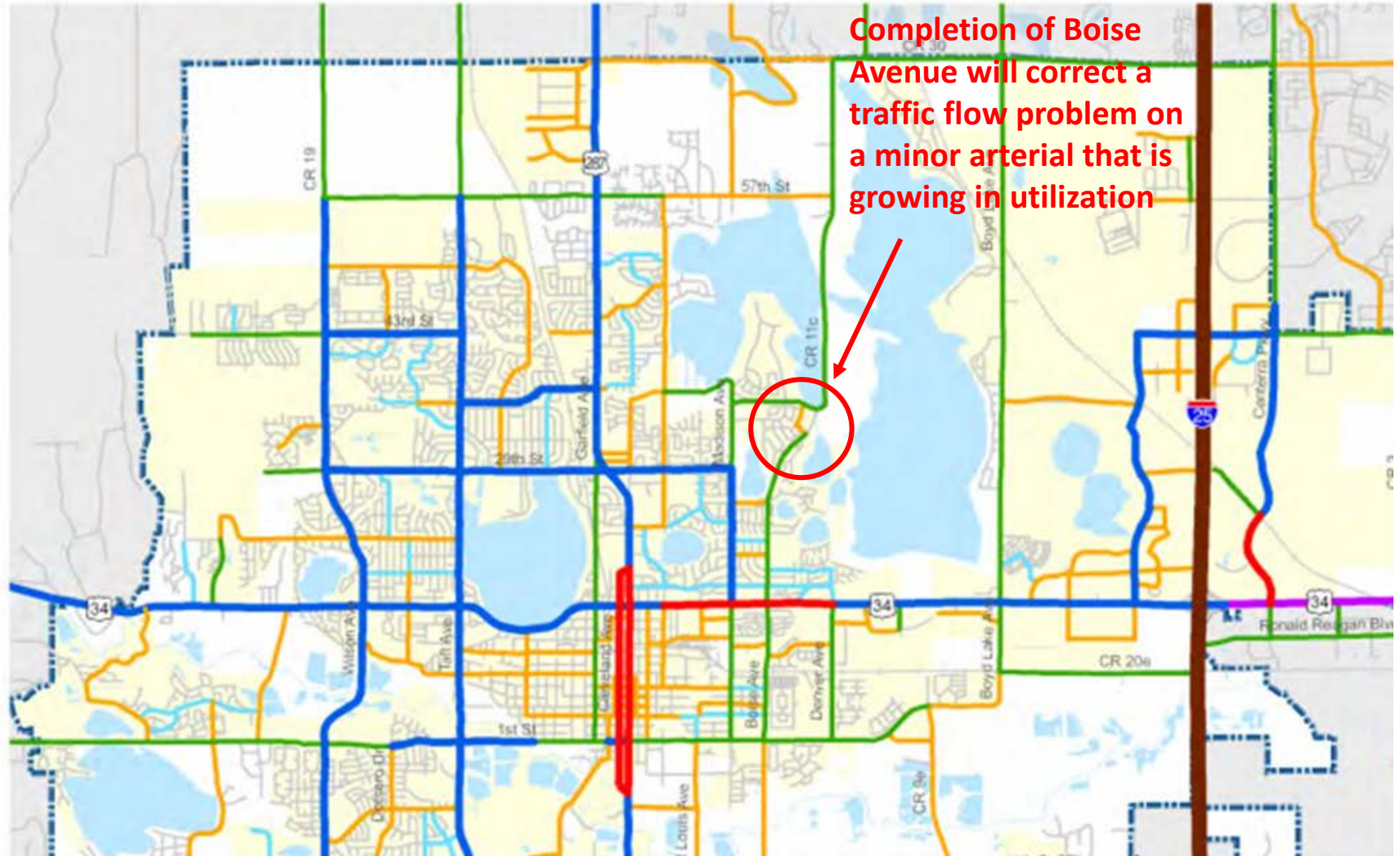
City of Loveland

Legend

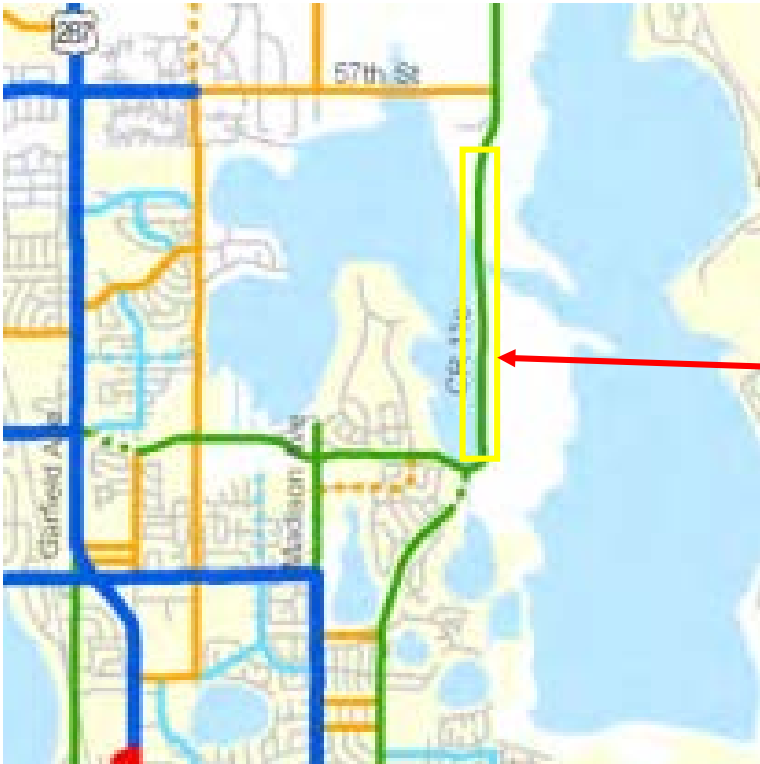
- Growth Management Area
- Railroad
- City Limits
- Big Thompson River
- Lakes

Roadway Designations

- Freeway 4 lanes
- Expressway 4 lanes
- Arterials**
 - Major Arterial 6 lanes
 - Major Arterial 4 lanes
 - Minor Arterial 2 lanes
- Collectors**
 - Major Collector
 - Minor Collector



Boise Avenue – CR 11C Traffic Corridor



Remaining dangerous section of Traffic Corridor: narrow 2 Lane roadway, lack of emergency pull-offs, no guard rails.

Larimer County

The Official Website of Larimer County, Colorado

[> Departments](#) > [Engineering](#) > [Capital Projects](#) > [Project Summary](#)

COUNTY ROAD 11C IN NORTH LOVELAND TO BE WIDENED

Project Number 305
(CR 11C From Pikes Peak Drive to E. 57th Street)

Last Updated: September 19, 2012

SCOPE OF WORK

Project includes reconstruction and widening of a 1.5 mile segment of County Road 11C from Pikes Peak Drive to E. 57th Street (CR 28) along with various intersection improvements.

Project Budget: Uncertain at this early stage.

PROJECT STATUS

Preliminary design has begun.

CONTACT

Matt Johnson, Project Manager
(970) 498-5724

Boise Avenue - CR 11C Traffic Corridor

Horseshoe Lake Emergency Outflow/Spillway

Private Communication with Marc Engemoen, Director Larimer County Public Works 11/14/14

“The spillway culvert and gate just put in does not meet the complete requirements of an emergency spillway.”

“The State Engineer's Office requires the design pass a Probable Maximum Flood (PMF) event at stable locations, not part of the dam embankment and of a capacity to prevent the dam embankment from overtopping. The reservoir company has had periodic meetings with us for around 15 years, but not yet with the State.”

“When they do, it may require modifying the profile of CR 11C at locations along its length, which is why we are delaying finalizing our plans for the roadway.”

Closing Recommendations to Loveland City Council

- Expedite coordination with Larimer County Public Works on improvements to the Boise Avenue - CR 11C Corridor
- Engage “Seven Lakes Reservoir Company” in resolving emergency Horseshoe Lake outflow issue with the State of Colorado
- Undertake Boise Avenue/37th Avenue RAB project if capital funding can be appropriated
- Consult with strategic partners regarding funding sources
- Begin interim Boise Avenue Extension as soon as funding permits

Public Works Proposal - Interim Boise Avenue Extension Project

ITEM DESCRIPTION	PHASE 1 COST (culvert extension) Completed 5/14	PHASE 2 COST (Soil Embankment Platform for road)	PHASE 3 (Boise Surfacing with interim tee intersection)
Design & Construction Engineering	\$148,000	\$58,000	\$80,000
Easements & Rights of Way	\$71,000	0	0
Construction	\$381,000	\$600,000	\$690,000
1% for the Arts	\$4,000	\$6,000	\$7,000
Contingency (15%)		\$99,000	\$117,000
TOTAL	\$604,000	\$763,000	\$894,000

PHASE 2 + PHASE 3 = \$1,657,000

“The design for the original Round-A-Bout project is approximately 90% complete, but some revisions to accommodate these additional Phases would be necessary. Necessary easements and right’s-of-way have been obtained to construct the ultimate intersection configuration (RAB) at Boise Avenue and 37th Avenue.” *Jeff Bailey, Loveland Senior Civil Engineer 5/27/14*

Revenue Stream for Interim Boise Avenue Project

ITEM	REVENUE AMOUNT	TIMING	CUMULATIVE TOTAL	MAY 2014: PUBLIC WORKS PROJECT ESTIMATE \$1,657,000
Glen Companies CEF on Deposit *	\$100,000	On Hand	\$100,000	
2014 Boise Avenue Project Budget	\$300,000	On Hand	\$400,000	
2014 Excess CEF Revenue	\$400,000	On Hand	\$800,000	Sufficient funds for Phase 2 BAE
2015 Boise Avenue Project Budget Appropriation	\$290,000	Fiscal 2015	\$1,090,000	
2016 Boise Avenue Project Budget Appropriation	\$300,000	Fiscal 2016	\$1,390,000	
Glen Companies CEF, Final Development Phase 3, Lot 3	\$65,000	Fiscal 2015	\$1,455,000	
Glen Companies CEF, Final Development Phase 3, Lot 2	\$118,000	??????	\$1,573,000	\$84,000 funding gap remains
TOTAL	\$1,573,000			

* "Glen Companies has contributed \$100,000 to the overall cost of constructing the extension of Boise Avenue. This money is set aside in an account and can only be used for this location." *D. Klockeman, 4/25/14*

Thank You Loveland!



The Residents of Seven Lakes