



'Catalyst' partners: People first, buildings second



Rendition by Boulder's OZ Architecture shows site plan for the South Catalyst project, viewed from the northwest across Cleveland Avenue southeast toward First Street and Lincoln Avenue. Numbered features include (1) parking garage, (2) multi-screen movie theater, (3) mixed use rental apartment/commercial building, (4) office buildings (5) artist studios and live/work units and (6) for-sale condominiums.

Premier developer joins top architects to move downtown project forward

Year over year, revitalizing Loveland's downtown district is a topic that tops priority lists for City government, business owners and most other groups that focus on the place where we live and ways to make it better.

It has also been a test of patience, as the wait for a

grander, more sweeping proposal to breathe more life into the downtown district has stretched over decades.

The waiting appears to be over. A team combining one of Colorado's most highly regarded real estate developers and an architecture firm recognized among the state's most creative is engaged in launching the South Catalyst project, spanning two city blocks in southern downtown.

Fort Collins builder-developer Brinkman Partners has partnered with Boulder design

firm OZ Architecture on one of the most ambitious projects either has undertaken, a phased development that will bring nearly 350,000 square feet of new construction to Loveland's core.

The collaborators emerged as the City's choice in a competitive search for proposals. Their vision for the South Catalyst, vetted by a committee comprised of community members, City councilors and City staff members, will frame a project that will not merely fit downtown Loveland, but change it.

(see **CATALYST** page 2)

CATALYST (from page 1)

The plan is sure to evolve and change in the coming year, but key elements are likely to stay in place, including:

- A movie theater, featuring four to six screens, supporting retail shops and restaurants.
- Two office buildings to house new downtown employers, projected to total 57,000 square feet.
- A mixed-use building combining 100 rental apartments with 7,000 square feet of retail space.
- 26 condominium residences for sale, seven two-story artist studios and nine “live-work” units for tenants suited to that use.
- A central, 370-space multi-level parking structure to accommodate office workers, residents, shoppers and movie goers.

City Councilors in February approved an agreement giving

South Catalyst flyover



A video surveying the South Catalyst site, taken from a slow-flying drone, is at www.CityofLoveland.org/SouthCatalyst. The flight will be repeated as the project moves ahead, offering a time-lapse record of progress including demolition of existing buildings and construction of new ones in phases during the next few years.

The South Catalyst project website also contains:

- Maps of the project area.
- A projected timeline for phased completion.
- Information about the participants.
- City documents related to the project.

Other information will be added as the project moves ahead.



Overhead night view requires a close look: OZ architect Eduardo Illanes says it best depicts how South Catalyst buildings become walls of what he calls the “living room” space between them.

Brinkman exclusive rights to negotiate contracts with potential tenants and users, a prelude to a potential contractual partnership with the City.

Drivers of the project from Brinkman and OZ say that their project, when completed at a cost between \$50 million and \$60 million, will be not so much about buildings as about community.

‘Space between’

“People always focus on the buildings, but the memories come from the space between the buildings,” Brinkman Chief Operating Officer Jay Hardy said.

“We’ll get the people spaces to work first, then worry about the vertical product. If all we do is build buildings, then we haven’t changed anything.”

Brinkman and OZ paired in the development of the Gallery Flats apartments at Lincoln Avenue and Sixth Street in Loveland, but Hardy said that project offers little basis for comparison to the South Catalyst’s potential to transform.

Potential to change

“Gallery Flats was a ‘one-off’ project,” he said. “It fit the neighborhood, but it didn’t change the community. This project, South Catalyst, has the potential to do that.”

OZ principal and lead architect Eduardo Illanes said he has begun his South Catalyst work with a close examination of

Loveland’s culture and character.

“I’m just starting to immerse myself in the study of how the city has evolved,” Illanes said. “From its agricultural beginnings, and the orchards, to artists and their studios. It’s become over the years a studio town on the national map.”

Hardy, who joined Brinkman Partners last year after nine years as vice president and general manager of Centerra developer McWhinney, said Loveland is becoming defined by art and creative culture in a way that few Colorado cities can match.

New ‘good old days’

“There is a very strong art and culture presence in Loveland that is not as strong in Fort Collins,” he said. “I think Loveland people have a desire for something that is unique and different.”

Illanes said he has an ear for the significant segment of Loveland’s population that will want the new project to adhere to tradition, at the same time that it embraces current urban design thinking. But he said his message in promoting the project will be about creating for the future as well as honoring the past.

“You’ll hear me talk to the City Council about how important it is for this to become a project for generations to come,” he said. “Each generation needs to have its own ‘good old days.’”

Recycling center improvements increase convenience, reduce mess

In the last few years the City's recycling center has experienced some growing pains as greater numbers of community recyclers access the facility.

Traffic was becoming congested and depending on the weather, unloading recyclables could be a very messy endeavor.

Recent upgrades will address both traffic flow and ease of drop-offs for customers.

After pulling up to the new, larger gatehouse, visitors will be directed to separate areas for recyclables and yard waste as in

the past, but will find recycling containers on large concrete pads. This will reduce dirt and mud around containers and make recycling a less messy activity for customers.

The grinding operations were also moved to the west end of the lot, reducing noise and dust for nearby neighbors.

The upgrades cost approximately \$120,000 and are expected to function well for the community for many years to come.



Library programs for kids offered at convenient times for working parents

The Loveland Public Library has scheduled a variety of fun and engaging programs that working families can take advantage of after normal working hours.

Spring offerings include:

- **Brickmasters** – LEGO enthusiasts meet one Saturday per month. Brickmasters is offered at 10 a.m.-noon or 1-3 p.m. on March 19 and April 16.
- **Chess Club** – Learn how to play this fun international game of strategy, 4-5:30 p.m., Tuesdays.
- **Evening Family Storytime** – The whole family will enjoy these after

work sessions. Storytimes are April 13, May 11.

- **Robokids** – Working together and sharing will be emphasized as much as being inventive and



creative. Ages 4 and up. No registration required. Next class is April 12.

- **Waggin Tales** – This program enables children to practice their reading skills with a very accepting audience – a therapy dog. After-work sessions are from 4:30-5:30 p.m. on Wednesdays and 1-2 p.m. on Saturdays during the school year. Daytime sessions are also available on Tuesdays and Thursdays.

For more information go to lovelandpubliclibrary.org/children or call 962-2548.

Spring into action with Parks and Rec's spring athletics programs

The City's Parks & Rec department is accepting registrations for spring athletic programs for youth and adults.



Tennis: Group lessons for ages 3 to adult, beginner to advanced. Also choose from specialty classes such as 10 and under tennis, parent/tot, parent/child, CARA pre-season and private and semi-private lessons. Session begins April 11.

Lacrosse: A 4-week skills class is offered for boys and girls ages 6-15. The 6-8 year olds participate in the 'soft lacrosse' class - basics are introduced and equipment is provided. Class begins April 13.

Soccer: An instructional program is available for 4-6 year olds to

introduce basics. Program begins April 11.

Gymnastics: Choose from a variety of classes based on age and ability. Programs designed for ages 1 ½ through 16. Session begins April 11.

Adult athletics: Soccer registration begins April 18. Registration for Lacrosse and Volleyball begins May 2.

Parks & Rec offers athletics programs for all ages year-round. For more information go to cityofloveland.org/leisuretimes or call 962-2437.

Trail host training begins

Trail hosts provide directions and information to area trail users.

Volunteer training for trail hosts will be offered quarterly; March 26 and 27, June 25 and 26, and Sept. 24 and 25.

For more info go to cityofloveland.org/openlands, email Michele.vanhare@cityofloveland.org, or call 962-2643.



April is Fair Housing Month

To discuss a fair housing complaint or possible housing discrimination, call the City's Community Partnership Office at 962-2517.

Waste items for pick up

Seniors and disabled residents can register for a pick-up of household hazardous waste products taking place on May 5-6.

Pick-ups will be limited to the first 40 residents who call. Items should be placed by the garage or front door by 7 a.m. on the day of collection.

For a list of accepted items go to cityofloveland.org/stormwaterquality.

To sign up call 1-855-607-3452 and choose option 3 to leave a brief message. The next pick-up is in October. For more info call 962-2772.



Adventure Bound Day Camp

Register Now!

- Crafts
- Group Games
- Reading Program
- Science & Cooking
- Sports & Swimming
- Weekly Field Trips
- For kids entering grades 1-6

Monday-Friday
7:30 a.m. - 5:30 p.m.
June 1st - August 18th, 2016

970-962-2FUN



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700 E. Fourth St. - Loveland, CO
www.CityofLoveland.org/Chilson

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Winona Outdoor Pool
Loveland Swim Beach
Batting Cages
Summer Camp

Also Hiring for:

Chilson Positions
Youth Athletic Coaches
Tennis & Gymnastics Instructors

Positions Posted Mid-February!

Applications & Openings are Online:

www.CityofLoveland.org/jobs

Apply Early & Be Part of the FUN!

Chilson
Recreation Center



700 E 4th Street • Loveland, CO • 970-962-2FUN

Children's Day

Celebrated in Loveland since 2002

Monday, April 18, 1-4pm

Families can enjoy an afternoon of fun and activities at the Annual City of Loveland Children's Day at designated City facilities in downtown Loveland!

Activities Include:

- "Touch a Truck" - police cars, fire engines, trash trucks, road graders & more
- Safe Kids Bike Helmet Measuring
- Story Time & Puppet Show
- Arts & Crafts
- Performances from area youth music, theater and dance groups
- Chilson Recreation Center - FREE Child Admission (with paying parent)
- Vendor & Sponsor Booths
- Win Prizes by Collecting Stamps on a Passport & MUCH more!

Artwork provided by: Sam B. (New Vision Charter School),
Morgan R. & Solana V. (Monroe Elementary)



The City of Loveland, with the help of the Thompson School District, has been celebrating CO Children's Day since 2002. Children's Day is the result of the long-time dream of Loveland resident Annie Hall. Through her efforts, the day is now celebrated in other cities throughout Colorado. For more information on this event, please visit www.cityofloveland.org.



City Update is a monthly publication of the City of Loveland. Residents receive City Update according to their utility billing cycle. Timeliness of the information may be affected by recipients' billing schedule. City Update is also available around the first of every month on the City's website at www.cityofloveland.org. Your comments are encouraged and welcomed at 962-2302, or Tom.Hacker@cityofloveland.org. The City of Loveland is committed to providing an equal opportunity for citizens and does not discriminate on the basis of disability, race, color, national origin, religion, sexual orientation or gender. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act. For more information, please contact the City's ADA Coordinator at 962-3319 or Bettie.Greenberg@cityofloveland.org.

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A new strain of algae, warmer-than-usual weather paved way for overgrowth

During 2015, some LWP customers reported noticing an occasional musty or earthy taste and odor from the water.

This taste and odor was due to algal growth in Green Ridge Glade Reservoir, Loveland's primary water supply reservoir.

Taste and odor from algae is a natural occurrence and does not pose a health concern but it may be noticeable and off-putting to some.

Combining factors spurred growth

2015 was a unique and unexpected year for algae growth for several reasons. The aftermath of the 2013 flood in the Big Thompson Canyon introduced a new species of algae not seen before in Loveland. The flood also elevated levels of nitrogen and phosphorous in the reservoir, creating a more favorable

environment for algal growth.

This new strain of algae reproduces extremely quickly and is resistant to Loveland's main method of algal mitigation.

These combined factors made the algae growth extremely difficult to control, allowing it to persist late into winter.

Weather was another factor contributing to this unusual year. During the fall of 2015, Green Ridge Glade Reservoir experienced another late season algae bloom causing a taste and odor event.

Usually warm weather helps dissipate and remove odor caused by algae. Unfortunately, this bloom occurred just before the weather turned cold, causing a much slower reduction in odor.

Ongoing algae mitigation

Reducing future algal blooms and algal mitigation is a primary focus of Loveland Water and Power's Water Quality Team. They are employing new techniques to control algae using new equipment specifically designed to measure and reduce algae growth.

The City will also be improving the reservoir's chemical treatment techniques with the use of an environmentally friendly algaecide, a specialized custom spreader, and a special boat for monitoring and performing algal mitigation.

Loveland analyzes for taste and odor compounds weekly and more often as needed.

While most people do not



Green Ridge Glade Reservoir is the primary holding tank for Loveland's water. A number of factors combined to make 2015 a year of unusual algae growth in the reservoir.

notice any change in the water, LWP understands that the taste and odor, due to these algae events, can be unpleasant for some customers. For these residents cooling the water or getting a simple carbon filter can help remove some of the taste and odor.

Loveland's water meets or exceeds all state and federal standards of the Safe Drinking Water Act.

For more information on Loveland water check out the Annual Water Quality report at cityofloveland.org/WaterQuality or call 962-3567.

REDUCE | REUSE | RECYCLE | REPURPOSE

Spring INTO GREEN
APRIL 30TH - 2016

500 E. Third St. | *foote lagoon* | 10AM - 3PM

Earth Friendly Exhibits | Local Vendors | Children's Activities
LIVE MUSIC featuring Wendy Woo and the Wendy Woo Band
Ride and Drive with Drive Electric Northern Colorado
Local Animal Rescues Will Be Accepting Item Donations
Raffle Sponsored by Solid Waste

cityofloveland.org/earthday

Flood season is just around the corner: Are you and your family ready?

Flood Safety

Being prepared for a flood could save the lives of you and your family.

Be prepared and know what to do

Move to higher ground immediately. Climb a hill or move to the top story of the building.

Stay out of flooded water

The current in flood water can be quite deceptive and dangerous objects and bacteria can be present in flood water.

Turn around, don't drown!

Do not drive into flooded roadways. A car can float in as little

as 18 inches of water. Cars provide a false sense of security but half of all flood deaths are auto-related.

Avoid power lines, electrical wires

Electrical current can travel through flood water and pose a very serious risk to people during flood events.



Have a plan

Have a plan for where you and your family will meet in an emergency. Make sure your children know where to go when they are away from home and

provide them with additional emergency phone numbers of other trusted adults they can call.

Assemble a home emergency kit

Create an emergency kit that includes a battery powered radio, flashlights, matches, candles, lighters, warm clothing, a first-aid kit, medications, sealed water, ready-to-consume food, and a list of emergency contacts.

Flood warnings

The City releases information in order to keep residents informed and safe in emergencies.

Information outlets include social media, reverse 911, AM Radio 1610, Cable TV Channel 16, cityofloveland.org, and LETA911.org.

For more information go to cityofloveland.org/stormwater or call 962-2771.



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FROM YOUR FRIENDS AT
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AND POWER

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- Using the public charging stations around our community.
- Creating an electrified transportation system to decrease oil use, emissions, and increase economic stability.

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