

Agenda

Waters Edge Counter Proposal to Development

June 7, 2016

1. Who We Are
2. Pictures of the Current Open Space
3. Recommendation for Waters Edge

Proposal To Keep Waters Edge “OPEN”

Who We Are:

- 5 HOAs and other residents that border the proposed Waters Edge Development (from the North to the South)
 - Shoreline HOA
 - Lakeside Terrace Estates HOA
 - Lakeside Commons HOA
 - Lakeside Terrace Estates II HOA
 - Spring Mountain HOA
 - Cattail Pond and other neighboring residents
- Concerned Citizens that are looking forward to the keeping the future of the City of Loveland with open lands and wildlife

Where We Live:

- From 14th Street SW to 28th Street SW along the west side of South Taft, bordering the proposed development on the entire east side and south side. Spring Mountain, while in the county, is directly south of the proposed development.
- Other residents from east of Taft, and from the Cattail Ponds area northwest of Waters Edge

Why We Are Here:

- Protect the wildlife and natural areas of south Loveland.
- Keep an area with two wetlands and 5 lakes in just over a third of a mile wide and less than a mile long protected from development
- Exhort the city council to protect this natural area from development
- Demonstrate the unanimity of the residents of southwest Loveland in protecting its environs.
- Request that the city/county and state work together to take advantage of the opportunity to preserve a natural wetlands

Hunting on the Prairie

All of the following photos were
taken on the proposed Water's Edge
Development property



Golden Eagle with Prey



Golden Eagle with Prey



Golden Eagle with Prey



Swainson's Hawk Dropping on Prey



Golden Eagle Overhead



Golden Eagle on Recent Kill



Prairie Falcon



Golden Eagle on Recent Kill



Bald Eagle with Prey



Bald Eagles on a kill



Immature Bald Eagle with Prey



Golden Eagle on a kill



Female Red Fox



Ferruginous Hawk



Ferruginous Hawks Courting



Golden Eagles



Red-tailed Hawk with Prey



© Dan O'Donnell

Bald Eagles



© Dan O'Donnell

Bald Eagle



Bald Eagle Buzzing Coos



Female Northern Harrier Hunting



Female Northern Harrier with Prey



Golden Eagles



Red-tailed Hawk Buzzing a Golden Eagle



Female Northern Harrier Hunting



Female Northern Harrier with Prey



Golden Eagle on a Kill



Golden Eagle on a Kill



Coyote with Prey



Coyote in Winter



Golden Eagle Striking a Coot



Golden Eagle with Prey

WATERS EDGE ADDITION-ANNEXATION & ZONING

SUBJECT: Propose Alternatives to Maximum Development of Waters Edge Addition

Recommend the Loveland City Council consider the following before Annexation & Zoning approval:

1. The Open Space proposal by the 5 HOAs in the adjacent communities and the Open Space Resolution passed by the Planning Commission should receive careful, studied consideration subject to the priorities and funding limitations of the Open Lands Staff and Advisory Commission (OLAC).
2. If Open Space acquisition of the Waters Edge Addition is not feasible, then I recommend that the number of single family lots be limited to the owner's original proposal of 143. I further recommend that a natural area (Open Space) buffer zone be increased from 40' to 75' along entire streetscape north of 28th Street SW. This would provide a natural movement corridor for native wildlife between the Natural Areas to the south of the Waters Edge Addition, Ryan Gulch & Southside Reservoir, and the 17.4 acres of Wetlands designated by the Waters Edge Conceptual Bubble Plan.
3. With that much of an open space corridor, a natural trail/path could be provided as part of the development linking the (5 HOAs) adjacent communities east and south of Waters Edge to the new 185 acre (Ryan Gulch II) open space and the future Colorado Front Range Trail. It would be a huge plus for the adjacent communities and the Waters Edge Addition. It would be a plus for property values and increase the natural area access and enjoyment for residents of the entire community.
4. The City will develop parking space & public access to Ryan Gulch II open space in the future. Traffic will increase on 28th St. SW with the Waters Edge Addition and public parking access to Ryan Gulch II. The traffic count (ADT) on 28th St. SW from South Taft west will increase over 500%. Access to Ryan Gulch II and the Colorado Front Range Trail for pedestrian/bicycles from the adjacent east communities will be unsafe. I recommend a pedestrian/bicycle link north of 28th St. SW from McKenzie Dr. to the natural trail/path proposed in paragraph 2. above be included in the Waters Edge Addition approval.
5. Road construction extending 28th St. SW westward will be part of the Addition development. 28th St. SW is classified as a collector street (ADT of 1,000 to 7,000 per day). The last traffic count (Jun 2010) was 440 ADT for 28th St. SW west of South Taft. Traffic will increase to 2,500-3,000 ADT.
6. The intersection of South Taft and 28th St. SW is a dangerous intersection, now; especially, traveling east on 28th St. SW. With the increased traffic noted in paragraph 4. above and the other current and future developments planned for south Loveland and north Berthoud, the arterial street South Taft will probably double in ADT. South Taft and 28th St. SW will become an extremely dangerous intersection.
7. There are two (2) road improvement projects planned for South Taft in 2017-2018. CR 17 (South Taft) widening and resurfacing from US Hwy 287 north 2 miles to 28th St. SW. The right of way will likely be widened at S. Taft & 28th St. SW. Also, South Taft will be resurfaced from 28th St. SW north 1 mile.
8. I request that a comprehensive traffic impact study be completed considering this Addition, the developments noted in paragraph 6., and the road projects noted in paragraph 7. **Let's make the South Taft & 28th St. SW intersection SAFE with the addition of a roundabout or a traffic signal!**