

City pushes grand plan toward action



Artist renditions included in the 287 Strategic Plan, a key ingredient in “Create Loveland,” depict community design elements that would shape the way Loveland might look in the decades ahead, with emphasis on neighborhoods, highway corridors, commercial districts and natural features.



Development code overhaul paves way for implementation

Ink dried on “Create Loveland,” the City’s 239-page comprehensive plan, eight months ago after approval by the City Council at a July 2016 meeting.

Investment in the overarching land-use plan is measured in time — nearly two years — and effort, with the City’s Community and Strategic Planning staff conducting scores of public workshops, charrettes, presentations at clubs, organizations and the City’s 20 boards and commissions, and gathering direct

input from thousands of residents.

Less than a month after City Council endorsement, the blink of an eye in government time, the City’s Development Services Department launched an ambitious project to overhaul Loveland’s development code in ways that match the “Create Loveland” vision.

“Every piece of this new project — the process changes, the housing palette and new zoning districts, the code revisions, all of it — links right back to the Comprehensive Plan,” City Development Services Director Brett Limbaugh said. “This is way overdue. Our code hasn’t kept up with the market, and this will fix that.”

Limbaugh’s predecessor, Greg

George, is managing the Unified Development Code process, working under contract since his January 2016 retirement. George and his City team have relied partly on a 16-member stakeholder committee, all of them members of the City’s development community, in steering the project’s six-step process.

“I don’t think the City has taken a good, hard look at development codes and standards since the 1980s,” said Kim Perry, a committee member who has guided the design of Centerra’s residential and mixed-use projects as Vice President of Community Design and Neighborhood Development.

“With Greg leading the charge, the City has done a really good job of
(see **Code update** page 2)

Code update (from page 1)

being thorough, transparent and inclusive – making sure the people in the development community have plenty of input.”

Implementing the vision

George and a 13-member City staff technical committee have divided their work into six tasks, each addressing a specific element of development activity.

“This really touches everything we do,” George said. “We have these wonderfully crafted plans, Create Loveland and the 287 Strategic Plan, and we need to find ways to implement the vision they contain.”

The project’s wide-ranging elements engage the team in a complex balancing act, weighing the reasonable expectations of project developers and the interests of residents who will be most affected by planners’ decisions.

Loveland developer Steve McMillan applies his real-world experience with the City’s review process in his role as a member of the stakeholders’ committee that meets regularly to evaluate progress.

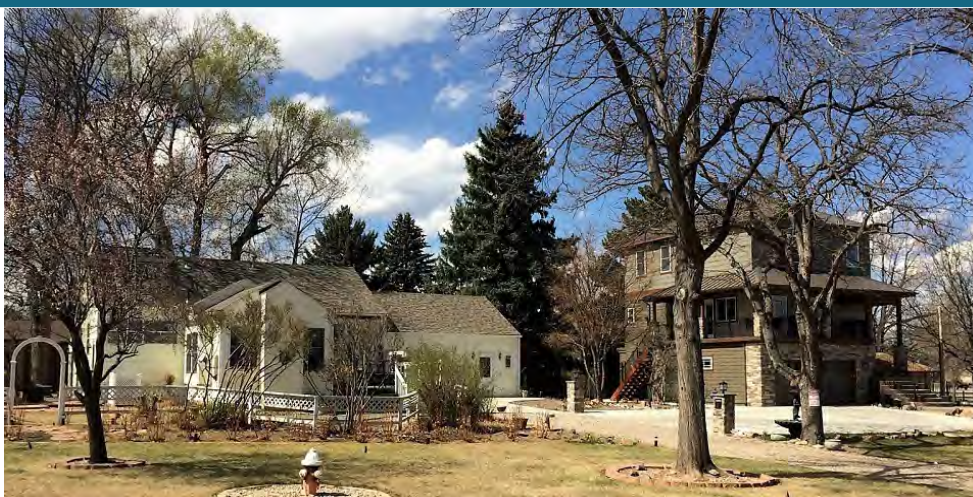
His current project is a new office building on a vacant lot at 700 East Eisenhower Boulevard, where tenants will have direct views northward across Lake Loveland. A frequent visitor to the Current Planning Division, McMillan has begun the review process with plan submittals.

“But there’s duplication,” McMillan said. “Why are we submitting two or more identical sets of documents, to two or more different people at different times, for the same project? That does not make sense. If that’s one of the processes that’s being corrected, that’s a big step in the right direction.”

Careful attention continues

A simpler process for initial review will not mean new projects and redevelopment proposals will proceed without careful attention to how they fit and who they affect.

Loveland architect Jim Cox, a longtime member of the City’s Historic Preservation Commission who also sits on the stakeholder



Development standards the City is crafting will address ways new projects fit in old neighborhoods. The home on the right, built in 2015, is tucked onto a small lot next door to a home built in 1937, on the left, near Lake Loveland’s southwest shore.

committee, said that the overhaul presents ways to head off pitched battles between developers and owners of existing homes and other property.

“What’s beginning to happen here in Loveland is that people are buying up houses, tearing them down, and putting in structures that are just not compatible,” he said. “People in older neighborhoods have substantial investments that they want to protect. This process gives us a wonderful opportunity for Loveland to stay ahead of the game,

Learn more, get involved

The Unified Development Code project proceeds through the end of this year with public hearings and other opportunities for public input. Learn more at: www.cityofloveland.org/departments/development-code-update.

Upcoming hearings, all at Civic Center’s City Council Chamber, 500 E. Third St.:

April 11, 6:30 p.m. – City Council Study Session: Infill and corridor standards.

May 5, 6:30 p.m. – Planning Commission Public Hearing, Infill and corridor standards.

May 8, 5:30 p.m. – Public Open House, New residential districts.

May 8, 6:30 p.m. – Planning Commission study session, New residential districts.

For email notifications of progress, contact Nikki.Garshelis@cityofloveland.org.

and address these issues before they become contentious.”

Loveland’s projected growth means that most of the new development will continue to push the city outward. Under the proposed changes, those new neighborhoods will look substantially different from recent subdivisions, with a diverse housing mix and other amenities that make up the “complete neighborhood” concept.

For examples look eastward, where Centerra’s guiding development code already allows for the suggested blend.

Simple administrative approvals have allowed a half dozen homebuilders to offer quickly their varied designs at The Lakes at Centerra, the most recent development.

“Any time you encourage diversity and variety, from building types to price points, that’s a good thing,” Perry said. “You meet the needs of a lot of different people.”

Committee member Cox said he welcomes the flexibility that is one of the unified code project’s hallmarks.

“I think that the more you attempt to legislate something, the more you narrow it down to, ‘This is it. This is all you can do,’ the worse the result is,” Cox said. “The more restrictive and confined you become, the more ‘cookie-cutter’ you get. We don’t want that approach.”

Library's summer reading program helps prevent the 'summer slide'

Researchers have often described summer learning loss – the loss of academic achievement made during the school year – as devastating.

On average students lose up to one month's-worth of instruction during summer breaks. But that summer slide can be reduced with the help of the library's summer reading program.

This year's theme, Build a Better World, will set the tone for program events, fun challenges, engaging presenters and awesome prizes.

The program will kick-off on June 2 with a family-friendly, Build a Better World block party, from 6-9 p.m.

Participants can move to the Fale

Dance and Drum Collective and the Steve Manshel Band while enjoying food and activities. A separate teens-only party will take place from 5:30-7:30 on June 1.

The library's iMake space will offer technology, crafts and building activities for children all summer long, and the weekly elementary programs will provide Science-



Technology-Engineering-Art-Math (STEAM) activities.

Teens will learn new skills such as app-building and cooking. Adults can join in the fun too with a musical showcase featuring local singer-songwriters.

All ages can log points, earn digital badges and unlock games online. Kids can earn a free book and trading pins, teens can earn coupons to local businesses and technology prizes, and adults can qualify to win a grand prize.

To sign-up for the annual summer reading program, go to loveland.readsquared.com beginning May 1.

Loveland families encouraged to get outdoors together on Kids to Parks Day

In honor of Kids to Parks (KTP) Day on May 20, the Loveland Parks and Recreation department will offer a variety of fun outdoor activities to encourage kids and their families to get outside



Photo: Brian Hayes

together and explore the varied and wonderful adventures the Loveland's Parks and Recreation system has to offer.

KTP Day in Loveland

will include the opening of the recently remodeled depot and deck at the North Lake Park Buckhorn-Northern Railroad, at noon.

Children age 16 and under can ride the train for free from noon to 4 p.m., courtesy of the Lions Club.

Other activities include:

- Seasonal opening of the splash and water/play areas at Loveland Sports Park, Fairgrounds Park and Mehaffey Park
- Free SNAG (Starting New at Golf) play at the mini-course at Cattail Creek Golf Course for children 12 and under
- A free child daily pass with each paying adult at the Chilson

Recreation Center

- Discount coupons to be used at Winona Pool, opening Memorial Day weekend
- Discounts for children at the Barnes Park batting cages.

Loveland families that participate are invited to share their KTP Day photos with the National Park Trust, the organization that sponsors KTP Day.

Photos may be published on the National Park Trust's social media pages. To submit photos, email Chris@parktrust.org.

For more information go to cityofloveland.org/kidstoparks2017 or visit kidstoparks.org.

New program encourages children to think more creatively at exhibits

The Explorers Club is a new, free, educational program that encourages children of all ages to more deeply explore museum exhibits and unearth fun facts about the exhibit's objects, downtown Loveland and much more.

Participants start their sleuthing with exploration cards. Each card takes about 15-45 minutes to complete and challenges participants to think creatively and critically about what they are seeing and their

surroundings.

Over the course of the program explorers will find hidden figures in Museum murals, decipher coded messages, learn to play 19th century games and complete Museum BINGO.

Students can sign up at the Museum's front desk and choose an exhibit exploration card to kick off their Museum adventure.

Upon completion of their first card, first-time explorers will receive Explorers Club badges. With each card completion,

explorers will advance along the trail of their treasure map. Prizes are given at various stages of the program and new cards are released every couple of months, so come on in and explore your museum!

For more information go to lovelandmuseumgallery.org/explorers-club or call 962-2410.



**Food & Utility
Sales Tax
Rebate Program
April 3-May 31**



**You may be eligible to
receive a tax rebate for 2016**

(must meet HUD income requirements)

Applications available at:

- House of Neighborly Service
Life Center - 1511 E. 11th St.
- City of Loveland Utility Billing
500 E. Third St.
- Loveland Public Library
300 N. Adams Ave.

Program ends at noon, May 31

Call 970-342-2292 for more information

Got Drugs?

Bring unwanted medications to
the Loveland Police Department
parking lot for proper disposal

**National Prescription
Drug Take-Back Day**

**10 a.m. to 2 p.m.
Sat. April 29**



Loveland Police Department
810 E. 10th St.
www.dea.gov

DON'T MISS THE 4TH ANNUAL

**TOUR
DE
PANTS**

CELEBRATION

10 a.m.-3 p.m.

Sat. May 6

Pulliam Community Building
545 N. Cleveland Ave.

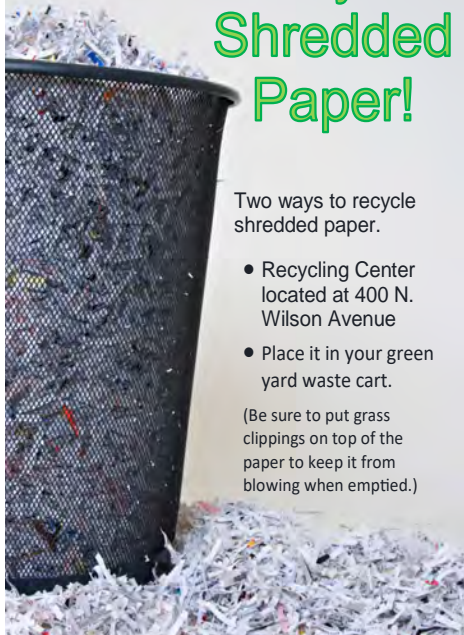
Historic Bike Tour | Games | Food
Music | Frozen Pants Contest
People's Market | Prizes
& much more!



More information:

cityofloveland.org/historicpreservationmonth
or email Nikki.Garshelis@cityofloveland.org

**Recycle
Shredded
Paper!**



Two ways to recycle
shredded paper.

- Recycling Center
located at 400 N.
Wilson Avenue
- Place it in your green
yard waste cart.

(Be sure to put grass
clippings on top of the
paper to keep it from
blowing when emptied.)

For more information visit:
www.cityofloveland.org/YardWaste



**INTERESTED IN HELPING
WITH OPEN LANDS?**

- April 29 Trail Building Project
- May 6 Wetland Planting Project
- May 20 Trail Host Training

No Experience Needed Free!

More info & registration at:

www.CityofLoveland.org/openlands

Join Our Team!

**Summer Passes
@
CHILSON**

3 Months of UNLIMITED USE!

Youth	\$ 86.50
Adult	\$157.00
Senior	\$ 90.00
Family*	\$229.00

* See front desk for details

ON SALE! May 1 - June 30

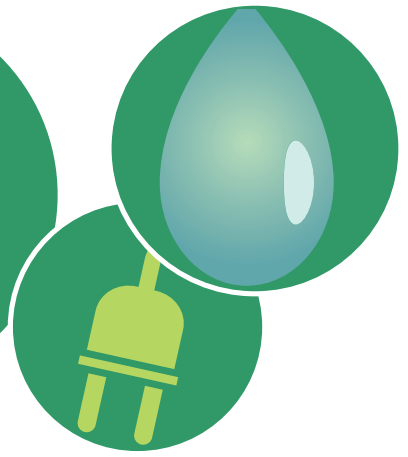
JOIN THE FUN!

Chilson 700 E 4th St • 970-962-2FUN
Recreation Center CityofLoveland.org/Chilson

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 welcome. Please call 962-2302, or email Tom.Hacker@CityofLoveland.org. The City of Loveland is committed to providing 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.

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Save money and energy at home with Larimer County Conservation Corps

Get a free home energy efficiency assessment today - limited time offer

Loveland Water and Power has partnered with Larimer County Conservation Corps (LCCC) to offer Loveland residents a free home efficiency assessment. The assessment will help residents learn about water and energy usage and different measures that can be implemented to make your home more efficient.

Through this program, corpsmembers will conduct a visual inspection of the refrigerator, water heater, heating/cooling system and home insulation. As part of the assessment, home owners may also receive free resource-saving measures such as light bulbs, shower heads and faucet aerators. These product installs can lead to an immediate reduction in water and energy use and will help you save money on your water and energy bills.

By getting a free home efficiency assessment, you are

doing more than supporting a water and energy efficiency program.

Since 2009, the LCCC's Water and Energy Program has trained young adults in the efficiency industry. Through the Workforce Center the corpsmembers participate in workshops focused on job searching, interviewing, career exploration, professionalism and resume writing. Informational interviews, job shadows, and career panels allow the Corpsmembers the opportunity to interact with professionals to explore different career paths. By getting a home assessment you will also be supporting young adults interested in the efficiency industry.

Sponsors of this local environmental program are Fort Collins Utilities, Loveland Water and Power, Platte River Power Authority and the Larimer County Workforce Center. Sign up now by calling us at 970-498-6081 or visit us online at larimerworkforce.org/energy.



LARIMER COUNTY
**CONSERVATION
CORPS**

YOUR WATER

to know it is to love it

**Drinking Water Week
May 7-13**

Water - you rely on it daily, but what do you really know about it? In celebration of Drinking Water Week we challenge you to commit to learning more about this resource and all that it provides. From public health to fire protection to support for the economy to our overall quality of life, the water coming out of our taps is clean, safe and available at a good price! To learn more this Drinking Water Week and Loveland Water...

- Sign up for our e-newsletter and get updates about water projects, water tips, programs and more. cityofloveland.org/AboutLWP

- Watch the video about the completion of Loveland's Water Treatment Plant Expansion Project on our YouTube channel.



MAIN SWITCHBOARD
970-962-3000

UTILITY BILLING
970-962-2111

Loveland Water and Power



visit us online...

cityofloveland.org/LWP



Garden In A Box, a selection of professionally designed perennial gardens comprised of xeric (low water) plants, offers residents a simple approach to an eye-catching yard. These do-it-yourself garden kits come with 15 to 30 starter plants, a comprehensive plant and care guide, and one to three plant by number maps. Regardless of expertise, you can save water and beautify your landscape with these affordable gardens.

All of the plants are locally grown in Colorado, and once established will need little to no irrigation to thrive, giving you big, beautiful savings. Plus, with many options to choose from, you can find the perfect garden for shade, sun and everything in between.

Gardens are offered by Loveland Water and Power in partnership with the Center for ReSource Conservation in support of our community's commitment to water conservation. As a Loveland Water and Power customer you are eligible for a \$25 discount while supplies last. To view the full garden collection, visit ConservationCenter.org/gardens.

Everything you need to know about Backflow Preventers

What is backflow?

- Backflow is when water within a pipe moves in a backward and unintended direction. This could potentially result in contaminants getting into the water system.



Why is backflow important?

- To ensure that the water-distribution system remains safe and intact. Loveland Water and Power encourages annual inspections of backflow assemblies.



Which assemblies are approved?

- Approved assemblies are marked with the ASSE or USE stamping. Colorado law requires backflow prevention assembly be tested annually by a certified tester.



How do I get my backflow device tested?

- For a list of certified backflow prevention testers, go to bpecc.us/find-a-tester.html. Then, submit a copy of your report to Loveland Water and Power.



Are you planning to install a new sprinkler system? Don't forget to get your lawn sprinkler permit

If you are planning to install a new sprinkler system, repair, expand or modify your present sprinkler system, you must meet the requirements of the Loveland Municipal Code and the Colorado Cross-Connection laws. Permits are free and required for all homeowners and contractors.



To obtain a required permit or for more information
visit: www.cityofloveland.org/Backflow
or call: (970) 962-3721

Property owners can perform normal maintenance activities on their sprinkler systems including replacing sprinkler heads, repairing a leak or adding additional zones without obtaining a permit.