

TO: Troy Bliss
FROM: Kristin Turner
DATE: April 1, 2024
RE: Lakeview Community Participation Report

1. Zoning/Development

- a. What is the approved zoning and the new zoning.
 - i. Both of PUD (planned unit development) zoning.
- b. What is the difference between the existing and proposed zoning?
 - i. The primary differences are the addition of residential product types (to allow for more differently sized lots, townhomes and duplex lots) and the removal of commercial uses.
- c. What will the height of the buildings be?
 - i. The buildings will be required to meet the height restrictions per the UDC. We are not proposing any deviations from code.
- d. How many units will be allowed.
 - i. The PUD proposes a maximum of 623 units. This is aligned with the comprehensive plan which allows for up to 4 units to the acre.
- e. What does low density zoning mean?
 - i. Low density residential is the designation for this property per the comprehensive plan. It is not a zone district. It defines the vision for this property which would allow it to develop as residential development, up to 4 units to the acre.
- f. It sounds like this development will look a lot like Boyd Lake North?
 - i. The proposed lot types and density would be similar.
- g. What are our (existing) neighborhoods? Are we low density residential?
 - i. Yes. The Lakeview development would be consistent with the existing development.
- h. What will be developed first?
 - i. The 27 approved and constructed lots will likely be the first to develop.
- i. When will the 27 lots develop?
 - i. Richmond Development has just purchased those lots and met with staff last week to ask about how to get started. They are anticipated to start earthwork in the next couple of weeks. This is a very new development.
- j. What will Richmond be doing?
 - i. They will excavate down about 18' in the areas the homes would be built and then prepare appropriate fill and compact it to city standards.
- k. Will Richmond build the rest of the development too?
 - i. There are no builders in place for the rest of the development.
- l. Is the property north of this site (along Clearwater Drive) part of this PUD?
 - i. No. While they are owned by the same entity, that parcel is not included in this PUD.

- m. What is the zoning for that parcel (along Clearwater).
 - i. That parcel has transitional zoning (developing resource) and would require a zoning application as the first step.
 - n. Where will your boat ramp be located?
 - i. There is no proposed boat ramp for this development.
 - o. Who will have access to the water?
 - i. Lots directly adjacent to the lake are anticipated to have access via personal docks. There will be a secured access within the park/open space area for residents for the Lakeview community. There will be no public access.
 - p. How will access to the lake be controlled?
 - i. There will be a variety of mechanisms used. These could include signage, secured access (fencing and key fob). Access via the armored wall is infeasible for anyone other than residents with docks.
 - q. Will Valley Oak Dr. (from Boyd Lake North neighborhood) extend into the site.?
 - i. We are not showing a connection as part of the PUD but the decision will ultimately be up to City of Loveland staff to determine if a connection at that location will be required.
 - r. Would you consider emergency access only at Valley Oak Dr (from Boyd Lake North neighborhood)?
 - i. Yes – we think that could be a very good option to provide better emergency access for both Boyd Lake North and Lakeview, but limiting traffic from Lakeview onto Lakeshore Drive.
 - s. Will houses have access to the existing alley (Boyd Lake North neighborhood)?
 - i. No. There will be no street connections to the alley. A connection is only proposed at the northeast corner (adjacent to Boyd Lake Avenue).
 - t. Will there be a road on the Lakeview property next to the northern property line.
 - i. No. There will be a landscape buffer ranging between 15’-40’ between the northern property line and the anticipated rear lot lines. The houses will be set even farther away.
 - u. Will the PUD determine who can have basements.
 - i. No. A soils engineer would provide a site specific report at the time of platting to determine if/where basements were appropriate.
 - v. Will there be multifamily on this site?
 - i. No multifamily is proposed.
2. Lakefront
- a. Does the city still have money in escrow to help with repairs on the peninsula?
 - i. Yes but City hasn’t used the escrow fund yet because the water has not been low enough to make repairs without creating more damage.
 - b. Will all of the mud that was dumped behind our houses be removed?
 - i. There will be repairs and improvements made to the shoreline and as determined necessary. The area will not be returned to it’s original state since it now handles detention per the approved plans and the permit plans approved by the Army Corps of Engineers.
 - c. When will the repairs be made?

- i. The repairs can not be made until the water level is low enough but the city will continue to monitor it and require repairs at that time.
- d. Property owners along trail currently need to maintain and want to clean it up.
 - i. The HOA will be responsible for this area when the neighborhood develops.
- e. If we can maintain greenbelts like existing neighborhood.
 - i. The HOA will be responsible for maintaining this property include greenbelt areas.
- f. The increased traffic on the lake should be taken into consideration.
- g. Have you reached out to the State Park?
 - i. Yes. We have been coordinating with both the state park and the reservoir company.

3. Traffic

- a. Does the TIS include Boyd Lake Avenue
 - i. Yes. It includes adjacent streets as well as intersections adjacent to the property; and any others the City requests will be included in the study.
- b. Is the TIS accurate?
 - i. Yes. A PUD level TIS has been submitted. It's typically based on the highest end numbers feasible for the site so we can identify any potential impacts. Additional traffic studies will be required at sketch plat and final plat. If new improvements are identified, they will be required to be included in the plans.
- c. It can be hard to get out onto Boyd Lake Avenue at certain times of day.
 - i. Yes. This development will allow for 3 different access points to Boyd Lake Avenue which will help provide options and distribute traffic. In addition, a future round about is identified at Lake Shore Dr which will provide improved access to the north.
- d. Have the bigger intersections been looked at?
 - i. The largest intersections are included as part of the City's master transportation plan.
- e. What about other development and this TIS?
 - i. The TIS includes all existing background traffic. It also accounts for potential future development. The proposed Lakeview traffic is then added in on top of that base information to get the most realistic study possible.
- f. Don't add anymore roundabouts. Will there be any new roundabouts?
 - i. A roundabout is identified for Boyd Lake Avenue and Lake Shore Dr.
- g. Roundabouts do not work for firetrucks and ambulances. It slows them down too much.
 - i. Acknowledged.
- h. Does the TIS include lake traffic.
 - i. No, the TIS is for vehicular traffic only and does not include additional people utilizing Boyd Lake.

